

8.2.14 Neighbourhood elements overlay code

8.2.14.1 Application

This code applies to assessing any material change of use or reconfiguring a lot where indicated as assessable development within **Part 5.10 Categories of development and assessment – Overlays**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

8.2.14.2 Purpose

(1) The purpose of the Neighbourhood elements overlay code is to create attractive, leafy, connected and varied residential neighbourhoods, within the neighbourhood element area(s) shown on the Neighbourhood elements overlay map.

(2) The purpose of the code will be achieved through the following overall outcomes:

Responsive

(a) Development demonstrates the following neighbourhood qualities:

- (i) articulated, human scale and attractive built form creating an attractive place to live;
- (ii) high quality landscaped frontages contributing to a leafy streetscape; and
- (iii) no building bases.

(b) The Traditional residential area as identified on the Neighbourhood elements overlay map:

- (i) consist of Dwelling houses and/or Home based businesses;
- (ii) retains the existing subdivision pattern and lot sizes; and
- (iii) where involving new dwellings or extension to existing dwellings, the design is sympathetic with the architectural style and materiality within the street.

Connected

(c) Development creates a well-connected, legible and convenient pedestrian network within the neighbourhood by delivering and maintaining publicly accessible cross block links as identified on the Neighbourhood elements overlay map.

(d) The proposed cross block links:

- (i) incorporate high-quality finishes and materials;
- (ii) have a well-defined street presence;
- (iii) are designed to maximise safety; and
- (iv) promote way finding.

(e) Where adjoining a cross block link, development is setback and designed to provide an attractive and human scale interface and opportunities for casual surveillance.

(f) Where adjoining public open space, development is designed to provide an attractive and human scale interface and provide opportunities for casual surveillance.

Engaged

(g) Where green streets are identified on the Neighbourhood elements overlay map, development:

- (i) contributes to a pedestrian-friendly environment and effectively engages with the street to create an attractive interface between buildings and the streetscape;
- (ii) provides high-quality landscaping that contributes to the desired leafy landscape qualities of the street; and
- (iii) has servicing, access and parking arrangements which enables the desired continuity of the green street by ensuring these areas are adequately screened.

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Subtropical

(h) To achieve a leafy neighbourhood, development retains existing street trees, or provides new shade trees in the verge to enhance shade tree cover.

Attractive

(i) Where gateway sites are identified on the **Neighbourhood elements overlay map**, development:

- (i) creates a sense of arrival to the neighbourhood;
- (ii) connects to the streetscape, with a permeable and legible built form, that increases the quality, scale and useability of the streetscape;
- (iii) incorporates landscape elements integrated into the built form; and
- (iv) exhibits subtropical architectural design, modulation and articulation.

(j) Where corner sites and water crossings are identified on the **Neighbourhood elements overlay map**, development emphasises the corner or water crossing through attractive built form, materials, abundant landscaping and to support pedestrian accessibility in the neighbourhood.

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8.2.14.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

There are no requirements for accepted development in this code.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.14-1: Neighbourhood elements overlay code – for assessable development

Performance outcomes	Acceptable outcomes
Neighbourhood qualities	
<p>PO1 Development demonstrates the following neighbourhood qualities:</p> <ul style="list-style-type: none"> (a) <u>articulated, human scale and attractive built form creating an attractive place to live;</u> (b) <u>high quality landscaped frontages that positively contribute to the streetscape; and</u> (c) <u>no building bases.</u> 	<p>AO1 <u>No acceptable outcome is provided.</u></p>
Traditional residential areas	
<p>PO2 Development, within the traditional residential area as identified on the Neighbourhood elements overlay map:</p> <ul style="list-style-type: none"> (a) <u>reinforces the predominant architectural style of the street, with particular regard to 1900s Queensland-style high set homes and 1950s and 1960s residential bungalows;</u> (b) <u>only consists of Dwelling houses and/or Home based business to protect its existing and future character;</u> (c) <u>reduces the visual dominance of garages; and</u> (d) <u>retains the existing subdivision pattern and lot sizes.</u> 	<p>AO2 <u>No acceptable outcome is provided.</u></p>
Cross block links	

