Fig Tree Pocket 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.

1.1 Definitions

Animal enclosure: a structure and/or building for the display/holding of animals associated with Lone Pine Koala Sanctuary.

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 Map A—Fig Tree Pocket and Map B—Steep Slopes. 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 Waterway corridors

Development is not appropriate in waterway corridors to protect their hydraulic, recreational and aesthetic functions and ecological values. However, if part of a dwelling is proposed within a waterway corridor, it must be demonstrated that the overall ecological values of the site are maintained through proposed rehabilitation or other measures.

2.2 Open space and parks

Linear sections of park following Cubberla Creek and the Brisbane River will allow for recreation and commuter paths for pedestrians and, depending on ecological values and safety, cyclists. The existing and future park along Cubberla Creek will provide a continuous public open space corridor that allows for recreation, commuter and ecological links, balancing recreation use with rehabilitation of natural values. This corridor will connect several local parks that provide recreation nodes and will include a linear section of park between Marist Brothers College Rosalie Lavalla Sports Fields and Cubberla Creek.

Some additional pedestrian routes to those identified on Map A—Fig Tree Pocket will be provided which will be combined with the cycle routes identified on the Brisbane Bicycle Plan.
The Fig Tree Pocket Equestrian Federation of Australia occupies and uses Council owned land. Until the lease expires or terminates, any development and site planning must incorporate:

- pedestrian and/or cyclist linkages with the Montessori School and the possible neighbourhood shopping centre in order to form an integrated hub of community activities
- appropriate measures to manage ecological values of waterways and the Brisbane River
- integrated access and linking to adjacent parks and community facilities
- attention to the landscape character and ecological values of the area
- good design to protect local amenity by managing impacts of traffic and on-site activities.

2.3 Potential development areas

As this Local Plan area is close to urban services and facilities and has land suitable for residential purposes, a balance is needed between moderate population increases in the area and protecting, retaining and enhancing the ecological, riparian, bushland and semi-rural landscape character values of the area.

Non-residential uses that are considered to be inappropriate in the residential potential development areas (in addition to those identified as being inappropriate for the relevant Area in the level of assessment table) include Club, Education Purposes, Health Care Purposes, Hotel, Indoor Sport and Recreation, Medical Centre, Outdoor Sport and Recreation (in the Very low density residential potential development area), Restaurant and Service Station.

2.3.1 Very low density Residential

Development of sites smaller than 5ha may be considered appropriate where they comply with requirements of the Local Plan Code. The only form of multi-unit dwelling considered appropriate in this area is a duplex (being a building comprising two primary dwellings). Both duplexes and houses are to be located within Building Location Plans.

This area contains steep land and a large number of waterways where development must be restricted. In addition to the generic provisions for the Very low density residential Potential Development Area, the following strategies apply in this area to preserve these characteristics:

- allowing different lot sizes and titling so that ecologically significant areas can remain undisturbed as common property or as part of large allotments
- ensuring that fencing associated with a Building Location Plan and along lot boundaries is designed to allow for the movement of fauna
- entering into Voluntary Conservation Agreements with landowners to help in managing the land.

2.3.2 Low density residential - houses

This area contains steep land and a large number of waterways where development must be restricted. The only forms of multi-unit dwelling considered appropriate in the Emerging Community Area are duplexes or multi-units that provide aged care accommodation or special needs housing in close proximity to neighbourhood facilities. Duplexes are appropriate at a maximum plot ratio of 0.3 comprising 15% of the site area. The only form of multi-unit dwelling considered appropriate in the Low Density Residential Area is duplexes.

Where reconfiguring a lot the minimum lot size is 450m² with an average of at least 600m². A yield of 10 dwellings per hectare applies to this land.

2.4 Schools

Local community use of, and access to facilities at Fig Tree Pocket State School, Montessori School and Glenleighden School are encouraged.

It is recommended a master plan be prepared for any future development of the Montessori School. The master plan should include:

- building footprints for existing and proposed structures including carparking not exceeding 30% site cover
- a landscape plan that includes a landscaped buffer zone to Fig Tree Pocket Road, the Brisbane River and adjoining areas to ensure the protection of ecological and landscape values.

