

Enoggera District Local Plan

1 Introduction

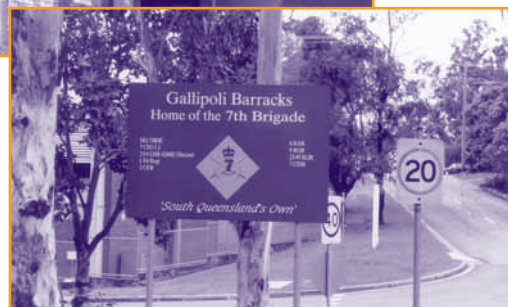
This Local Plan contains specific additional local planning requirements. Where it conflicts with the requirements of the City Plan, this Local Plan prevails.

In using this Local Plan, reference should also be made to Section 1.1—Using a Local Plan at the front of this chapter.

This Local Plan should be read in conjunction with the Mitchelton Centre Neighbourhood Plan and the Ferny Grove/Upper Kedron and Mitchelton (South West) Local Plan.

2 Development principles

- 2.1 A balanced mix of housing densities and types are to serve the needs of the community, especially the emerging young adult and elderly populations. Public housing and retirement accommodation will be integrated to promote a socially diverse community and reduce the potential isolation of residents.
- 2.2 Historically significant buildings and local landmarks such as St Matthew’s Anglican Church and the Enoggera Memorial Hall will be protected. Traditional character housing will be retained.
- 2.3 Significant environmental resources such as Kedron Brook and Enoggera Creek have ecological, recreational and landscape values and are to be protected and enhanced.



3 Precinct intents

Refer to *Map A—Enoggera District*.

- 3.1 Newmarket Shopping Centre is intended to provide a range of retail, business and entertainment facilities serving the weekly needs of the local community. Any new proposals in the area west of Enoggera Road should be integrated with the business activities to the east through improved visual and pedestrian links. Given the high visibility of the area from the west, the visual impact of any new design should be minimal.
- 3.2 Banks Street Reserve is intended to continue to function as a unique environmental reserve in a predominantly urban setting. This district park should provide opportunities for nature based recreation on its bush tracks and large grassy oval.
- 3.3 The Alderley Shopping Centre is intended to continue to function as a local shopping, business and service centre catering for the weekly and convenience needs of the local community. Future development should be contained in the existing business area to create a compact and pedestrian friendly precinct. Mixed use development such as shop-top housing is considered appropriate between South Pine Road and the railway line.
- 3.4 The Wardell Street/Samford Road Shopping Centre is intended to function as a convenience centre. The centre must remain in its existing boundaries with no further expansion along the arterial routes or into adjoining residential streets. Future redevelopment proposals must carefully consider any impact on the efficient and safe operation of the intersection of Wardell Street and Samford Road.

