

Doolandella 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.

Provisions relating to lots with specific Registered Plan numbers will carry with further subdivision.

2 Elements

Refer to Section 4.2—Elements, at the front of the Local Plans for Outer Suburbs section of this Chapter, for general guidance on the intent for the different elements of the Local Plan as indicated on *Maps A and B—Elements*. The following text provides locally specific information regarding these elements that is to be considered in addition to the general requirements for Local Plans for Outer Suburbs.



2.1 Environmental and scenic constraints

2.1.1 Habitat areas and ecological corridors

Blunder Creek is a significant wildlife waterway corridor forming part of the Oxley and Blunder Creeks greenspace system. The waterway and biodiversity functions of this corridor will be protected and enhanced.

Desired ecological outcomes for land east of Blunder Road can be achieved as described in s2.3.1.

Land south of Cloverdale Road identified as habitat areas and ecological corridor is to remain in private ownership.

Once developed in accordance with the potential development area, this corridor will be included in the Environmental Protection Area. Fragmentation of the corridor is to be minimised.

2.1.2 Landscape features

Two important landscape features indicated on *Maps A and B—Elements* are unsuitable for urban development and therefore not included in a potential development area:

- vegetation bordering Inala Avenue. This is to be protected in the road reserve with any acoustic fencing located between the vegetation and the development.
- mango trees on Lot 1, RP 61390. These are included on the heritage register and are to be incorporated into development.

2.2 Open space and parks

The District sports park will provide a range of sporting and cultural opportunities and community buildings. These will include a child care facility on Peacock Street, set back from Blunder Road. The park will provide community access along the habitat areas and ecological corridors.

2.3 Potential development areas

2.3.1 Land east of Blunder Road

This land can develop in accordance with the current Rural Area classification. Alternatively, desired ecological outcomes can be achieved if development accords with *Maps A and B—Elements*, complies with the Doolandella Local Plan Code and providing the habitat areas and ecological corridor are managed in public ownership. In these circumstances, development will be regarded as occurring in the Emerging Community Area classification and assessed against the Emerging Community Area provisions of Chapter 3.

Development will facilitate surveillance of the habitat areas and ecological corridors. Where a mix of housing types is required in low density residential—houses and multi-unit dwellings, the multi-units will adjoin the esplanade road.

2.3.2 Centre

Centre activities will be limited to the location indicated on *Maps A and B—Elements*.

The centre will meet local community needs and primarily include shop, office and restaurant uses. A child care facility on Crossacres Street, integrating with the park and centre, will be supported.

2.4 Caravan park

The existing caravan park is maintained as a provider of affordable housing and tourist accommodation.

3 Level of assessment

The following tables contain exceptions to the level of assessment overriding the levels of assessment in Chapter 3.

3.1 District sports park

Impact Assessment	Relevant Codes
Generally appropriate	
1. Child Care Facility where indicated on <i>Maps A and B—Elements</i>	Child Care Facility Code
2. Indoor Sport and Recreation	

3.2 Potential development areas—Residential areas

Self Assessment	Applicable Codes
1. House where complying with the Acceptable Solutions in the House Code and where a rainwater tank with a minimum capacity of 5,000 litres with a 1,500 litre storm capacity is installed	House Code (4.4 only applies when developing in accordance with the Rural Area intent)
Code Assessment	Applicable Codes
Notifiable	
1. House other than a self assessable house as described above	House Code (4.4 only applies when developing in accordance with the Rural Area intent) and Doolandella Local Plan Code

4 Doolandella Local Plan Code

This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the generic Codes in Chapter 5. Where directly varying with a Code in Chapter 5, the Performance Criteria and Acceptable Solutions in this Local Plan Code take precedence. All remaining Performance Criteria and Acceptable Solutions of the Codes in Chapter 5 will continue to apply.

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.

The most common Codes in Chapter 5 that apply to development in this Local Plan area are the Structure Planning Code and the Subdivision Code (these Codes may also specify relevant secondary Codes that also need to be referred to).

The purpose of this Code is to ensure development in the Local Plan area is consistent with the intent for the Elements of this Local Plan.