The master plan can be used as part of a preliminary approval application under the Integrated Planning Act to alter the level of assessment for subsequent development.

2.5 Centres

2.5.1 Convenience Centre

A small neighbourhood shopping centre is to be provided to serve the local convenience needs of the community. Locations other than as indicated on Map A—Fig Tree Pocket are inappropriate.
2.6 **Rural housing**

This area contains existing large lots occupied by houses. Land in this area is subject to flooding. The semi-rural setting which is an important part of the landscape character of Fig Tree Pocket must be retained in this area. No further subdivision is intended in this area.

2.7 **Lone Pine Koala Sanctuary**

Any further development of the sanctuary must comply with the existing wildlife sanctuary activities (including ancillary catering, light refreshments and sale of merchandise). Development is to be of a scale and intensity in keeping with the surrounding area and is to ensure the use remains visually unobtrusive from the boundaries of the site, and on and across the Brisbane River. The design and siting of buildings must reflect the cultural heritage values of the site.

It is recommended a master plan be prepared for any future development of the sanctuary. The master plan should include:

- building footprints for existing and proposed structures, carparking and servicing areas (not including animal enclosures)
- animal enclosure area indicating existing structures and broad zones where future structures of defined scale and type may be erected without the need for a development application (self-assessable development where in accordance with the master plan)
- a satisfactory interface with existing and future residential development by managing amenity impacts and providing a buffer zone to adjoining residential land
- a satisfactory buffer to the Brisbane River and waterways to protect and enhance their ecological values, including public parkland along the full length of the Brisbane River
- a vegetation management plan to protect and enhance the site’s ecological values
- an environmental management plan to manage site waste water and stormwater run-off including integrated water management and water sensitive urban design techniques.

The master plan can be used as part of a preliminary approval application under the *Integrated Planning Act* to alter the level of assessment for subsequent development.

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.
3.1 Very low density residential

<table>
<thead>
<tr>
<th>Self Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>House</strong> where complying with the Acceptable Solutions in the House Code and Acceptable Solutions A1.1, A2.1, A2.3, A2.4, A3.2, A6.1, and A7.1 in the Fig Tree Pocket Local Plan Code</td>
<td>Fig Tree Pocket Local Plan Code (A1.1, A2.1, A2.3, A2.4, A3.2 A6.1 and A7.1 only) and House Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Notifiable</strong></td>
<td></td>
</tr>
<tr>
<td>1. <strong>House</strong>, where not complying with the Acceptable Solutions in the House Code or Acceptable Solutions A1.1, A2.1, A2.3, A2.4, A3.2 A6.1 or A7.1 in the Fig Tree Pocket Local Plan Code</td>
<td>Fig Tree Pocket Local Plan Code and House Code</td>
</tr>
</tbody>
</table>

3.2 Where on the Lone Pine Koala Sanctuary Site

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Animal enclosure</strong></td>
<td>Fig Tree Pocket Local Plan Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impact Assessment</th>
<th>Relevant Codes</th>
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</thead>
<tbody>
<tr>
<td><strong>Generally appropriate</strong></td>
<td></td>
</tr>
<tr>
<td>1. <strong>Entertainment Centre</strong></td>
<td>Fig Tree Pocket Local Plan Code</td>
</tr>
</tbody>
</table>

4 Fig Tree Pocket 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 from 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.

**Performance Criteria**

<table>
<thead>
<tr>
<th>General</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1</td>
<td>A1.1 Fencing along road alignments does not exceed 1.5m in height, and is at least 75% transparent Note: Acoustic fencing is not required along Fig Tree Pocket Road, Jesmond Road and Gunmin Street</td>
</tr>
<tr>
<td></td>
<td>A1.2 Earthworks such as cutting and filling, are minimised by providing horizontal and vertical separation of the road carriageway and footpaths/cyclepaths</td>
</tr>
<tr>
<td></td>
<td>A1.3 On steep slopes identified on Map B—Steep Slopes swale drainage, footpaths and cyclepaths are graded and/or constructed independently of the road carriageway</td>
</tr>
</tbody>
</table>
### Performance Criteria | Acceptable Solutions
---|---
A1.4 | Where reconfiguring a lot, road layout and pavement design minimises tree clearing
A1.5 | Where reconfiguring a lot, footpaths, cyclepaths and drainage treatments are designed to incorporate the retention of existing mature vegetation and are constructed of materials/colours sensitive to the landscape character

