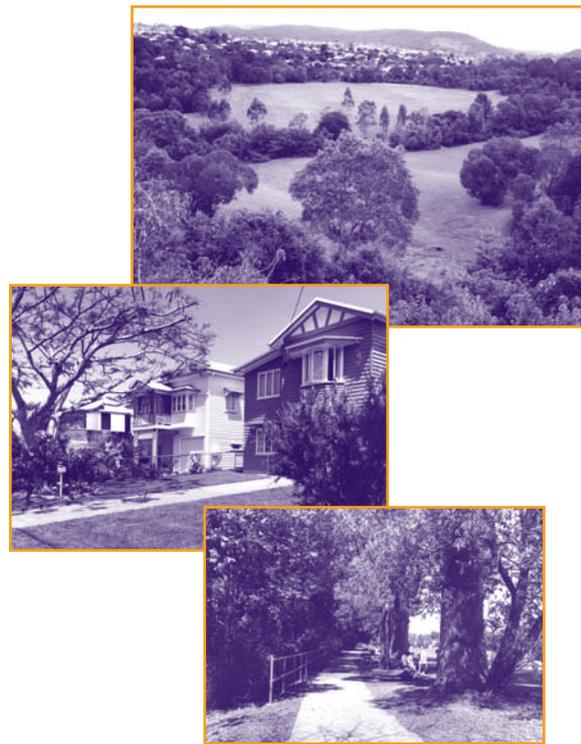


Ashgrove District Local Plan

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 Low density residential land use is to remain dominant.
- 2.2 The character of the Ashgrove District is to reflect its main period of development between the 1870's and 1945, i.e. 'timber and tin', or 'timber and tile'.
- 2.3 The Ashgrove shopping centre is to remain the retail focus for the district, providing a range of commercial and community facilities. Smaller commercial centres will provide convenient access to retail activities in other parts of the district.
- 2.4 Waterworks and Stewart Roads are to remain the arterial roads used for access to and through the district, including integrated bicycle, pedestrian and public transport networks.
- 2.5 Places of cultural heritage, such as Marist Brothers' College and Glen Lyon House are to remain important symbols for the district.
- 2.6 Environmental assets such as Enoggera and Ithaca Creeks and the Ashgrove Scenic Reserve are conserved to enhance the Ashgrove District's diversity of green space and recreation opportunities. Dorrington Park and Ashgrove Sports Ground are to remain recreation areas for the local community.

3 Precinct intents

Refer to *Map A—Ashgrove District*.

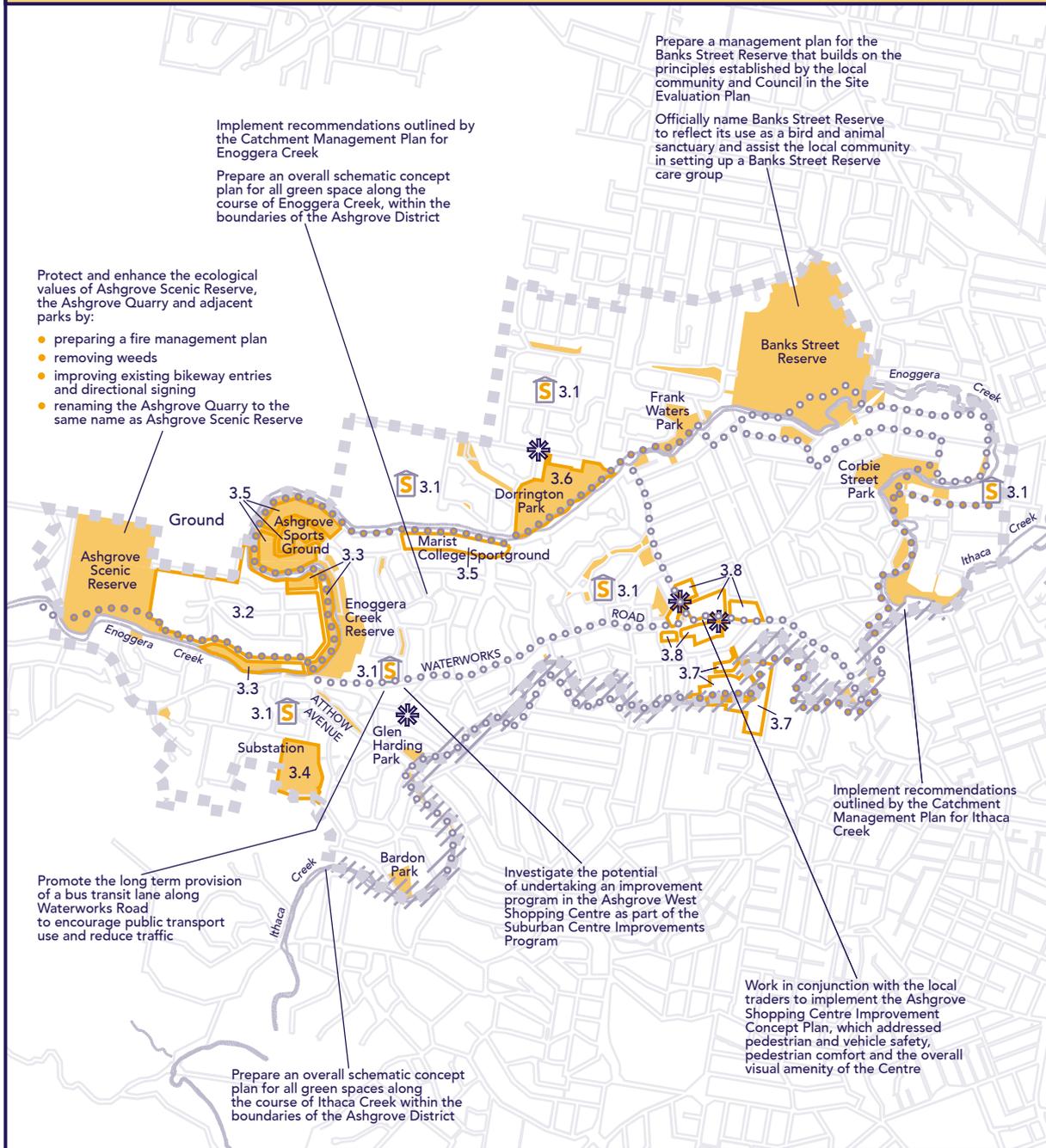
- 3.1 If the following uses cease operation or relocate, residential development will be preferred:
 - Mater Dei Catholic School
 - Ashgrove State School
 - Mount St Michaels College
 - Marist Brothers' College
 - Oakleigh State Primary School
 - St Ambrose School and Church.

