

# FERNY GROVE- UPPER KEDRON

## Draft Neighbourhood Plan



*Dedicated to a better Brisbane*

### Delivering the community vision in the neighbourhood plan

CEDAR CREEK SOUTH				
	Conservation Corridor	Urban Edge	Housing Diversity	Centre
<b>DRAFT STRATEGY</b>	Important ecological corridor between Enoggera Reserve, D'Aguilar National Park and Keperra bushland	Area of transition between standard residential development and ecological corridor	Standard residential development as per existing Upper Kedron area	New local centre with a mixture of uses, and adjacent small lot and townhouse development
<b>DRAFT PLAN</b>	<p>Conservation zone</p> <p>Emergency access only to Mt Nebo Road</p>	<p>Low density residential zone</p> <p>Precinct supports maximum of 3 dwellings per hectare</p> <p>Preserve ecology corridors (to be managed by Council)</p> <p>Minimise cut and fill - max 1.5m</p> <p>Developer to extend local and district road networks, including new Cedar Creek road crossing</p>	<p>Low density residential zone</p> <p>Precinct supports maximum of 12 dwellings per hectare</p> <p>Preserve ecology corridors (to be managed by Council)</p> <p>Developer to extend local and district road networks</p>	<p>Neighbourhood centre zone and low-medium density residential zone</p> <p>Maximum 2 storey building height in both zones</p>