7.2.20.2 Toombul—Nundah neighbourhood plan code

7.2.20.2.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in Toombul—Nundah 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 Toombul—Nundah neighbourhood plan area is identified on the NPM-020.2 Toombul—neighbourhood plan map and includes the following precincts:
5. Nundah village precinct (Toombul—Nundah neighbourhood plan/NPP-001):
6. Nundah village a sub-precinct (Toombul—Nundah neighbourhood plan/NPP-001a);
7. Nundah village b sub-precinct (Toombul—Nundah neighbourhood plan/NPP-001b);
8. Nundah village medium density residential sub-precinct (Toombul—Nundah neighbourhood plan/NPP-001c).
9. Toombul central precinct (Toombul—Nundah neighbourhood plan/NPP-002):
10. Toombul east sub-precinct (Toombul—Nundah neighbourhood plan/NPP-002a).
11. Union Street precinct (Toombul—Nundah neighbourhood plan/NPP-003):
12. Union Street medium density residential a sub-precinct (Toombul—Nundah neighbourhood plan/NPP-003a);
13. Union Street medium density residential b sub-precinct (Toombul—Nundah neighbourhood plan/NPP-003b).
14. Oxenham Park precinct (Toombul—Nundah neighbourhood plan/NPP-004):
15. Oxenham Park medium density residential a sub-precinct (Toombul—Nundah neighbourhood plan/NPP-004a);
16. Oxenham Park medium density residential b sub-precinct (Toombul—Nundah neighbourhood plan/NPP-004b).
17. Nundah north precinct (Toombul—Nundah neighbourhood plan/NPP-005):
18. Nundah north medium density residential sub-precinct (Toombul—Nundah neighbourhood plan/NPP-005a).
19. Toombul west precinct (Toombul—Nundah neighbourhood plan/NPP-006):
20. Toombul west medium density residential a sub-precinct (Toombul—Nundah neighbourhood plan/NPP-006a);
21. Toombul west medium density residential b sub-precinct (Toombul—Nundah neighbourhood plan/NPP-006b).
22. 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 5.9.64.A, Table 5.9.64.B, Table 5.9.64.C and Table 5.9.64.D.

