

Milton Local Plan

1 Introduction

This Local Plan contains specific additional local planning requirements. Where it conflicts with the requirements of the City Plan, this Local Plan prevails.

In using this Local Plan, reference should also be made to Section 1.1—Using a Local Plan at the front of this chapter.

2 Development principles

- 2.1 The Milton locality is to be a high standard urban mixed use environment containing office development, small retail outlets, restaurants, other small scale commercial and industrial development, and medium to high density residential areas.
- 2.2 New development is to capitalise on the area's excellent locational benefits such as proximity to public transport, the City Centre and the Coronation bikepath through an appropriate intensification of residential development.
- 2.3 The amenity of residential areas is protected and conflicts between incompatible land uses are minimised. However, the residential environment in the Local Plan area is not characterised by the same level of peace and quiet or privacy as is experienced in suburban locations, which have less accessibility to the City Centre.
- 2.4 Development is to encourage a focus on, and active use of, the Brisbane River and associated parkland along Coronation Drive for commuting purposes.
- 2.5 Development of lands affecting Milton Drain will need to protect this asset. Future works should involve its complete re-naturalisation, using natural channel design principles of both the open channel and stormwater pipe network.

- 2.6 The capacity and functioning of Coronation Drive is to be protected by restricting direct vehicular access from adjoining development to Coronation Drive.
- 2.7 Community facilities on privately owned land are to be protected to ensure the ongoing provision of a range of venues for the pursuit of sporting, recreational, community and cultural activities. Opportunities for new community facilities and services are encouraged.

3 Precinct intents

Map A—Milton Precincts and Sub-precincts indicates the precincts of this Local Plan.

3.1 Medium Density Residential Precinct

This precinct accommodates predominantly medium density residential uses. Centres activities, particularly shops, offices and restaurants, are not consistent with this precinct intent.

3.2 Douglas Street Precinct

This precinct provides support services to this part of the City through a mix of low impact light industrial and office activities. Shops are encouraged as an ancillary part of an office, warehouse or industry activity, or as homewares or home improvement retailing which require larger floor plates and have a lesser traffic generation than convenience shops or shopping centres.

Centre activities, such as supermarkets, restaurants, department stores and grouped small scale tenancies, are not consistent with this precinct intent. Similarly, residential development is discouraged so that the area is maximised for non-residential activities.

Built form reflects a lower scale and intensity than adjacent areas to the north, south and west.



3.3 Office Precinct

Refer to *Map B—Office Precinct, Sub-precincts and Special Areas*.

This precinct accommodates medium rise office development. The precinct is divided into Sub-precincts 6(a), 6(b), 6(c) and 6(d).

Sub-precinct 6(d) contains a number of Special Areas that accommodate integrated office developments within landscaped settings. The Special Areas are:

- Special Area 1: the area bounded by Upper Roma Street, Eagle Terrace, Coronation Drive, Exford Street, Quay Street and Boomerang Street
- Special Area 2: Lots 100, 101 and 102 on RP 909754

4 Level of assessment

The following tables contain exceptions to the level of assessment, overriding the levels of assessment in Chapter 3.

A preliminary approval may change the level of assessment identified in these tables.

The trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

4.1 Medium Density Residential Precinct

Impact Assessment	Relevant Codes
Generally appropriate	
1. Short Term Accommodation (excluding Backpackers Hostel)	Short Term Accommodation Code

4.2 Douglas Street Precinct

Code Assessment	Applicable Codes
1. Office where complying with the height requirements in <i>Table 2—Maximum building height</i>	Centre Amenity and Performance Code and Centre Design Code
Impact Assessment	Relevant Codes
Generally appropriate	
1. Shop where an integral part of an industry, warehouse or office use and less than 250m ² gross floor area, or it has a gross floor area between 250m ² and 1500m ²	
Impact Assessment	Relevant Codes
Generally inappropriate	
1. Office where not complying with height or GFA requirements	
2. Shop where containing a supermarket or department store, or a group of three or more tenancies less than 250m ² in total	

4.3 Office Precinct

Impact Assessment		Relevant Codes
Generally inappropriate		
1.	Multi-unit Dwelling	
2.	Short Term Accommodation	

