

Nundah District Local Plan

1 Introduction

This Local Plan contains specific additional local planning requirements. Where it conflicts with the generic 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 district generally has a mix of low density and low–medium density housing as its dominant land use. This situation should remain, with medium density housing to be concentrated in close proximity to major transport nodes such as the Northgate and Virginia Railway Stations. The design of new ‘infill’ residential development is to be sympathetic to the existing streetscapes, character and amenity of the district.
- 2.2 A balanced mix of housing densities and types are to be provided to meet the community’s needs, including the elderly population and emerging trend of smaller–sized households. Public housing will be integrated within existing residential areas to promote a socially diverse community and reduce the potential isolation of some residents.
- 2.3 Small commercial centres and corner shops will provide convenient access to retail activities in the district.
- 2.4 Vehicular traffic will operate in accordance with the existing road hierarchy, causing minimal impact on the amenity of residential areas in the district. Development should be of a layout, scale and type that respects and supports the transport movement function of the particular road to which the site has frontage.

- 2.5 The district will be serviced by a safe and comprehensive pedestrian and cyclist network, with improved links established between residential areas and schools, parks, transport nodes and nearby major centres. Development should respect and assist in implementing the intended pedestrian and cyclist network for the area.
- 2.6 Important local heritage places and landmarks, such as the Corpus Christi Church and Nundah Historical Cemetery, will be protected and enhanced.
- 2.7 Environmental assets, such as Kedron Brook, Downfall and Cannery Creeks and the Northgate Reserve, are to be protected, enhanced and/or rehabilitated so that they continue contributing towards the biodiversity of the district.
- 2.8 Kalinga, Shaw and Albert Bishop Parks are to remain active recreation areas for the local community. These are complemented by local parklands such as Boyd, ARC Hill and Ross Parks, which are accessible, safe and attractive places to meet and play.
- 2.9 Development within the industrial areas of Northgate should achieve a high standard of environmental performance and ensure that impacts on nearby residential areas and environmental assets such as Cannery Creek are minimised.
- 2.10 Development should ensure that significant existing on–site vegetation is protected and enhanced through appropriate site landscaping.
- 2.11 Development on land that fronts a designated Arterial or Suburban Access Road or which is located adjacent to the railway corridor should be designed and sited so that the impact of road and/or rail noise on users/residents is minimised.



3 Precinct intents

Map A—Precincts indicates the precincts of this Local Plan.

3.1 St John's School Precinct

It is intended that this precinct be used for educational purposes, community uses or emergency services.

3.2 Nellie Street Precinct

This precinct contains an important natural wetland and forms a significant component of the remaining undeveloped land in an important sub-catchment of Kedron Brook.

3.3 Albert Bishop Park Precinct

This precinct is intended for both active and passive recreational and sporting activities. Active sporting and recreational uses should occur within that part of the park north of the existing natural east-west drainage path. Land between the drainage path and the Kedron Brook waterway corridor should support low-impact, passive recreational activities.

A common vehicle driveway (commencing from the Nudgee Road frontage) should be developed so as to provide integrated access for users of all areas of the park.

Landscape buffers should be provided adjacent to the common boundaries with adjoining residential properties to minimise the noise and visual impacts that park activities have on the amenity of neighbouring residents.

3.4 Tufnell Lodge Precinct

The function of the land included in the Community Use Area at 230 Buckland Road, Nundah may lawfully continue. However, should the use of the site for community uses cease, it is intended that the precinct should be redeveloped for low-medium density residential purposes.

Any future assessable development of the Tufnell Lodge site must incorporate retention of the significant mature vegetation on the site and must ensure a suitable gradation of residential density through the precinct, with medium density development towards the Buckland Road frontage and low density development adjacent to the neighbouring low density residential area.

3.5 Tip Top Bakery Precinct

This precinct is located immediately to the north-west of the Toombul-Nundah Major Centre area, with frontage to Sandgate Road.

It is intended that the precinct should be developed for uses that support the Major Centre, such as commercial uses (not including retail shops) or indoor sport and recreation uses or educational uses.

Any proposal for development of the land should incorporate appropriate buffering to the interface with adjoining residential properties.

3.6 Ryans Road Industrial Precinct

The focus of development in this precinct is intended to change from industrial uses to low-medium density residential purposes.

The existing industrial uses within this precinct may lawfully continue to operate. However, the expansion of these industrial uses will only be supported where the proposal will not permanently alienate the land from future redevelopment for residential purposes and will not impact on the residential amenity of the adjacent area. Where industrial uses cease operation or relocate, the site should be redeveloped for residential purposes.

Any redevelopment for residential purposes must take account of the transitional nature of this precinct in respect to building design, site layout, landscaping and screening.

3.7 Wellington Street Precinct

Given the proximity of the precinct to the Virginia Railway Station and its diminished amenity due to its location on Toombul Road, it is intended that the land should be developed for either low-intensity retail/commercial uses or low-impact industrial purposes.