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<p>PO3 <u>Cross block links, identified on the Neighbourhood elements overlay map:</u> (a) <u>create a well-connected, legible and convenient pedestrian network;</u> (b) <u>are publicly accessible;</u> (c) <u>have a well-defined street presence;</u> (d) <u>are designed to maximise safety;</u> (e) <u>promote way finding; and</u> (f) <u>have an attractive and human scale development interface, with built form setback to achieve openness within the cross block link.</u></p>	<p>AO3.1 <u>Where the development site spans the 2 streets to be connected, identified on the Neighbourhood elements overlay map, cross block links are provided which:</u> (a) <u>are publicly accessible spaces;</u> (b) <u>have an overall corridor width of 3.5 metres;</u> (c) <u>include an unobstructed pavement pathway with a minimum width of 2.5 metres;</u> (d) <u>are straight, allowing for clear sight lines from end-to-end;</u> (e) <u>have a well-defined presence;</u> (f) <u>are effectively signed and assist in way-finding; and</u> (g) <u>incorporate design measures to maximise pedestrian safety.</u></p> <p>AO3.2 <u>Where the development site does not span 2 streets to be connected, identified on the Neighbourhood elements overlay map, development is sited and designed so that buildings, structures, infrastructure, services or utilities are not located within the 3.5 metre wide area required for the future cross block link.</u></p> <p>AO3.3 <u>Development is sited and designed so buildings and structures are setback from the edge of the land required for the cross block link by a minimum of half the relevant setback specified in the applicable zone code.</u> <u>Editor's Note: The relevant setback is either the side or rear setback specified by the zone code, based on the location of the cross block link and the context of the site.</u></p>
<p>PO4 <u>Development is orientated and designed to maximise the opportunities for casual surveillance of cross block links.</u></p>	<p>AO4 <u>No acceptable outcome is provided.</u></p>
<p>PO5 <u>Services, bin collection and car parking areas are not sited to adjoin a cross block link.</u></p>	<p>AO5 <u>No acceptable outcome is provided.</u></p>
<p>Public open space interface</p>	
<p>PO6 <u>Where adjoining the Open space zone, development is orientated and designed to:</u> (a) <u>provide an attractive and human scale interface to public open space;</u> (b) <u>maximise the use of the public open space; and</u> (c) <u>promote passive surveillance of the public open space.</u></p>	<p>AO6 <u>No acceptable outcome is provided.</u></p>
<p>Green streets</p>	
<p>PO7 <u>Where green streets are identified on the Neighbourhood elements overlay map, development:</u> (a) <u>accommodates spaces for use and occupation by people at the ground level;</u> (b) <u>has a recognisable pedestrian entrance, which defines the threshold between public and private space;</u> (c) <u>reinforces the desired leafy streetscape through frontage landscaping that accommodates shade trees;</u> (d) <u>uses high-quality and visually interesting materials;</u></p>	<p>AO7.1 <u>Where green streets are identified on the Neighbourhood elements overlay map, the ground level of development:</u> (a) <u>has a minimum 30% of the frontage to the green street glazed or with operable openings to promote visual permeability;</u> (b) <u>incorporates at least 1 pedestrian entry/exit to each use along the green street;</u> (c) <u>has a minimum of 2m wide landscaping along 50% of the green street frontage; and</u> (d) <u>incorporates highly articulated walls to the green</u></p>

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<p>(e) <u>avoid obstruction or interruption of pedestrian movement from vehicle access driveways, loading bays or service and manoeuvring areas;</u></p> <p>(f) <u>ensures vehicle crossovers and driveways are not provided on green streets unless there are no other alternative vehicle access points to the premises; and</u></p> <p>(g) <u>ensures services, utilities, parking and loading areas are adequately screened to enable the continuity of the green street.</u></p>	<p><u>street, avoiding long uninterrupted blank walls.</u></p> <p>AO7.2 <u>Where green streets are identified on the Neighbourhood elements overlay map, development:</u></p> <p>(a) <u>has no new vehicle crossings or driveways to the green streets; and</u></p> <p>(b) <u>provides servicing, utilities, parking and loadings areas which are not visible from the green streets.</u></p>
<p>Landscaping and street trees</p>	
<p>PO8 <u>Development ensures that existing street trees are retained or new street trees are planted to create leafy streetscapes that provide shade.</u></p>	<p>AO8.1 <u>Existing street trees are retained.</u></p> <p>AO8.2 <u>Development provides new street trees in accordance with SC6.11 City Plan policy – Landscape work.</u></p>
<p>Gateway sites</p>	
<p>PO9 <u>Development on gateway sites, identified on the Neighbourhood elements overlay map, provides a prominent visual focus by:</u></p> <p>(a) <u>creating a sense of arrival to the neighbourhood by marking a node, an intersection or major connection point in the city;</u></p> <p>(b) <u>connecting to the streetscape, with a permeable and legible built form, that increases the quality, scale and useability of the streetscape;</u></p> <p>(c) <u>incorporating landscaping elements; and</u></p> <p>(d) <u>exhibiting subtropical architectural design, modulation and articulation.</u></p>	<p>AO9 <u>No acceptable outcome is provided.</u></p>
<p>Corner sites and water crossings</p>	
<p>PO10 <u>Development on corner sites or water crossings, identified on the Neighbourhood elements overlay map:</u></p> <p>(a) <u>is designed to reflect a key node, intersection or connection point in the neighbourhood;</u></p> <p>(a) <u>promotes pedestrian accessibility by ensuring good visibility and avoiding barriers to movement; and</u></p> <p>(b) <u>emphasises the corner or water crossing through building form, architectural design, palette of materials and landscaping.</u></p>	<p>AO10 <u>No acceptable outcome is provided.</u></p>

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