7.2.20.2.2 Purpose

1. The purpose of the Toombul—Nundah neighbourhood plan code is to provide finer grained planning at a local level for the Toombul—Nundah neighbourhood plan area.
2. The purpose of the Toombul—Nundah 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. The Toombul—Nundah neighbourhood plan area is developed as a vibrant mixed use community that accommodates regional growth in sustainable and liveable neighbourhoods while respecting the unique history of the area and enhancing the distinct village feel of Nundah.
5. Development is concentrated in the 2 centres to take advantage of the high-quality public transport, open space and community facilities.
6. Development of the 2 centres is to contain an integrated mix of retail, office, residential, community and entertainment uses. Higher densities are focused on centres and around public transport, whereas lesser densities occur in constrained or less accessible areas.
7. Residential neighbourhoods are provided with convenience shops and services within an easy walking distance.
8. Development maintains a human scale at the street level and promotes activation of the street through appropriate location of uses and building design.
9. Natural assets such as Schulz Canal are retained and enhanced to provide important green spaces and improve their recreation function.
10. 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.
11. Nundah village precinct (Toombul—Nundah neighbourhood plan/NPP-001) overall outcomes are:
12. This precinct provides the everyday shopping, convenience and lifestyle needs to service the local district and community, and offers a range of dwelling types, community facilities and employment opportunities.
13. Development on Sandgate Road respects the traditional village character of the main street environment while providing modern premises in which retail and business activity can thrive.
14. Development west of Sandgate Road will be of a lower scale to provide integration with the established character.
15. Development adjoining Station Street is of a human scale at street level, with taller buildings set back from the street to provide access to light and breezes at the street level.
16. Development surrounding Nundah Station is a focus for development that maximises accessibility to transport, shops and services.
17. Development contributes to improved connectivity and facilities for both pedestrians and cyclists.
18. Nundah Memorial Park is a key area of open space within this precinct, and will be enhanced over time to an urban common standard to support the growth of the centre.
19. Toombul central precinct (Toombul—Nundah neighbourhood plan/NPP-002) overall outcomes are:
20. This precinct provides a critical role in the future revitalisation of Toombul—Nundah. Development of the Toombul shopping centre site is encouraged in a manner that retains its role as a Major Centre offering opportunities to create a mixed use hub that capitalises on its economic ties to the Brisbane Airport and Australia TradeCoast, engages with surrounding precincts and is integrated with the Toombul railway station.
21. Development on the Toombul shopping centre site will introduce further after-hours activity to the precinct and facilitate the provision of additional active frontages, high-quality public spaces, improved pedestrian links through the site and an improved frontage to Schulz Canal.
22. Toombul Station has a renewed role as part of a transport hub that is well connected to an improved bus interchange facility. Development surrounding the railway station makes the most of the transit opportunities by providing higher density residential and commercial development tied together by an attractive pedestrian environment that includes small-scale cafes and local shops.
23. The public realm is enhanced with an emphasis on overcoming the barrier of Sandgate Road for pedestrians and cyclists. Kedron Brook is promoted as a major east–west pedestrian and cycle linkage through the precinct and beyond.
24. Union Street precinct (Toombul—Nundah neighbourhood plan/NPP-003) overall outcomes are:
25. This precinct provides the main residential catchment for the Toombul central precinct (Toombul—Nundah neighbourhood plan/NPP-002) and acts as an important north–south linkage through the Toombul—Nundah area.
26. Development on the eastern side of Union Street is medium density residential with aged-care uses encouraged, particularly where co-located with community uses.
27. Development on the western side of Union Street is a higher density to enable an improved pedestrian link to be provided.
28. Oxenham Park precinct (Toombul—Nundah neighbourhood plan/NPP-004) overall outcomes are:
29. This precinct provides a high level of amenity due to its close proximity to large areas of open space, access to frequent public transport, established vegetation and high-quality pedestrian and cycle linkages.
30. Development on Jenner Street is designed to activate Oxenham Park by providing direct entries to ground-storey units and small commercial/retail tenancies to service the local area.
31. A strong sense of community is created in this precinct, by providing an enhanced and multifunctional community sporting facility within Oxenham Park. This is to support a range of recreational and social purposes, while maintaining all existing sporting uses and providing a focal point within the precinct.
32. Nundah north precinct (Toombul—Nundah neighbourhood plan/NPP-005) overall outcomes are:
33. The precinct is largely residential to take advantage of its proximity to Nundah Station, Oxenham Park and the mixture of uses in Nundah village. The highest residential densities are located in the southern part of the precinct closest to Nundah village with densities graduating down toward the northern boundary of the neighbourhood plan area and to areas of significant character housing.
34. Non-residential development occurs along Sandgate Road to cater for the local convenience needs of residents and provide a buffer to residential development. Non-residential development is also suitable for land adjoining the railway line, providing it is of a nature that does not create conflicts with nearby residential development.
35. Toombul west precinct (Toombul—Nundah neighbourhood plan/NPP-006) overall outcomes are:
36. Development is predominantly residential to respond to the proximity of frequent public transport, nearby employment and retail and open space.
37. Development in this precinct occurs on land around the railway station at medium densities, with sensitive infill development occurring in areas of established character value to the west.
38. Development near the station entrance on Collins Street and Bradbury Street activates the street by incorporating ground storey non-residential convenience uses or residential common areas.

