

Clayfield/Wooloowin 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 The District has low and low-medium density housing. Higher densities will continue to be concentrated around transport nodes, which contain services and facilities.
- 2.2 ‘Timber and tin’ housing and pre-1945 streetscapes, including mature street plantings, are important character elements which are complemented with different housing types.
- 2.3 Any future development for new shopping centres will generally be discouraged and will only be allowed on a small scale where it can be demonstrated that the development meets community needs and that these needs cannot be met from the expansion of the existing centres.



3 Precinct intents

Refer to *Map A—Clayfield/Wooloowin District*.

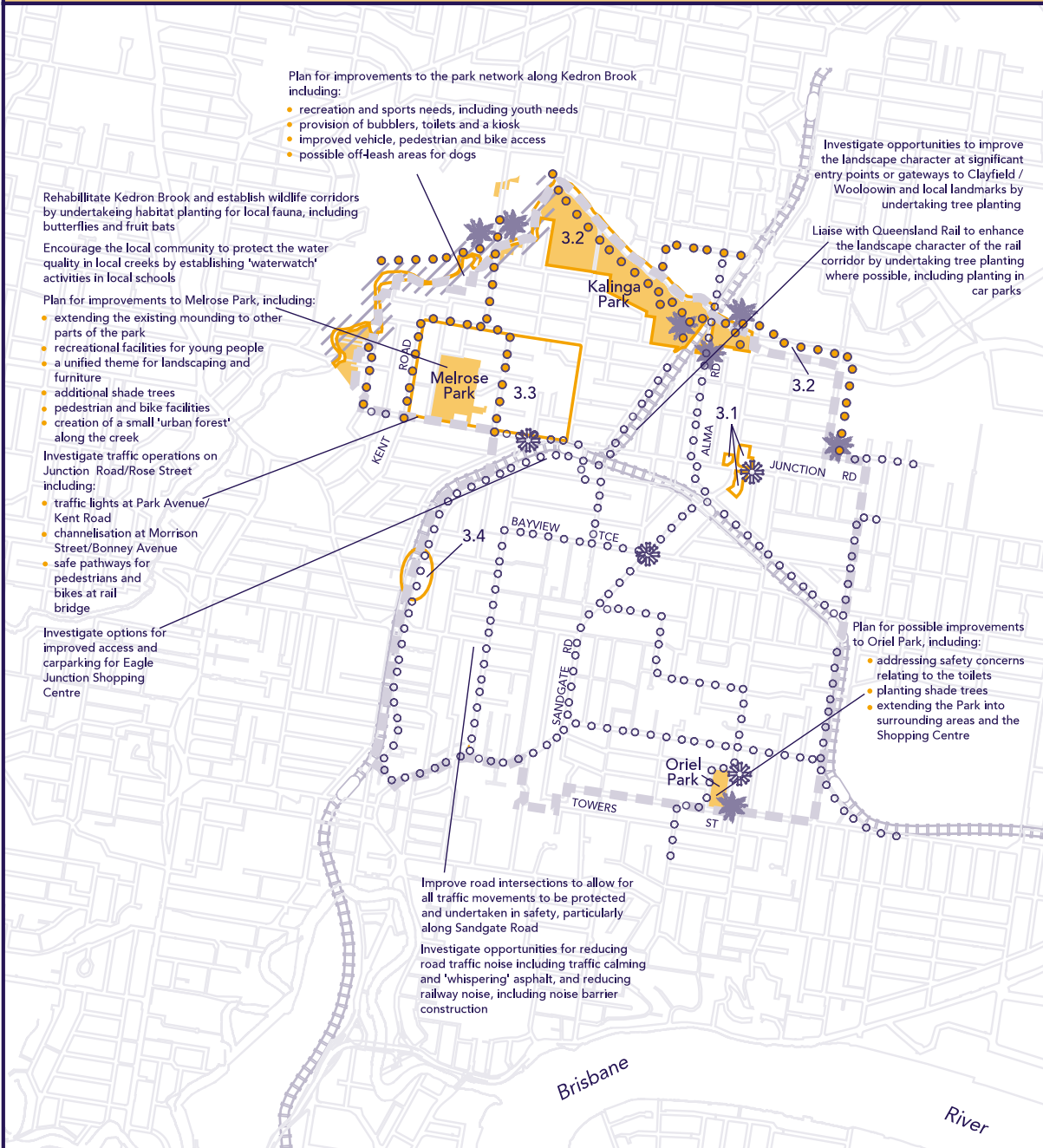
- 3.1 The Eagle Junction Shopping Centre should develop further as a focus for retail and commercial needs, employment and social interaction.
- 3.2 The ecological values of Kedron Brook must be protected by limiting adjacent activities to low impact uses such as pedestrian ways and bikeways, habitat protection and drainage. Built forms may be controlled by the specification of building platforms and envelopes.









Kalinga Park should continue as a park that serves the District and caters for informal recreation and formal sports.
- 3.3 A small shopping hub around Wooloowin Railway Station is intended to meet the local convenience needs of the Wooloowin community.



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- 3.4 Any application for development of land between Lodge Road and Rose Street will require the contribution of land for the purpose of a local linear park. A path should be provided to link Dawson, Lydia, Keith and Cooma Streets with Park Avenue.

Map A: Clayfield/Woolloowin District



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|---|--------------------------------------|---|----------------------------|
|  | Local Plan boundary |  | Node |
|  | Open space |  | Feature tree planting |
|  | Environmental and waterways corridor |  | Bike way/walk way |
|  | Precinct boundary |  | Proposed bike way/walk way |

