

East Brisbane/Coorparoo 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 ‘Timber and tin’ housing, including traditional Queenslanders with established gardens or workers’ cottages, are to remain an integral part of the character of the district.
- 2.2 Significant character housing and streetscapes are to remain where possible.
- 2.3 Character housing in the area bounded by Mowbray Terraces, Lytton Road and Barker, Heath and Geelong Streets is to remain.
- 2.4 Mixed use developments and home based businesses will continue to offer employment opportunities within the District.

- 2.5 Environmental resources such as Norman Creek will continue to be protected for their natural values, forming a wider network of natural areas. Opportunities for recreation, and links for pedestrians and cyclists exist in these networks.
- 2.6 Development within the Local Plan area should:
 - where applicable, provide a physical link with Norman Creek and the associated walkway and bikeway
 - not result in the widening of narrow streets that contribute to the local character.
- 2.7 Any redevelopment of non-residential land for residential purposes is to carefully consider the need for affordable housing and a variety of housing types in this locality.

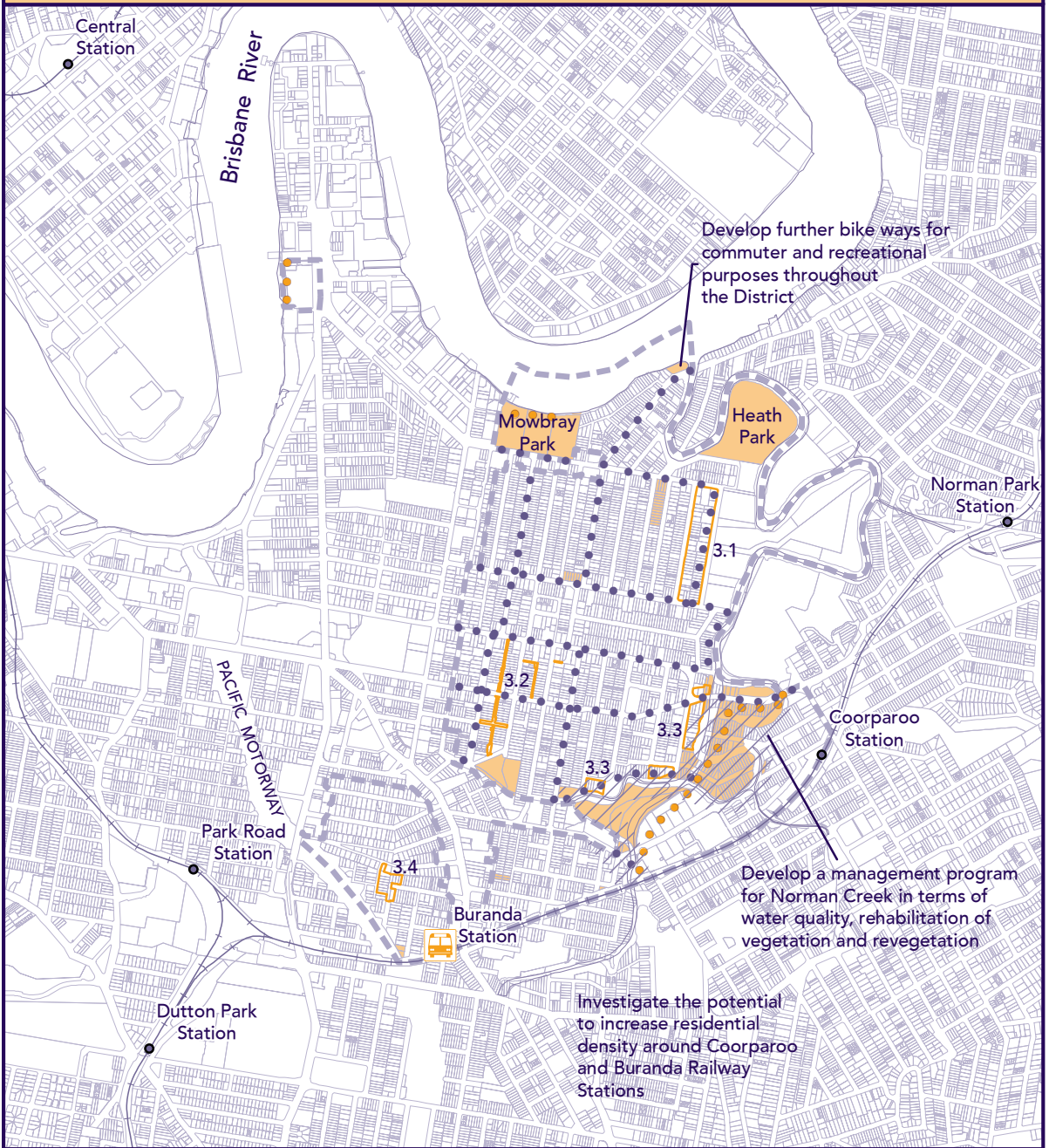







3 Precinct intents

Refer to *Map A—East Brisbane/Coorparoo District*.

- 3.1 The Anglican Church Grammar School must not intrude further into residential areas and should be limited to the block defined by Oaklands Parade, Mowbray Terrace, and Barker and Heath Streets.
- 3.2 Rear lanes around Lisburn and Fisher Street are a unique feature and must not be widened. Any future residential development must not result in a widening of these lanes for any purpose.
- 3.3 If the isolated industrial properties along Norman Creek cease operation, residential or compatible non-residential uses should be supported.
- 3.4 If non-residential uses, such as St Lukes Catholic Church, on Taylor Street, cease or relocate, residential redevelopment may be encouraged.
- 3.5 There may be some intensification of residential density near the Coorparoo Railway Station.

Map A: East Brisbane / Coorparoo District



-  Local Plan boundary
-  Precinct boundary
-  Environmental and waterway corridor
-  Open Space
-  Busway station
-  Bike way/walk way
-  Proposed bike way/walk way