Performance Criteria	Acceptable Solutions
Where for a new house in a Potential development area:	
P1 Stormwater must be detained and reused at its discharge point on house sites to reduce the impact of run-off downstream	A1 Rainwater tanks are installed with a minimum 5,000 litre capacity including 1,500 litre storm capacity

Performance Criteria	Acceptable Solutions
Where reconfiguring a lot:	
P2 Stormwater on roads must be managed to aid filtration and detention of stormwater	A2 All roads except Blunder Road are designed in accordance with water sensitive road design principles
P3 The movement system must be designed to facilitate safe vehicular, pedestrian and cyclist connectivity and casual surveillance of all roads	A3 The subdivision design continues the interconnected road pattern established in Forest Lake. Where cul-de-sacs are appropriate, they remain open to adjacent roads facilitating pedestrian/cyclist movement and surveillance in accordance with <i>Figure a</i>
Development east of Blunder Road (unless in accordance with the Rural Area Intent):	
P4 Development must protect biodiversity and landscape values and provide access along the public corridor	A4 Where a development site contains land within the habitat areas and ecological corridor (public ownership): <ul style="list-style-type: none"> the corridor is rehabilitated and stabilised in accordance with an approved rehabilitation plan land is transferred to Council for public ownership and included in the Conservation Area a road with shared pedestrian and cyclist path in an adjoining 6m wide verge is constructed within the potential development area as shown on <i>Maps A and B—Elements</i>
Where adjoining/including the park south of Cloverdale Road:	
P5 The park must protect and enhance landscape amenity and allow for a range of local recreational activities	A5.1 A natural bushland setting is retained at the highpoint on Lots 90 and 91, RP90234 with minimal loss of natural vegetation A5.2 Pedestrian/cyclist connection is provided to the existing Forest Lake network in accordance with <i>Map B—Elements</i>
Where including the centre and adjoining park on Crossacres Street:	
P6 The centre and adjoining park must form a local community focus. Site design must ensure this remains an attractive and safe informal meeting place by promoting high levels of integration between the centre and the park and facilitating pedestrian movement between the two sites	A6 Design of buildings, pathways, landscaping and car parking areas integrates the centre and park and facilitates casual surveillance of the park by: <ul style="list-style-type: none"> maximising buildings fronting the park and direct pedestrian connections locating outdoor dining facilities immediately adjacent to the park locating building service areas away from the park