Development of low-intensity retail/commercial uses on the site should be limited to meeting the local convenience needs of the adjacent Northgate/Virginia/Banyo communities.

Any future proposal must provide safe and convenient pedestrian and cyclist links through the precinct, connecting the pedestrian overbridge at the Virginia Railway Station with the signalised pedestrian crossing of Toombul Road adjacent to the precinct.

3.8 Nudgee Road Precinct

It is intended that this precinct will be developed for low-intensity light/service industry type uses, which will have minimal impact on adjacent residential uses. Any proposal for Centre activities is unlikely to be supported in this precinct.

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

4.1 St John's School Precinct

Code Assessment	Applicable Code
Notifiable	
<ol style="list-style-type: none"> 1. Community Facilities 2. Emergency Services 3. Health Care Purposes 	For all development: Nundah District Local Plan Code AND Community Use Code

4.2 Nellie Street Precinct

Impact Assessment	Relevant Codes
Generally inappropriate	
Any of the following purposes, whether or not a structure plan has been adopted in accordance with the structure planning code: <ol style="list-style-type: none"> 1. Caravan Park 2. Child Care Facility 3. Club 4. Education Purposes 5. Emergency Services 6. Health Care Purposes 7. Hotel 8. Indoor Sport and Recreation 9. Medical Centre 10. Outdoor Sport and Recreation 11. Restaurant 12. Service Station 13. Shop or Office 	

4.3 Tufnell Lodge Precinct

Impact Assessment	Relevant Codes
Generally appropriate	
<ol style="list-style-type: none"> 1. Aged Care Accommodation 2. Multi-unit dwelling 3. Retirement Village 	<p>For all development: Nundah District Local Plan Code and Residential Design—Low Density, Character and Low-medium Density Code AND Residential Design—Special Needs Code</p>

4.4 Ryans Road Industrial Precinct

Code Assessment	Applicable Codes
<ol style="list-style-type: none"> 1. Multi-unit dwelling 	<p>Nundah District Local Plan Code and Residential Design—Low Density, Character and Low-medium Density Code</p>
Notifiable	
<ol style="list-style-type: none"> 1. Industry where: <ul style="list-style-type: none"> • involving building work • not identified in Schedule 2 of Chapter 3 2. Telecommunication Tower 	<p>For all development: Nundah District Local Plan Code AND Industrial Amenity and Performance Code and Industrial Design Code</p> <p>Telecommunication Tower Code</p>
Impact Assessment	Relevant Codes
Generally inappropriate	
<ol style="list-style-type: none"> 1. Car Wash 2. Container Depot 3. Display and Sales Activities 4. Emergency Services 5. Indoor Sport and Recreation 6. Industry (whether or not involving building work) where identified in Schedule 2 of Chapter 3 7. Service Station 	

5 Nundah District Local Plan Code

This Code provides additional and/or alternative Acceptable Solutions to the Codes in Chapter 5 and takes precedence over the Codes in Chapter 5.

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 and Acceptable Solutions

5.1 St John's School Precinct

Performance Criteria	Acceptable Solutions
<p>P1 Development must maximise the retention of existing trees on the site</p>	<p>A1.1 Site design integrates the retention of existing trees into development wherever possible</p> <p>A1.2 Established significant trees removed and/or damaged are replaced with mature trees in designated landscaping zones</p> <p>A1.3 Appropriate site planning and procedures are undertaken to ensure the retention of existing trees by:</p> <ul style="list-style-type: none"> • locating new buildings, carparks and driveways so as to enable the retention and long term performance of significant on-site trees as part of the landscaping zones provided on-site • erecting a durable temporary fence around the perimeter of the drip line of the trees to be retained • carrying out any required pruning or trimming work in accordance with <i>AS4373—Pruning of Amenity Trees</i> by a competent arborist • carrying out surgery on trees damaged as a result of the development
<p>P2 Development must provide a contribution to pedestrian interconnection with adjacent residential areas and parkland</p>	<p>A2 Through site pedestrian pathways are provided within the precinct to connect with the existing pedestrian walkway in the adjacent Northgate Reserve</p>

5.2 Tufnell Lodge Precinct

Performance Criteria	Acceptable Solutions
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5.3 Tip Top Bakery Precinct

Performance Criteria	Acceptable Solutions
<p>P1 Development must be of a scale and design generally compatible with those of nearby buildings and must contribute positively to the amenity and character of the local area</p>	<p>A1.1 Building height does not exceed 10m</p> <p>A1.2 Vehicular access to the site is via the Eton and/or Oliver Street frontages</p> <p>A1.3 A landscaped buffer of a minimum 10m width is provided adjacent to the entire length of the western boundary of the precinct</p>

