

## 4 Local Plans for Outer Suburbs

Outer suburbs have been planned for in greater detail to achieve more functional and integrated communities and to protect the environmental features of these localities. These Local Plans provide the land use framework to deliver sustainable communities in these locations. Refer to *Map D—Local Plans for Outer Suburbs* for an outline of the areas covered by these Local Plans.

### 4.1 Implementation

Local Plans for Outer Suburbs are intended to form the basis for further detailed design in the preparation of a Neighbourhood Structure Plan or an Industrial Structure Plan in accordance with the **Structure Planning Code**. They contain the basic components to be included in a detailed Structure Plan submitted in support of a development application. When preparing a Structure Plan, in addition to reviewing the provisions of the relevant Local Plan for the subject site, proponents are also referred to any adjoining Local Plan as this may provide additional planning context.

The Priority Infrastructure Plan and supporting extrinsic material should also be referred to as they contain more detail on desired outcomes within each Local Plan area.

Implementing these Local Plans for Outer Suburbs will assist in achieving the purpose of the **Structure Planning Code** and the Desired Environmental Outcomes for the Emerging Community Area and Future Industry Area, and less directly, the Desired Environmental Outcomes for other Areas within the Local Plan area.

For some parts of a Local Plan area, more localised planning direction is not necessary. These locations are usually left blank on the Local Plan map. The underlying Area classification should be used to ascertain the preferred land use intent for these locations and prevent incompatible development. Parts of the Local Plan that are likely to be dealt with in this manner are:

- lands to be retained in the Greenspace System
- areas already developed for urban purposes
- existing community uses that are intended to be retained
- important natural economic resources including agricultural lands, lands with extractive and mineral resources, forestry timber and water supply catchments.

Environmental and scenic constraints or other elements are generally not shown over these lands, as this information is not necessary to inform development proposals, as urban development is not envisaged/has already occurred, over these lands. These constraints will be indicated however where contributing to

consideration of connectivity or integration issues, or where consideration of such constraints needs to be triggered by development proposals on adjoining sites.

In addition, a Local Plan only includes information that varies or is in addition to the generic information in City Plan. Such generic information, such as wetland and waterway mapping, Heritage Places and other City-wide mapping and provisions is not repeated in the Local Plan, but still has equal applicability within the Local Plan area.

### 4.2 Elements

Many elements of a Local Plan are common to a number of the outer suburbs Local Plans and the intent of these elements is described below. These elements are to be read as being part of the relevant Local Plan Code when implementing City Plan. These elements either:

- describe a policy or development standard that is different from, or more specific than, the generic standard that would otherwise have applied to the land through application of the Codes in Chapter 5 of the City Plan, or
- map (as a consequence of detailed research undertaken in preparing the Local Plan) the lands to which specific provisions in other parts of the City Plan apply, or
- give direction on the intent of other regulatory mechanisms as a result of more detailed investigations undertaken as part of the local planning process.

The Local Plan will specifically refer to these elements where they apply—either in the text or the accompanying map. Other elements of a Local Plan that are specific to a particular area are also described under the individual Local Plan headings and may be graphically represented on maps for each Local Plan area.

#### 4.2.1 Environmental and scenic constraints

Land in a Local Plan may be subject to a variety of significant environmental and scenic constraints. Of those constraints, the following are mapped and discussed within the Local Plan, in addition to other references within the City Plan:

- waterway corridors
- habitat areas and ecological corridors
- landscape features.

Individual Local Plans may also identify other scenic and environmental constraints particular to that Local Plan area. City-wide environmental and scenic constraints such as wetlands may also affect the Local Plan area, but are not duplicated within the Local Plan.

Following development approval, habitat areas and ecological corridors and waterway corridors are to be included in the Conservation Area if they are to be transferred to public ownership or the Environmental Protection Area if they are to be retained in private ownership, and protected under appropriate mechanisms.

### Waterway corridors

Waterway corridors are defined in Chapter 3 and their function is discussed in the **Waterway Code**. Waterway corridors shown on Local Plans are the result of studies that more accurately depict the extent of the corridor than the generic City Plan Waterway Corridors. **These corridors are not suitable for development and are therefore not included in a Potential Development Area**, unless the Local Plan specifically states otherwise.

### Habitat areas and ecological corridors

Typically, habitat areas and ecological corridors support valuable ecological features as identified in the **Natural Assets Planning Scheme Policy**. These valuable ecological features may include:

- vegetation communities and regional ecosystems considered to be of State, regional or city-wide significance
- habitats of significant flora or fauna species
- wetlands and waterways
- fauna movement corridors
- currently degraded lands which should be rehabilitated to restore or create critical ecological linkages or habitats.

Local Plans have delineated these features in order to identify **habitat areas and ecological corridors that are not suitable for urban development and are therefore not included in a Potential Development Area**. These habitats and their associated ecological functions are to be conserved and enhanced through management and the appropriate design of development. City-wide Codes, including the **Biodiversity Code**, **Waterway Code** and **Wetland Code** contain the assessment requirements and design criteria that will apply to these lands.