Where in the Very low density residential and Low density residential Potential Development Area and the Rural Housing area

| P2 | Development on steep slopes (greater than 1:4) must not cause any additional erosion, sediment loss or impact on adjacent lands and waterways. Building techniques must be sensitive to the ecological values of the site. Retaining wall materials, finishes and landscaping must be compatible with the surrounding area
| A2.1 | Building work does not occur on slopes equal to or greater than 1:3
| A2.2 | Where reconfiguring a lot, lots of an 1,000m² or larger are provided on sites with a slope greater than 1:4
| A2.3 | Cut and fill of slopes less than 1:3 does not exceed 1m above or below existing ground levels
| A2.4 | Building foundations are of a type that minimise disturbance to the natural landscape, such as pole type foundations

Where in the Very low density residential Potential Development Area

| P3 | Ecological features and processes that underpin the biological, social, cultural and economic wellbeing of Fig Tree Pocket and surrounds, must be protected and managed to ensure their long term viability. Development must respond to and retain the higher cumulative ecological and bushland landscape character values and result in no nett loss of ecological values in the central area of Fig Tree Pocket as indicated on Map A—Fig Tree Pocket. This may involve the preparation of an environmental management plan to protect ecological values
| A3.1 | Where reconfiguring a lot:
- lots and Building Location Plans are sited to protect ecologically sensitive areas
- any vegetation at risk cleared in a Building Location Plan is replaced on other parts of the same site with locally occurring native species, in accordance with the Planting Species Planning Scheme Policy
| A3.2 | The Building Location Plan:
- has an average plan area of 600m²
- is set back a minimum 6m and average 10m from any road frontage

Note: The above Building Location Plan requirements are in addition to those of the House Code and Subdivision Code

Figures a and b illustrate subdivision layouts and Building Location Plans

| P4 | Vehicular access to Fig Tree Pocket Road from adjoining properties must be restricted to maintain safety and traffic movement along this road
| A4 | Where reconfiguring a lot, only one shared vehicular access is provided for lots with access to/from Fig Tree Pocket Road
## Performance Criteria

### Where in the Very low density residential Potential Development Area and with a road frontage to Fig Tree Pocket Road, Jesmond Road, Gunnin Street, Cubberla Street, Thiesfield Street, Kenmore Road, Pylara Street, Terrigal Street or Karella Street

| P5 | Development must be located and designed to be sensitive to the bushland landscape character of the site and area. Elements that enhance the bushland landscape character of the potential development area must be retained. The siting of development must minimise disruption to the natural landscape and vegetation on hillsides. The width of Building Envelope Plan setbacks must respond to site characteristics such as slope, waterways, ecological and landscape character values |
| A5.1 | Native vegetation is retained in a 10m corridor adjacent to the roads listed above |
| A5.2 | The mass of buildings is minimised by variations in wall and roof lines |

### Where in the Low density residential potential development area and with a road frontage to Fig Tree Pocket Road, Jesmond Road, Gunnin Street, Cubberla Street, Thiesfield Street or Ormsby Street

| P6 | The landscape character of the potential development area must be maintained and enhanced. Views from District Access and Suburban Routes must be characterised by houses located in a semi–rural setting. Building setbacks must be located depending upon site characteristics such as slope, waterways, ecological and landscape character values |
| A6.1 | Landscape treatment in a 10m corridor along the roads listed above incorporates the retention of existing mature native vegetation |
| A6.2 | Where reconfiguring a lot along the roads listed above, all lots are a minimum of 1,000m² and vehicular accesses/driveways to lots are shared where topography and sequencing of subdivision enables this to occur |
| A6.3 | A landscape concept plan details the landscaping treatment along the roads listed above, including: |
| | • tree planting at irregular spacing |
| | • grouping or clumping of trees |
| | • occasional views of built form through landscaped areas |
| | • provision of services (e.g. footpaths) meandering amongst existing mature vegetation |
| | • use of colours/materials for footpaths/cyclepaths sensitive to landscape character |