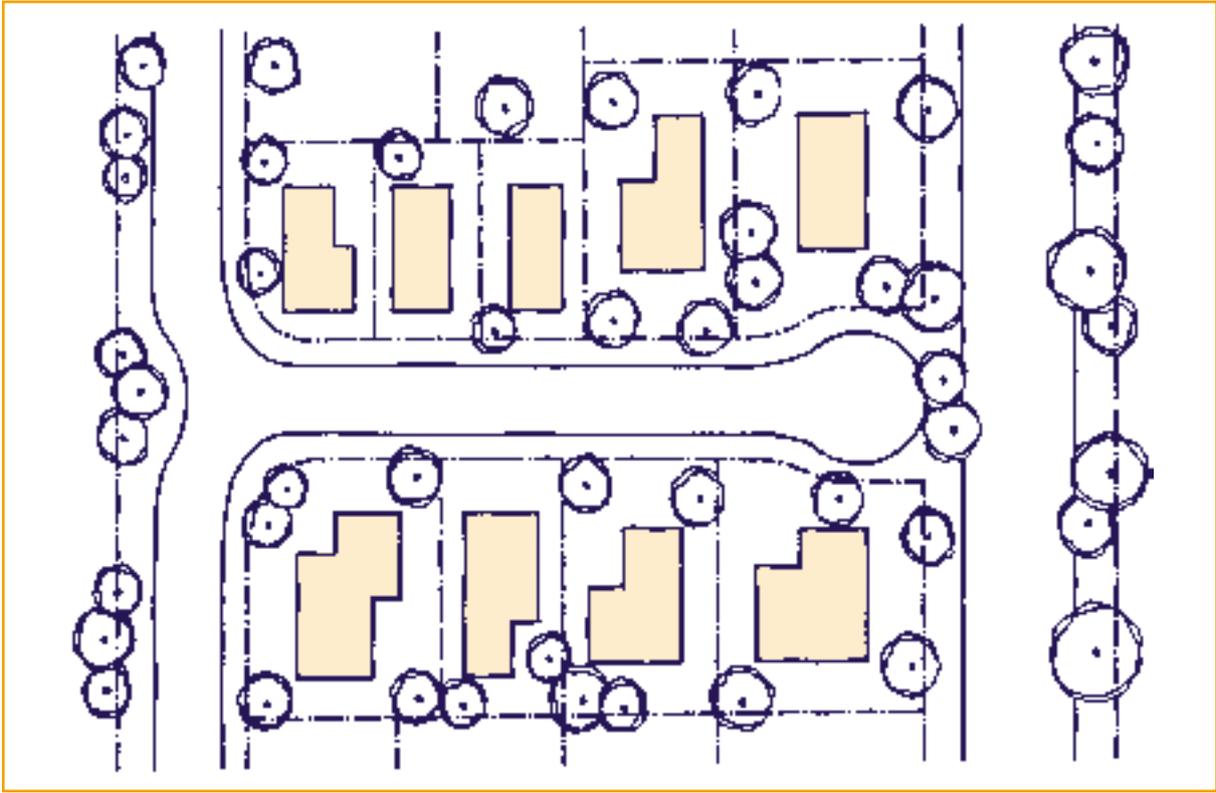
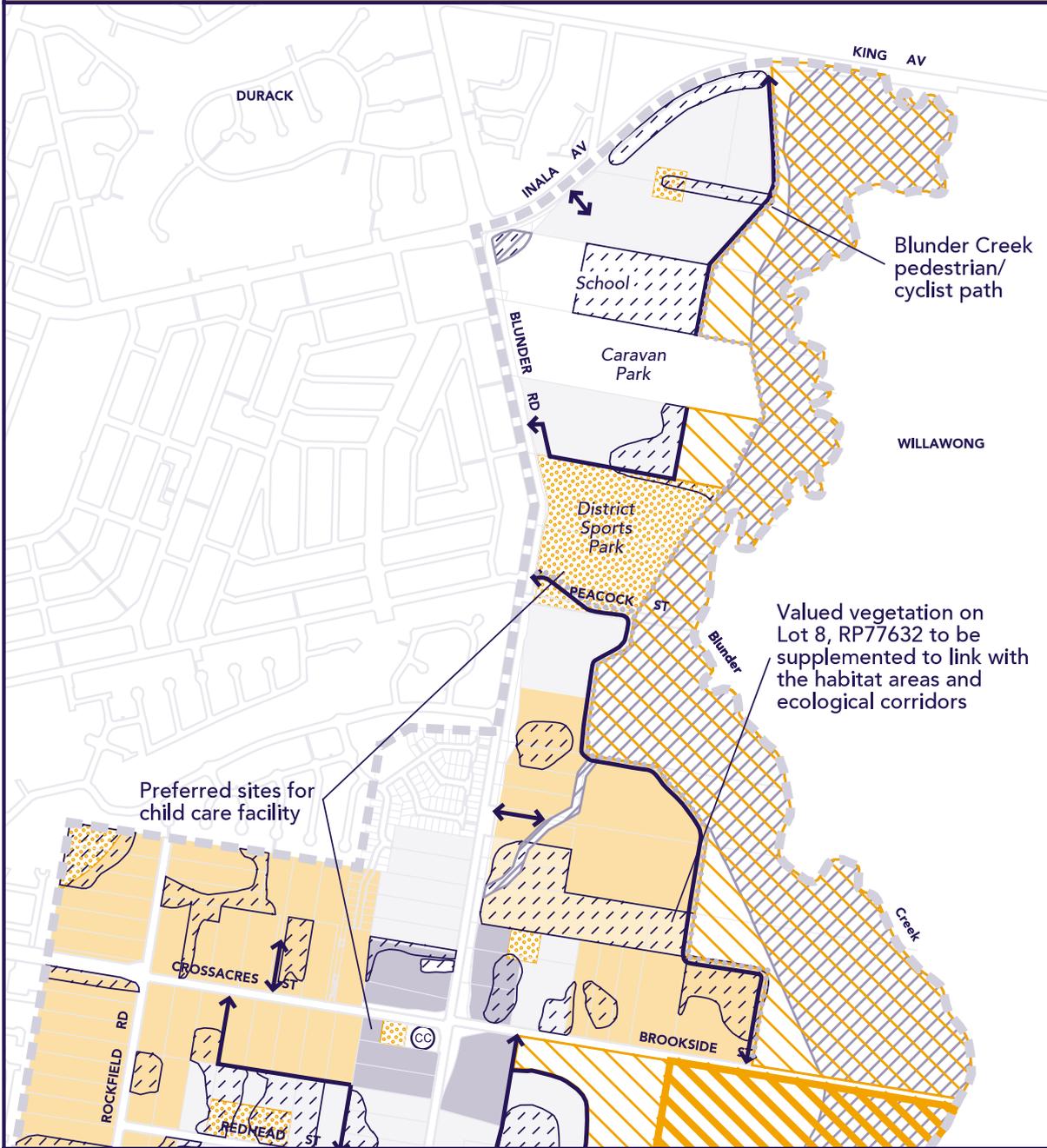


Figure a Open design cul-de-sac

Map A: Elements - North



Local Plan boundary

Environmental and scenic constraints:

- Waterway corridor
- Habitat areas and ecological corridors (public ownership)
- Habitat areas and ecological corridors (private ownership)
- Landscape features

Open space and parks:

- Parks

Potential development area:

- Very-low density residential
- Low density residential - houses
- Low density residential - houses and multi-unit dwellings
- Low density residential - multi-unit dwellings

Centres:

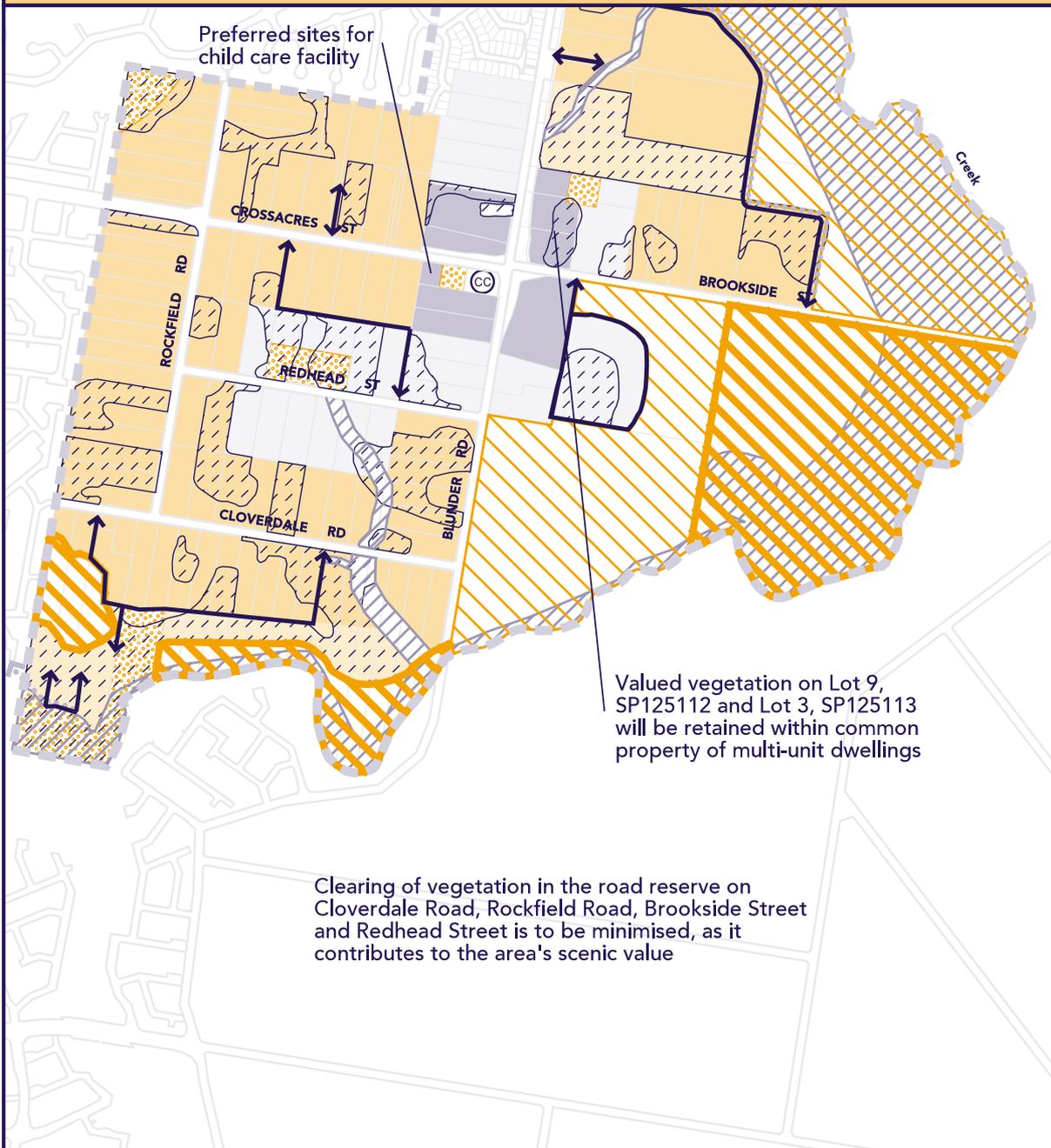
- Convenience Centre

Movement system:

- Neighbourhood access route
- Pedestrian and cyclist path



Map B: Elements - South



<p>Local Plan boundary</p>		
<p>Environmental and scenic constraints:</p>		
	Waterway corridor	
	Habitat areas and ecological corridors (public ownership)	
	Habitat areas and ecological corridors (private ownership)	
	Landscape features	
<p>Open space and parks:</p>		
	Parks	
<p>Potential development area:</p>		
	Very-low density residential	
	Low density residential - houses	
	Low density residential - houses and multi-unit dwellings	
	Low density residential - multi-unit dwellings	
<p>Centres:</p>		
	Convenience Centre	
<p>Movement system:</p>		
	Neighbourhood access route	
	Pedestrian and cyclist path	