4.4 Office Precinct—Where located in Sub-precinct 6(a)

Code Assessment		Applicable Codes
1.	Child Care Facility	For all development: Milton Local Plan Code, Centre Amenity and Performance Code and Centre Design Code AND Child Care Facility Code
2.	Club	
3.	Community Facilities	
4.	Emergency Services	
5.	Indoor Sport and Recreation	
6.	Restaurant not located on Coronation Drive, Park Road or Lang Parade and less than 500m ² gross floor area	
7.	Radio or Television Station	
8.	Warehouse fronting Graham or Marie Streets and not involving the storage of dangerous goods above the volumes identified in Schedule 2	
Impact Assessment		Relevant Codes
Generally appropriate		
1.	Display and Sale Activities where vehicle sales and service	For all development: Milton Local Plan Code, Centre Amenity and Performance Code and Centre Design Code AND Outdoor Sport and Recreation Code
2.	Education Purposes	
3.	Hotel	
4.	Outdoor Sport and Recreation	
5.	Restaurant	

4.5 Office Precinct—Where located in Sub-precinct 6(b)

Code Assessment	Applicable Codes
<ol style="list-style-type: none"> Community Facilities Education Purposes 	For all development: Milton Local Plan Code, Centre Amenity and Performance Code and Centre Design Code

4.6 Office Precinct—Where located in Sub-precinct 6(c)

Impact Assessment	Relevant Codes
Generally appropriate	
<ol style="list-style-type: none"> Display and Sale Activities where vehicle sales and service 	Milton Local Plan Code, Centre Amenity and Performance Code and Centre Design Code

4.7 Office Precinct—Where located in Sub-precinct 6(d)

Code Assessment	Applicable Codes
<ol style="list-style-type: none"> Centre Activities where in Special Areas 1 or 2 Child Care Facility 	For all development: Milton Local Plan Code, Centre Amenity and Performance Code and Centre Design Code AND Child Care Facility Code
Impact Assessment	Relevant Codes
Generally appropriate	
<ol style="list-style-type: none"> Community Facility 	For all development: Milton Local Plan Code AND Centre Amenity and Performance Code and Centre Design Code
Impact Assessment	Relevant Codes
<ol style="list-style-type: none"> Indoor Sport and Recreation Warehouse where not involving the storage of dangerous goods above the volumes identified in Schedule 2 Industrial Areas 	Centre Amenity and Performance Code and Centre Design Code Industrial Amenity and Performance Code and Industrial Design Code

5 Milton Local Plan Code

This Code provides additional and/or alternative Performance Criteria/Acceptable Solutions to the generic Codes in Chapter 5. Where directly varying with a Code in Chapter 5, the Performance Criteria/Acceptable Solutions in this Local Plan Code take

precedence. All remaining Performance Criteria/Acceptable Solutions of the Codes in Chapter 5 will continue to apply.

The purpose of this Code is to ensure that development in the Local Plan area is consistent with the development principles and precinct intents of this Local Plan.

Performance Criteria		Acceptable Solutions	
P1	Building size and bulk must be: <ul style="list-style-type: none"> low rise in Multi-purpose Centres and Light Industry Areas of a scale commensurate with the intent of the precinct, sub-precinct or special area in which the development is proposed 	A1.1	The maximum gross floor area complies with <i>Table 1—Maximum gross floor area</i>
		A1.2	The maximum building height complies with <i>Table 2—Maximum building height</i>
P2	Street trees and landscaping treatment must contribute to the character, amenity, utility and safety of public places	A2	Location and species selection of street trees and planting beds is in accordance with Council's <i>Centres Design Manual</i>
Where in the Douglas Street Precinct			
P3	Buildings must be of a scale and design compatible with those of nearby buildings, including the medium rise residential area to the north, and contribute positively to the amenity and character of the local area, especially as seen from the street	A3.1	Site area is a minimum of 800m ²
		A3.2	Buildings on the north-western side of Kilroe Street are set back at least 10m from the road alignment
		A3.3	Buildings on the north-western side of Douglas Street have a screened and landscaped 6m rear boundary setback, and have a masonry rear wall with no openings except for fire exit purposes