7.2.20.2.3 Performance outcomes and acceptable outcomes

Table 7.2.20.2.3.A—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| PO1  Development 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:   1. is consistent with the anticipated density and assumed infrastructure demand; 2. is aligned to community expectations about the number of storeys to be built; 3. is proportionate to and commensurate with the utility of the site area and frontage width; 4. is designed to avoid a significant and undue adverse amenity impact to adjoining development; 5. is sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites. 6. maximises the utility of open space at the rear.   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. | AO1.1  Development complies with the number of storeys and building height in Table 7.2.20.2.3.B.  Note—Neighbourhood plans will mostly specify maximum number of storeys where varying zone outcomes in relation to building height. 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. |
| AO1.2  Development has building setbacks that comply with Table 7.2.20.2.3.C. |
| PO2  Development:   1. minimises the appearance of building bulk; 2. creates a consistent and cohesive streetscape; 3. enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and outlook. | AO2.1  Development over 5 storeys in height has a podium and tower built form comprising:   1. a podium that is a low-rise component of a high-rise building, which occupies more of the site area and has a maximum height of 3 storeys, except on the Toombul Shopping Centre site where podium heights are to be determined using a structure plan; 2. a tower that is a building element that is taller than it is wide and projects upwards from a podium.   Note—Guidance for the preparation of a structure plan is provided in the Structure planning planning scheme policy. |
| AO2.2  Development is designed so that any tower that extends above the podium level has a maximum horizontal dimension of 30m. |
| AO2.3  Development is designed so that towers occupy a maximum of 50% of the site area. |
| AO2.4  Development ensures residential units and balconies are orientated toward the front and rear boundaries or, if orientated to the side boundary, are set back 6m from that boundary. |
| PO3  Development provides a transition to surrounding residential areas and does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences. | AO3  Development adjoining the Low–medium density residential zone or the Character residential zone has a building height that is no more than 3 storeys within 10m of the common property boundary. |
| PO4  Development of a sensitive use on land that is affected by environmental emissions generated by an operational rail corridor is:   1. suitably located and orientated on the site; 2. designed and finished to mitigate noise intrusion. | AO4  No acceptable outcome is prescribed. |
| If in a zone in the centre zones category | |
| PO5  Development provides a mix of residential and non-residential land uses to maximise transit oriented development outcomes and provide for a level of economic activity commensurate with the Major centre zone. | AO5.1  Development incorporates a minimum mix of 30% non-residential uses. |
| AO5.2  Development of foyer space occupies a maximum of 40% of the ground storey frontage. |
| AO5.3  Development provides active frontages in accordance with Figure a. |
| If in the Low–medium density residential zone or the Medium density residential zone | |
| PO6  Development provides for communal open space that contributes to a consolidated vegetated amenity corridor within the entire block and that is accessible to and useable by all residents of that development. | AO6  Development of communal open space in accordance with Figure b is:   1. a minimum dimension of 6m from the rear boundary that is free of basement incursions to allow for deep planting of subtropical tree species capable of growing to a canopy diameter of 8m and a minimum height of 10m; 2. directly accessible from ground-storey units and foyers. |
| If in the Nundah village precinct (Toombul—Nundah neighbourhood plan/NPP-001) | |
| PO7  Development must actively contribute to the traditional Nundah village character and create a vibrant, intimate and safe streetscape. | AO7  Development fronting Sandgate Road or Station Street is occupied for a minimum of 80% of the ground-floor frontage by tenancies that are suitable for retail or commercial uses. |
| If in the Toombul central precinct (Toombul—Nundah neighbourhood plan/NPP-002) | |
| PO8  Development achieves:   1. improved pedestrian and cycle connections across Sandgate Road between the bus interchange and the Toombul railway station that is facilitated by development in the north-west of the precinct in accordance with Figure a; 2. an urban common with a minimum area of 3,000m2 and minimum width of 40m in the north-west part of the Toombul Shopping Centre in accordance with Figure a; 3. a mix of land uses that supplements existing retail, with new commercial, residential and community uses while retaining the core employment and service functions including: 4. non-residential uses with active frontages are focused around the bus/rail interchange, the urban common and any new internal streets; 5. residential uses are encouraged above ground level on the northern and eastern parts of the precinct at a scale comparable with development in the Union Street precinct (Toombul—Nundah neighbourhood plan/NPP-003); 6. publicly accessible pedestrian and bicycle connections through the Toombul Centro site, including a north–south connection to Schulz Canal and an east–west connection from Sandgate Road to Melton Road in accordance with Figure a; 7. an orientation to overlook Schulz Canal in the southern portion of the site and where flood risk precludes development, publicly accessible open space, rehabilitation and revegetation, bikeway and pedestrian facilities that account for flood constraints are provided at the interface with Kedron Brook; 8. consolidated vehicular accesses that allow for efficient north–south and east–west movement through the site and bus circulation.   Note—This can be demonstrated through a structure plan. | AO8  No acceptable outcome is prescribed. |
| PO9  Development of an urban common is to:   1. be publicly accessible; 2. provide a high standard of amenity with shade trees, lighting, shelter, seating and public art; 3. be predominantly open to the sky and focused on informal public use, with only limited formal activities such as outdoor dining; 4. have a strong street presence that signifies that the space is publicly accessible, incorporating equitable access and crime prevention through environmental design principles. | AO9  Development of an urban common:   1. incorporates a minimum frontage to the street and a minimum width throughout of 40m; 2. is a minimum of 80% open to the sky; 3. is bounded by active uses at ground levels that address the space and provide opportunities for social interaction after hours; 4. may include areas dedicated to outdoor dining or similar, but retains a minimum of 80% of the area for informal public use; 5. provides secure infrastructure to promote events, including lockable storage and water and power facilities appropriate for the intended use. |