*Note: Building Location Plans may be required to implement landscape character treatments in allotments fronting these roads. Buildings and associated structures are set back a minimum 6m and average 10m from the roads listed above.*

*Figures c, d, e and f illustrate landscape treatment for Low density housing*
### Performance Criteria | Acceptable Solutions
--- | ---
**Where reconfiguring a lot on land in the Low density residential Potential Development Area that adjoins the Very low density Residential Potential Development Area or Rural Housing area**

<table>
<thead>
<tr>
<th>P7</th>
<th>A7</th>
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<tbody>
<tr>
<td>The interface between the Low density residential potential development area and the Very low density residential potential development area or Rural Housing area must be transitioned through appropriate allotments sizes and siting of buildings</td>
<td>Minimum lot size is 1,000m²</td>
</tr>
</tbody>
</table>

**Where for development of a Convenience Centre**

<table>
<thead>
<tr>
<th>P8</th>
<th>A8.1</th>
<th>A8.2</th>
<th>A8.3</th>
</tr>
</thead>
</table>
| The Centre must be located:  
- at a convenient location on the home bound trip for residents  
- with high levels of accessibility and visibility from a major district or suburban road  
- at a central location to areas of significant residential development, ensuring a high level of convenience to the majority of the population  
- co-located as close as possible to a range of community facilities  
- within 500m walking and/or cycling distance of the Low density Residential Potential Development Area | The Centre is located on the area noted as Convenience Centre on Map A—Fig Tree Pocket | The Centre is designed to address all street frontages and evoke a contemporary ‘main street’ character with some shops being located close to street frontages | An attractive and usable semi-public open space with a minimum area of 200m² is provided |

<table>
<thead>
<tr>
<th>P9</th>
<th>A9</th>
</tr>
</thead>
<tbody>
<tr>
<td>The size of the Centre must reflect the anticipated size of the future local population</td>
<td>The Centre has a maximum gross floor area of 600m²</td>
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</table>

<table>
<thead>
<tr>
<th>P10</th>
<th>A10.1</th>
<th>A10.2</th>
<th>A10.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Convenience Centre must reflect the particular landscape and built form character of the Fig Tree Pocket area and be in keeping with the low density residential nature of the area. The location of parking and entrances must ensure safety for pedestrians, motorists and cyclists</td>
<td>Maximum building height is 1 storey</td>
<td>Buildings are set back 6–12m from the street</td>
<td>Carparking is visible from the street, but does not dominate the presentation of the centre</td>
</tr>
</tbody>
</table>
**Figure a** Bushland Housing subdivision options

**Figure b** Building Envelope Plan for Bushland Housing

**Figure c** Cross section of typical setbacks/road treatments for Bushland Housing

**Figure d** Typical road view for Bushland Housing
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Figure e  Typical cross section of setback/road treatments for Low Density Housing

Figure f  Typical road view for Low Density Housing

Figure g  Typical plan layout of setback/road treatments for Low Density Housing

Figure h  Typical fencing and road treatments for Low Density Housing

Existing roadside vegetation retained. Replant where previously cleared.

Fencing visually integrated with landscape and roadside character.

Houses partially screened by groups of trees.

Effective 1 July 2002
Central elevated part of suburb containing a consolidated area of waterways, steep land and mature vegetation which has cumulative ecological values higher than other parts of Fig Tree Pocket and the surrounding area. Bushland landscape character is important in this area.

In treatment of floodable land on the northern side of Ormsby Street, battering of any filling is preferred to retaining walls.

Park along Cubberla Creek will achieve a continuous public open space corridor that allows for recreation, commuter and ecological links.

Fig Tree Pocket State School

Glenleighden School

Jesmond Road will be extended to connect to Fig Tree Pocket Road and designed to discourage through traffic.

Marist Brothers College

Montessori School

Fig Tree Pocket Pony Club

-- Environmental and scenic constraints:
- Waterway corridors
- Landscape features

-- Open space and parks:
- Parks
- District sports facilities

-- Potential development areas:
- Very low density residential
- Low density residential - houses

-- Centres:
- Convenience Centre

-- Movement system:
- District access route
- Neighbourhood access route
- Pedestrian path
- Lone Pine Koala Sanctuary
- Rural housing
- Brisbane River corridor