Table 1 Maximum gross floor area

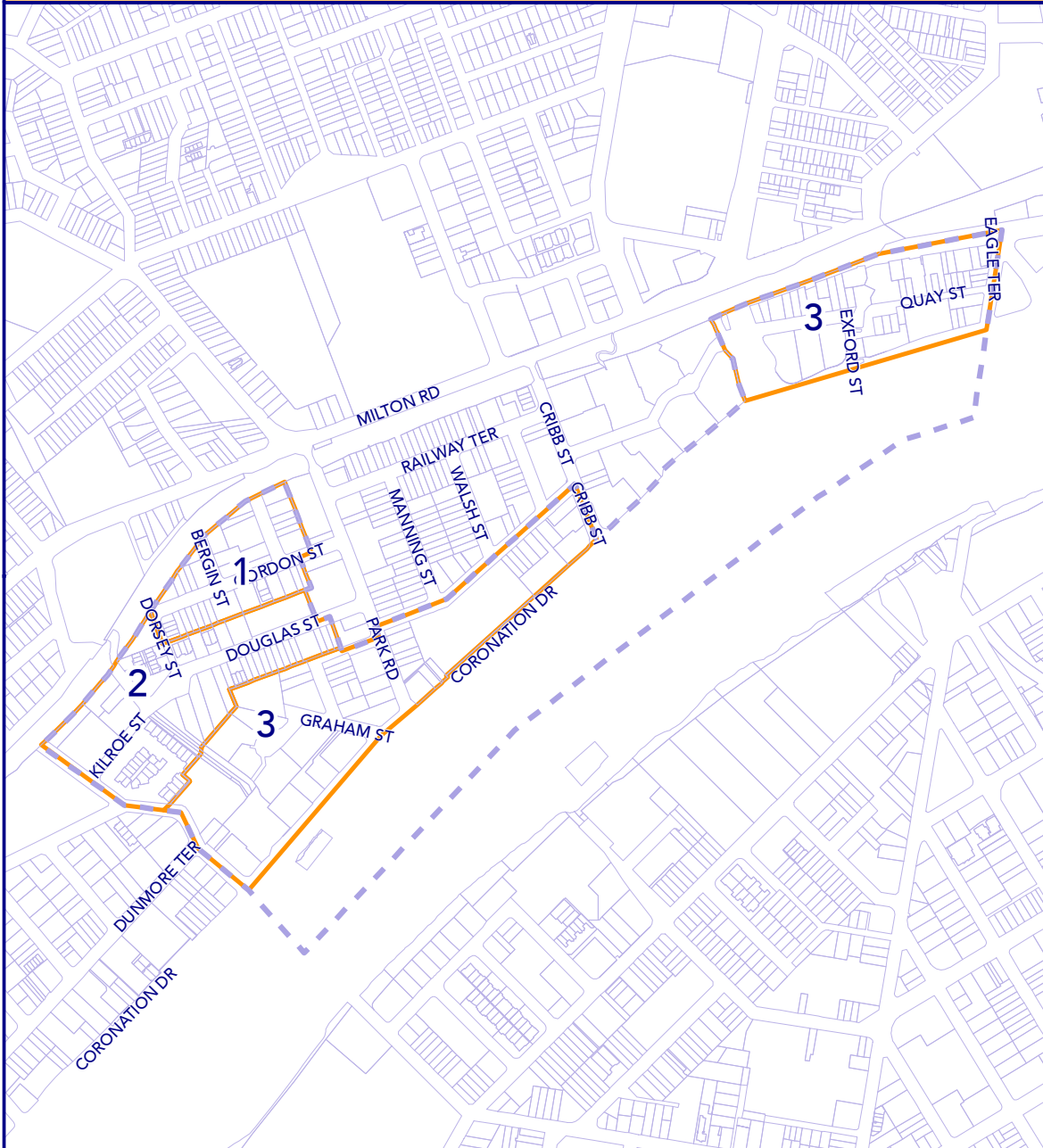
Precinct, Sub-precinct or Special Area	Maximum gross floor area
Office Precinct	1.5 times site area
Special Area 2	24,413m ²



Table 2 Maximum building height

Precinct, Sub-precinct or Special Area	Maximum No. of storeys and building height above ground level
Douglas Street Precinct	3 storeys and 10.5m
Office Precinct	4 storeys and 14m
Sub-precinct 6(d)	8 storeys and 28m
Special Area 1	4 storeys and 14m

The maximum building height may be varied elsewhere in the Local Plan Code

Map A: Milton Precincts and Sub-precincts



-  Neighbourhood Plan boundary
-  Precinct boundary

- Precincts:
- 1 Medium Density Residential
 - 2 Douglas Street
 - 3 Office



Map B: Office Precinct, Sub-precincts and Special Areas



-  Neighbourhood Plan boundary
-  Sub Precincts
-  Special Area
-  No access to be provided from Coronation Drive