Table 7.2.20.2.3.B—Maximum building height

|  |  |  |
| --- | --- | --- |
| Development | Maximum building height  (number of storeys) | Minimum site frontage |
| If in the Toombul—Nundah neighbourhood plan area | | |
| Development of a site less than 1,000m2 or if not meeting a minimum site frontage specified in this table | 3 | Not specified |
| Development of a site 1,000m2 or greater, if:   1. not meeting the minimum site frontage specified in this table; or 2. minimum site frontage is not specified in this table | 5 | 20m |
| If in the Nundah village precinct (Toombul—Nundah neighbourhood plan/NPP-001) | | |
| Development of a site 1,000m2 or greater but less than 1,200 m2 | 5 | 20m |
| Development of a site 1,200m2 or greater | 8 | 25m |
| Development of a site 1,200m2 or greater in the Nundah village a sub-precinct (Toombul—Nundah neighbourhood plan/NPP-001a) | 12 | 35m |
| Development of a site 1,000m2 or greater in the Nundah village b sub-precinct (Toombul—Nundah neighbourhood plan/NPP-001b) | 5 | 20m |
| Development of a site 1,000m2 or greater in the Nundah village medium density residential sub-precinct (Toombul—Nundah neighbourhood plan/NPP-001c) | 5 | 20m |
| If in the Toombul central precinct (Toombul—Nundah neighbourhood plan/NPP-002) | | |
| Development of a site 1,000m2 or greater but less than 1,200m2 | 5 | 20m |
| Development of a site 1,200m2 or greater | 8 | 25m |
| Development of a site 1,500m2 or greater | 12 | 35m |
| Development of a site in the Toombul east sub-precinct (Toombul—Nundah neighbourhood plan/NPP-002a) | 8 | 25m |
| If in the Union Street precinct (Toombul—Nundah neighbourhood plan/NPP-003) | | |
| Development of a site 1,000m2 or greater | 5 | 20m |
| Development of a site 1,000m2 or greater in the Union Street medium density residential b sub-precinct (Toombul—Nundah neighbourhood plan/NPP-003b) | 5 | 20m |
| Development of a site 1,200m2 or greater in the Union Street medium density residential b sub-precinct (Toombul—Nundah neighbourhood plan/NPP-003b) | 8 | 25m |
| If in the Oxenham Park precinct (Toombul—Nundah neighbourhood plan/NPP-004) | | |
| Development of a site 1,000m2 or greater in the Oxenham Park precinct if in the Mixed use zone (Toombul—Nundah neighbourhood plan /NPP-004) | 5 | 20m |
| Development of a site 1,000m2 or greater in the Oxenham Park medium density residential a sub-precinct (Toombul—Nundah neighbourhood plan/NPP-004a) | 5 | 20m |
| Development of a site 1,000m2 or greater but less than 1,200m2 in the Oxenham Park medium density residential b sub-precinct (Toombul—Nundah neighbourhood plan/NPP-004b) | 5 | 20m |
| Development of a site 1,200m2 or greater in the Oxenham Park medium density residential b sub-precinct (Toombul—Nundah neighbourhood plan/NPP-004b) | 8 | 25m |
| If in the Nundah north precinct (Toombul—Nundah neighbourhood plan/NPP-005) | | |
| Development of a site 1,000m2 or greater in the Nundah north precinct (Toombul—Nundah neighbourhood plan /NPP-005) if in the Mixed use zone | 5 | 20m |
| Development of a site 1,000m2 or greater in Nundah north medium density residential sub-precinct (Toombul—Nundah neighbourhood plan/NPP-005a) | 5 | 20m |
| If in the Toombul west precinct (Toombul—Nundah neighbourhood plan/NPP-006) | | |
| Development of a site 1,000m2 or greater in the Toombul west medium density residential a sub-precinct (Toombul—Nundah neighbourhood plan/NPP-006a) | 5 | 20m |
| Development of a site 1,000m2 or greater but less than 1,200m2 in the Toombul west medium density residential b sub-precinct (Toombul—Nundah neighbourhood plan/NPP-006b) | 5 | 20m |
| Development of a site 1,200m2 or greater in the Toombul west medium density residential b sub-precinct (Toombul—Nundah neighbourhood plan/NPP-006b) | 8 | 25m |