Further, any expansion of the above uses will not be supported if it is likely to result in any adverse impacts on residential amenity.

- 3.2 Any assessable development proposed for visually prominent locations must be designed for minimal visual impact. Building forms that include stepping of buildings, minimise cut and fill and disturbance of vegetation, will be preferred.
- 3.3 Parkland adjacent to Royal Parade must remain for local, low intensity use. Enoggera Creek Reserve may sustain moderate levels of community recreation if appropriate access is provided and amenity of adjacent residential areas is not adversely affected.
- 3.4 The existing sport and recreation land at the southern end of Monoplane Street must be retained for future sporting development with appropriate access and effective management of activities to avoid impacts on residential amenity. Any structures should be located on the western side of the site away from surrounding residential areas. If the substation site ceases activities or relocates, parkland will be preferred.
- 3.5 Ashgrove and Marist Brothers' College Sports Grounds must be retained for open space and sporting parkland. Both may support a moderate level of development.
- 3.6 Dorrington Park is to be maintained as a local open parkland and district sporting parkland and can sustain a low to moderate level of development for community and recreational purposes.

- 3.7 Expansion of non-residential uses such as the Ashgrove RSL and the Ithaca TAFE, must not be supported where there is an adverse impact on residential amenity. However, expansion of TAFE activities into the RSL site may be appropriate if the existing activities cease or relocate. Any further assessable development of the RSL site must achieve flood free access.
- 3.8 Ashgrove Village neighbourhood should become the business and commercial focus for the Ashgrove District through the consolidation of the following activities:
- amalgamating several individual sites in Harry Street should provide a special site suitable for an integrated development for retail, commercial offices and carparking. The building may be two storeys in height with active frontage to Harry Street and access to adjacent properties fronting Waterworks Road
 - amalgamating the sites on Crawford Street with the adjoining carpark and other commercial sites through to the corner of Ashgrove Avenue and Waterworks Road should achieve a site suitable for an integrated development for retail, commercial offices and service purposes. The building form should be designed for minimal visual impact and the proposal must address impacts on surrounding residential areas
 - redevelopment of the sites fronting Waterworks Road and Trout Street offers an opportunity for improved access to Highpoint Plaza if amalgamated with the adjoining Energex site. A proposal to develop this area for commercial purposes may attract incentives such as additional development rights for the Highpoint Plaza site
 - sites in Stewart Place fronting Memorial Park may be appropriate for a mixed use development including residential and retail activities.

Map A: Ashgrove District



-  Local Plan boundary
-  Open space
-  Environmental and waterways corridor
-  Precinct boundary

-  Node
-  School/College
-  Proposed bike way/walk way
-  Bike way/walk way

