

Grange 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

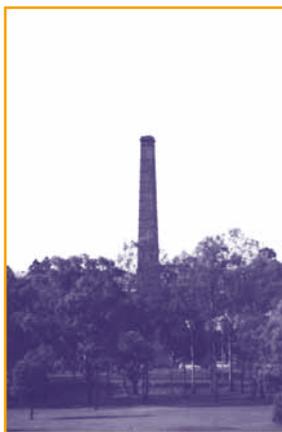
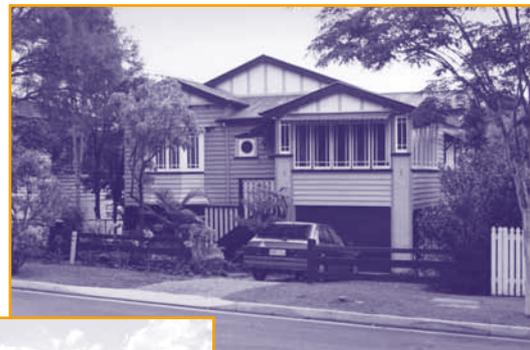
- 2.1 The character of the Grange District is to reflect its main period of development between the 1870s and 1945, known as ‘timber and tin’ or ‘timber and tile’.
- 2.2 New housing is to remain in keeping with traditional character elements.
- 2.3 Buildings and landmarks of outstanding heritage and character, such as Farrington House, are to add to the visual character and amenity of the District’s streetscapes.

- 2.4 Natural areas, including the waterways of Kedron Brook and Enoggera/Breakfast Creek, are to contain habitat value and ecological processes and provide a range of recreational opportunities. Tree lined streets improve the streetscapes of the District.
- 2.5 Commercial centres, including the Newmarket Shopping Centre, are to offer a range of facilities and services. Non-residential activities such as industrial uses should have minimal impacts on the amenity of surrounding residential areas.

3 Precinct intents

Refer to *Map A—Grange District*.

- 3.1 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 proposals must be contained in the existing business area to create a compact and pedestrian friendly precinct. Mixed development such as ‘shop-top’ housing may be appropriate between South Pine Road and the railway line.



- 3.2 The long term preferred development for the Brickworks Industrial Area is low–medium density residential or other low impact uses. Any short term redevelopment proposals do not compromise this long term use through adverse effects on amenity. Particular consideration must be given to noise, traffic generation and light emissions.
- 3.3 Any future uses or redevelopment of the Farrington/Pickering Street Industrial Area must ensure the amenity of adjacent uses by:
- limiting commercial vehicle access to the western end of Farrington Street
 - containing uses that have minimal environmental or nuisance impacts.
- 3.4 The Grange (Terminus) Shopping Centre is intended to continue to be a local shopping centre, building on its existing role as a convenience centre for the community. Future proposals of the centre will seek to celebrate its unique history through enhancing its image and improving on the streetscape and pedestrian access.
- 3.5 Commercial/business activities must not expand outside the existing business areas along Days Road.
- 3.6 If activities at the Council works depot cease or relocate, residential development is appropriate. Other low impact uses that are compatible with surrounding residential areas may be considered as suitable alternatives for the reuse of existing buildings.
- 3.7 The integrity of the outstanding heritage value and character of the land bounded by Lind, Gray and Greene Streets and Newmarket Road must be preserved.
- 3.8 Newmarket Shopping Centre is intended to provide a range of retail, business and entertainment facilities serving the weekly needs of the local community. New development must not compromise the amenity of surrounding commercial or residential uses. The existing business activities on the periphery should be integrated through improved visual and pedestrian links.
- 3.9 Wilston Village is intended to remain as a local shopping centre catering for the convenience and restaurant needs of the community. The village atmosphere must include a safe, pedestrian friendly shopping environment and places for people to meet and interact. Any future proposals should be contained in the existing business area, minimise impacts on surrounding residential amenity and enhance the existing streetscape.
- 3.10 Wilston Industrial Area is intended to provide for small scale light industrial activities that do not detrimentally impact on the amenity of surrounding residential areas. Future redevelopment must:
- address its interface with residences along Laurel Avenue by providing strong visual buffers
 - be inward looking to contain adverse impacts
 - ensure street frontage appeal.
- 3.11 The Windsor/Wilston Industrial Area must remain within the existing precinct boundary. Proposals in this precinct should not impact detrimentally on the amenity of surrounding residential areas and should build upon the business park theme. Particular consideration must be given to noise and traffic generation.

Map A: Grange District



-  Local Plan boundary
-  Precinct boundary
-  Open space
-  Node
-  School/College
-  Proposed avenue planting
-  Bike way/walk way
-  Proposed bike way/walk way