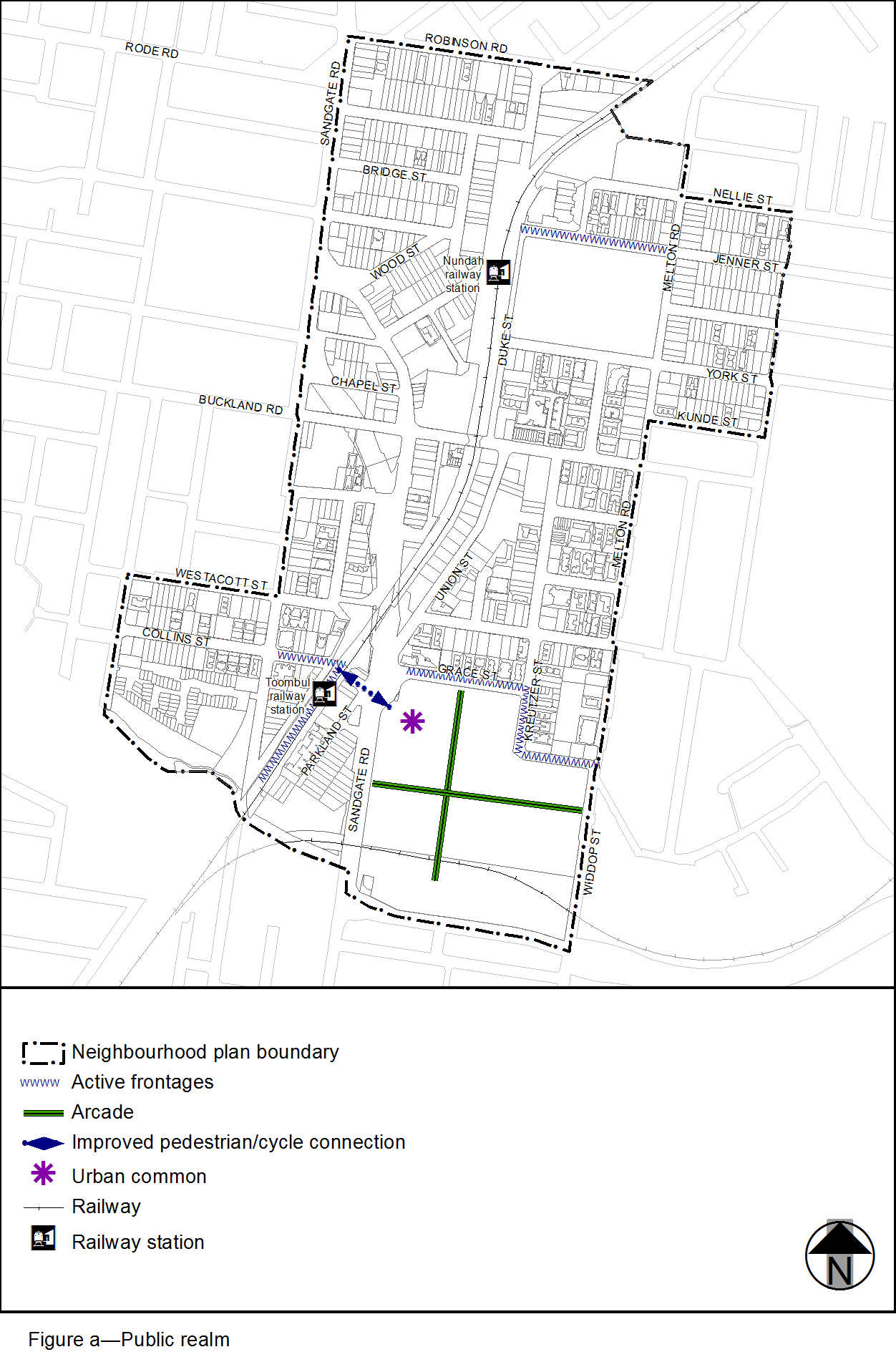
Table 7.2.20.2.3.C—Minimum building setbacks

