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, B and C. 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

An ecological corridor adjacent to Mt Nebo and Brompton Roads will provide connectivity from Brisbane Forest Park through the Keperra Saddle to Enoggera Military Barracks. This corridor requires protection and rehabilitation to ensure it fulfils its role as a regionally significant corridor.

2.1.2 Landscape features

Land south of Levitt Road, generally above the 95m contour line, has high visual exposure and low capacity to visually absorb new development. The location of the building location plan and revegetation will reduce the visual impact of new development.

In areas containing landscape features, development will be sensitively designed to maximise the retention of existing vegetation. Specific landscape trees that must be retained include:

- 51 Ross Road (Lot 1, RP 100832) – Hoop Pines, Silky Oaks, Fig Trees, Foambark
- 458 Levitt Road (Lot 2, RP 805394) – Bunya Pine
- 433 Levitt Road (Lot 23, SP 100592) – Crows Ash
- 298 Levitt Road (Lot 2, RP 162875) – Hoop Pines
- 84 McGinn Road (Lot 1, RP 77396) – Hoop Pines, Bunya Pine, Silky Oak, Fig Trees

2.2 Open space and parks

2.2.1 Corridor link parks

Cedar Creek performs the role of an ecological corridor with Citywide significance, providing a link between...
Bellbird Grove in Brisbane Forest Park and Kedron Brook at Keperra Picnic Grounds. This corridor link park will accommodate recreational uses whilst protecting and enhancing its biodiversity and waterway functions.

To enhance the recreational linkages to Brisbane Forest Park, a corridor link park will be provided between Cedar Creek and Mt Nebo Road.

2.2.2 District sports park and community facilities

A district sports park with co-located community facilities will provide for a range of indoor and outdoor sports, informal recreation and cultural and community activities.

2.3 Potential development areas

2.3.1 Residential areas

Development of some sites is contingent on the provision of infrastructure on adjoining lands. These sites must be developed in the correct sequence. The following list identifies properties that will require the adjoining land to develop before the required infrastructure can be provided:

- 320 Levitt Road (Lot 1, RP 162875) will not be developed until access is provided from Canvey Road via 232 Canvey Rd (Lot 1, RP 20577)
- 221 McGinn Road (Lot 2, RP 164168) will not be developed until 205, 189 and 173 McGinn Road (Lot 1, RP 164167, Lot 2, RP 164167 and Lot 1, RP 210657) have been developed and provide access
- Land west of Ross Road will not be developed until the land east of Ross Road provides the water supply and sewerage connections. Only under these circumstances will development in this Rural Area be assessed against the Emerging Community Area provisions in Chapter 3 of City Plan.
- Land at 171, 173 and 179 Upper Kedron Road (Lot 1 and 2, RP 185509 and Lot 1, RP 82882) must enable access to 24 Persimmon Street (Lot 43, RP 167933).

Very-low density residential development south of Cedar Creek will be accessed through the potential development area to the north and not from Mt Nebo Road, Brompton Road or the unconstructed part of Ross Road.

2.3.2 Future school location

The estimated population for this Local Plan and surrounding area indicates that there may be sufficient demand for a primary school. Consequently land for educational purposes may need to be provided south of Levitt Road. Should any educational provider within two years commencement of this Local Plan show no interest, development for Multi-unit dwellings may be considered.

2.3.3 Centres

Development of the Ferny Grove Railway Station and surrounding suburban centre is to be in accordance with an approved centre concept plan. The centre concept plan must address the issue of carparking at Ferny Grove station while making it an integrated transport and business hub.

A convenience centre to cater for the needs of the existing and future community is appropriate on the location shown on Map A and B—Elements. Activities that will be supported in this location include shop, office, restaurant and community uses such as a child care facility. The activities in the centre will integrate with the land identified for community infrastructure.

2.4 Movement system

The Samford Valley Sub-Arterial corridor has been identified to preserve an option for a future transport connection between Samford Valley and Brisbane.

A future transport corridor investigation area, identified in Brisbane City Council’s “Transport Plan for Brisbane 2002–2016”, has been shown to the west of the Local Plan. Development is not to prejudice this future transport corridor investigation area.

Note: The word “State” was removed from this future transport corridor investigation route by direction of the Minister for Local Government Planning and Sport given under Section 18(4)(b) of Schedule 1 of the Integrated Planning Act 1997.

2.5 Quarry

Upon completion of quarry activities, the site is to be stabilised and rehabilitated. Where the quarry activities have ceased the potential to accommodate recreation uses should be investigated.

3 Level of assessment

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

A preliminary approval may change the level of assessment identified in these tables.

The trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.
4 Ferny Grove/Upper Kedron 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.

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 that development in the Local Plan area is consistent with the intent for the Elements of this Local Plan.

<table>
<thead>
<tr>
<th>Impact Assessment</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generally appropriate</td>
<td></td>
</tr>
<tr>
<td>1. Indoor Sport and Recreation</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Where involving reconfiguring a lot with landscape features south of Levitt Road</strong></td>
<td></td>
</tr>
<tr>
<td>P1 The subdivision pattern must be designed to protect and promote views of the hills of Brisbane Forest Park and reduce the visual impact of new development</td>
<td>A1.1 The building location plan is located a minimum of 15m vertically below any ridgeline</td>
</tr>
<tr>
<td></td>
<td>A1.2 Land outside of the building location plan is revegetated using plants from the Native Plants of Brisbane List to screen development</td>
</tr>
<tr>
<td><strong>Where involving a Convenience Centre on the site indicated at Canvey Road</strong></td>
<td></td>
</tr>
<tr>
<td>P2 Convenience Centre size must be of a suitable scale to serve the local catchment</td>
<td>A2.1 Buildings are no greater than two storeys high</td>
</tr>
<tr>
<td></td>
<td>A2.2 Non-residential uses do not exceed 2000m² GFA (not including the child care facility)</td>
</tr>
<tr>
<td></td>
<td>A2.3 2000m² site area is set aside for uses to be accommodated in the Community Use Area</td>
</tr>
<tr>
<td>P3 Building design and location must address and connect to Cedar Creek and Canvey Road</td>
<td>A3.1 Safe and direct pedestrian access is provided from the centre to Canvey Road and Cedar Creek in accordance with Figure a</td>
</tr>
<tr>
<td></td>
<td>A3.2 Buildings located on the eastern and southern sides of the site provide active frontages to Canvey Road and Cedar Creek in accordance with Figure a</td>
</tr>
<tr>
<td>P4 Vehicle access must provide connection to adjoining properties and maximise exposure to Cedar Creek</td>
<td>A4.1 Vehicular access is via Canvey Road in the form of an esplanade road along Cedar Creek that provides access to the site to the west in accordance with Figure a</td>
</tr>
</tbody>
</table>
Figure a  Canvey Road Centre Design Requirements
Map B: Ferny Grove/Upper Kedron Elements - South

NOTE: The word "STATE" was removed from the future transport corridor investigation route by direction of the Minister of Local Government and Sport given under Section 18(4)(b) of Schedule 1 of the Integrated Planning Act 1997.
Map C: Ferny Grove/Upper Kedron Waterway Corridors

Ferny Grove/Upper Kedron Local Plan boundary

Waterway corridor ownership:
- Public waterways
- Private waterways

Waterway corridors in areas other than Emerging Community Area are as indicated on Planning Scheme Map 2 - Waterway Corridors and Wetlands