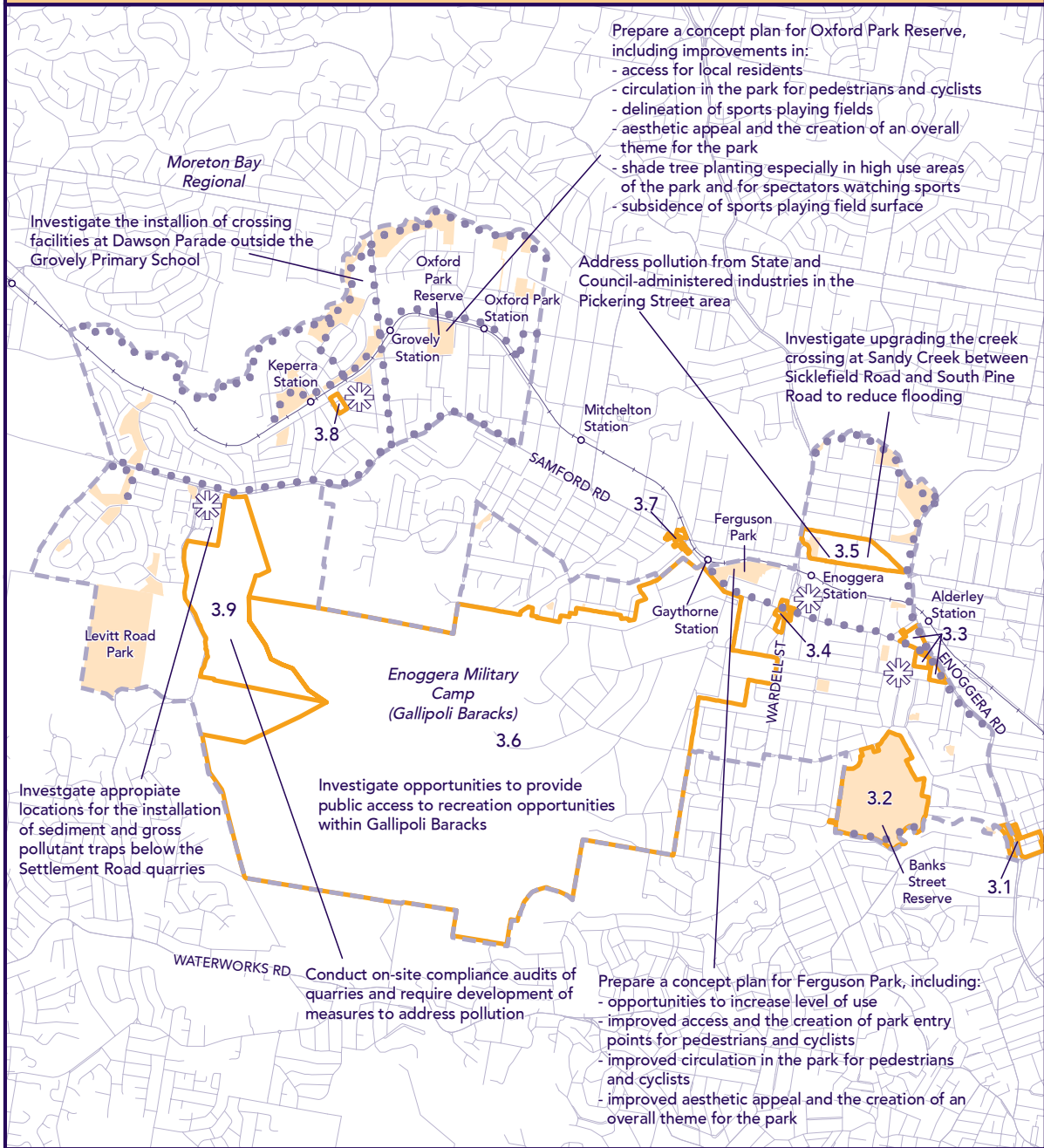
- 3.5 The Pickering Street industrial area is intended to continue as an employment node providing a range of industrial and supporting activities. Expansion beyond the present boundaries is not appropriate.

Small scale light industrial activities that do not impact detrimentally on the amenity of surrounding residential areas will be encouraged. Proposals along South Pine Road must minimise impacts on nearby residential properties, particularly on the northern side of South Pine Road.

- 3.6 A major access point to the barracks from Samford Road will be encouraged to significantly reduce traffic through residential areas. Protection and enhancement of green space areas within the barracks will be encouraged.
- 3.7 The Gaythorne Shopping Centre is intended to function as a convenience centre. Future development must remain in the current boundaries of the centre. Further expansion along Samford Road is not appropriate. Any redevelopment proposals must complement the streetscape with particular attention paid to the existing cinema.
- 3.8 The Dallas Parade Shopping Centre is intended to serve the convenience needs of the local neighbourhood. Future development must remain in the core business area.
- 3.9 If quarrying activities cease, an integrated residential precinct principally for low density residential purposes is preferred. Small scale non-residential development providing local services, e.g. shop or child care centre, may be appropriate.

Any proposal for redevelopment should include landscape schemes that address revegetation and use tree species associated with the bushland of the locality.

Map A: Enoggera District



- Neighbourhood Plan boundary
- Precinct boundary
- Open space
- Node
- Proposed bikeway/walkway