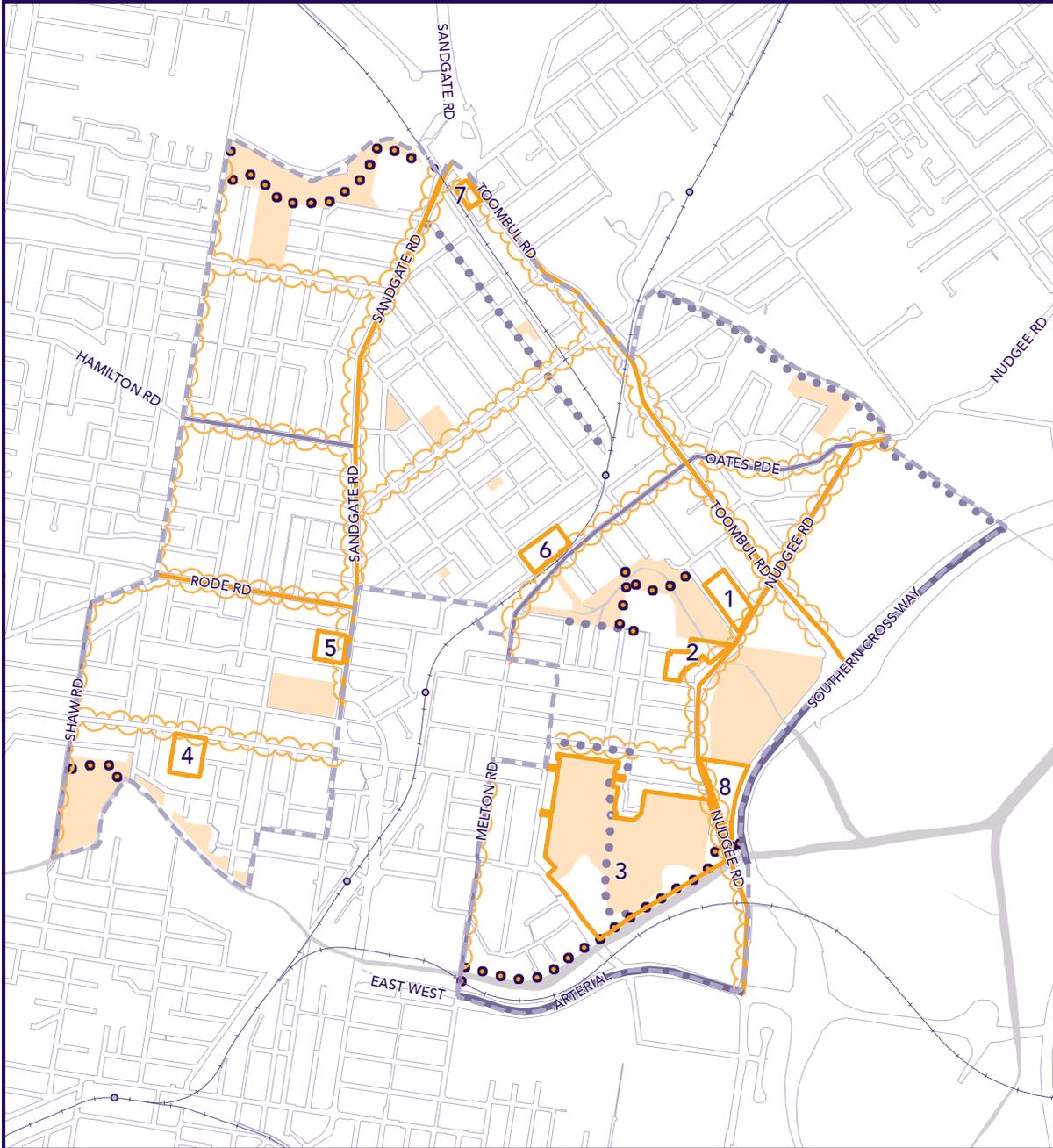
5.4 Ryans Road Industrial Precinct

Performance Criteria	Acceptable Solutions
<p>P1 Impacts associated with the transition from industrial uses to residential uses must be minimised</p>	<p>A1 Where replacing existing industrial buildings, the new development incorporates screening and other design features that minimise noise nuisance and maintain privacy</p>

5.5 Convenience Centre Development in the Wellington Street Precinct

Performance Criteria	Acceptable Solutions
<p>P1 The gross floor area and height of buildings is appropriate to the Centre's function and context.</p>	<p>A1.1 Gross floor area is no more than 0.25 times the site area</p> <p>A1.2 Building height is no more than 8.5m</p>
<p>P2 Pedestrian access and amenity between the overbridge at the Virginia Railway Station and the signalised pedestrian crossing of Toombul Road adjacent to the precinct must be maintained and improved</p>	<p>A2 No Acceptable Solution is prescribed</p>

Map A: Nundah District



- Neighbourhood Plan boundary
- Precinct boundary
- Open space
- Motorway Route
- Arterial Route
- Suburban Route
- Bike way walk way
- Proposed bike way walk way
- Proposed avenue planting

- Precincts:
- 1 St Johns School
 - 2 Nellie Street
 - 3 Albert Bishop Park
 - 4 Tuffnel Lodge
 - 5 Tip Top Bakery
 - 6 Ryans Road Industrial
 - 7 Wellington Street
 - 8 Nudgee Road