|  |  |  |  |
| --- | --- | --- | --- |
| Development | Minimum setbacks | | |
| Up to 5 storeys | Podium | Tower |
| If in the Nundah village precinct (Toombul—Nundah neighbourhood plan/NPP-001) | | | |
| Development of a site in the Nundah village precinct (Toombul—Nundah neighbourhood plan /NPP-001), where in a zone in the Centre zones category | Front – 0m  Side – 0m  Rear – 3m | Front – 0m  Side – 0m  Rear – 3m | Front – 3m  Side – 5m  Rear – 10m |
| Development of a site in the Nundah village precinct (Toombul—Nundah neighbourhood plan /NPP-001), where in the Medium density residential zone | Front – 3m  Side – 3m  Rear – 8m | Front – 3m  Side – 2m  Rear – 6m | Front – 5m  Side – 5m  Rear – 10m |
| If in the Toombul central precinct (Toombul—Nundah neighbourhood plan/NPP-002) | | | |
| Development of a site in the Toombul central precinct (Toombul—Nundah neighbourhood plan /NPP-002), where in a zone in the Centre zones category | Front – 0m  Side – 0m  Rear – 3m | Front – 0m  Side – 0m  Rear – 3m | Front – 3m  Side – 5m  Rear – 10m |
| Development of a site in the Toombul central precinct (Toombul—Nundah neighbourhood plan /NPP-002), where fronting Sandgate Road | Front – 0m  Side – 0m  Rear – 6m | Front – 0m  Side – 0m  Rear – 3m | Front – 5m  Side – 3m  Rear – 8m |
| If in the Union Street precinct (Toombul—Nundah neighbourhood plan/NPP-003) | | | |
| Development of a site in the Union Street precinct (Toombul—Nundah neighbourhood plan/NPP-003), where in the Medium density residential zone | Front – 3m  Side – 3m  Rear – 8m | Front – 3m  Side – 2m  Rear – 6m | Front – 5m  Side – 5m  Rear – 10m |
| If in the Oxenham Park precinct (Toombul—Nundah neighbourhood plan/NPP-004) | | | |
| Development of a site in the Oxenham Park precinct (Toombul—Nundah neighbourhood plan /NPP-004), where in a zone in the Centre zones category | Front – 0m  Side – 0m  Rear – 3m | Front – 0m  Side – 0m  Rear – 3m | Front – 3m  Side – 5m  Rear – 10m |
| Development of a site in the Oxenham Park precinct (Toombul—Nundah neighbourhood plan/NPP-004), where in the Medium density residential zone | Front – 3m  Side – 3m  Rear – 8m | Front – 3m  Side – 2m  Rear – 6m | Front – 5m  Side – 5m  Rear – 10m |
| If in the Nundah north precinct (Toombul—Nundah neighbourhood plan/NPP-005) | | | |
| Development of a site in the Nundah north precinct (Toombul—Nundah neighbourhood plan NPP-005), where in the Mixed use zone | Front – 0m  Side – 0m  Rear – 3m | Front – 0m  Side – 0m  Rear – 3m | Front – 3m  Side – 5m  Rear – 10m |
| Development of a site in Nundah north precinct (Toombul—Nundah neighbourhood plan/NPP-005), where in the Medium density residential zone | Front – 3m  Side – 3m  Rear – 8m | Front – 3m  Side – 2m  Rear – 6m | Front – 5m  Side – 5m  Rear – 10m |
| If in the Toombul west precinct (Toombul—Nundah neighbourhood plan/NPP-006) | | | |
| Development of a site in the Toombul west precinct (Toombul—Nundah neighbourhood plan/NPP-006), where in the Medium density residential zone | Front – 3m  Side – 3m  Rear – 8m | Front – 3m  Side – 2m  Rear – 6m | Front – 5m  Side – 5m  Rear – 10m |

Note—Residential units orientated to the side or rear boundary must be set back a minimum of 6m.

Note—Tower balconies may extend up to 1m beyond the front setback and 2m beyond the rear setback.

Note—Tower setbacks are only required for development over 5 storeys in height.



View the high resolution of Figure a–Residential building street interface (PDF file size is 229Kb)