### Landscape features

Landscape features cover land identified as possessing scenic or geological features, or vegetation with landscape values or local ecological values.

**Scenic features**—local cultural or character items or areas of high scenic quality that can be viewed from the city’s movement system or public use areas. Important views to scenic features from public viewpoints will be protected through local plan provisions.

**Geological features**—visible examples of rare or uncommon geological formations such as fossil deposits, cliffs, folded or faulted rock formations. Important views to geological features from public viewpoints may be protected in a Local Plan.

**Valued vegetation**—lands identified as supporting vegetation with landscape or local ecological values.

Vegetation with landscape values includes vegetation associated with natural landforms, such as waterways and bushlands; historically or culturally important vegetation; and highly visible vegetation which contributes positively to the amenity of the local area such as:

- vegetated slopes and ridgelines
- vegetation that frames views to scenic features or forms a backdrop to development
- vegetation that screens undesirable features or provides a visual buffer between incompatible uses
- significant landscape and landmark trees
- street trees and shade trees.

Vegetation with local ecological values comprises:

- remnant patches of a vegetation community
- scattered trees and groups of trees forming “stepping stones” for fauna movement
- vegetation providing important food sources, shelter or nest sites for fauna.

**Land identified with landscape features can accommodate sensitively designed urban development and therefore is included in a Potential Development Area unless a Local Plan specifically states otherwise.** The City-wide Codes and Local Plans include specific provisions to protect these landscape features.

### 4.2.2 Open space and parks

To cater for the future recreational needs of the population, additional areas of open space will be required. Existing and proposed parks are to be integrated to achieve a viable park network. Where lands are intended to be included in the park network and come in to public ownership at some stage in the future, these may be noted on the Local Plan maps. Some additional privately-owned sport and recreation facilities may also be required to cater for increased recreation demands.

The Local Plan may also specify whether a park is to be developed and managed for sport, informal use, natural area, landscape amenity or linkage purposes.

Future parks and sporting facilities are indicated on the Local Plan maps in locations that possess characteristics

making them suitable for the type and intensity of use proposed. Priority will be given to securing future parks in these approximate locations.

### 4.2.3 Potential development areas

These areas provide potential development opportunities in the Local Plans—broadly for either residential or industrial purposes. The Local Plans indicate the preferred development types and densities for either industrial or residential purposes, taking into account factors such as location, availability of services, housing choice, environmental constraints, amenity and existing patterns of development.

#### Residential areas

The potential residential development areas are intended to provide for a mix of housing types, styles and densities. Allowable residential densities within each type of residential development area are given below unless specified otherwise in the Local Plan. Yields are to be calculated excluding parts of the site that are not within a Potential Development Area (these usually include habitat areas and ecological corridors and waterways, but may also include other environmental and scenic constraints). Yields and maximum gross floor area for multi-unit dwellings and single unit dwellings are to be calculated across the potential development area including all accessways and roads respectively.

- **Very-low density residential**—this area comprises some lands with landscape features. A lower yield of 5 dwellings per hectare will apply over these lands to ensure least disturbance to these areas. The **Subdivision Code** outlines the design criteria that will apply to these lands and ensures that development in these locations comprises innovative, sensitive and sustainable design. The Local Plan Code may also include more locally responsive development requirements and design criteria.
- **Low density residential**—this area comprises predominantly houses at a yield of 12 dwellings per hectare. However a Local Plan may indicate well located parts of this area that are suited to a mix of houses and multi-unit dwellings (or single unit dwellings) at a yield of 16 dwellings per hectare, or areas suited to predominantly multi-unit dwellings (or single unit dwellings) at a yield of 25 dwellings per hectare. Parts of this area may also support landscape features that require the application of specific design solutions that do not impact on the overall dwelling yield.

The **Residential Design—Single Unit Dwelling Code** will apply to single unit dwellings as if the development was in the Low-Medium Density Area. The **Residential Design—Low Density, Character and Low-medium Density Code** will

apply to multi-unit dwellings, and in both cases the Low Density Residential Area gross floor area and building height provisions of this Code will apply. However maximum yield will not be exceeded.

- **Low-medium density residential**—the Low-medium Density Residential Areas in established parts of the City are intended to contain a mix of often established houses and multi-unit dwellings as houses are incrementally redeveloped as multi-unit dwellings. In emerging communities very well located sites have been identified. These sites are suited to multi-unit dwelling development at a yield of 40 dwellings per hectare.

The **Residential Design—Single Unit Dwelling Code** will apply to single unit dwellings. The **Residential Design—Low Density, Character and Low-medium Density Code** will apply to multi-unit dwellings. The Low-medium Density Residential Area gross floor area and building height provisions in the respective Codes will apply. However maximum yield will not be exceeded.

Following development, these lands are to be included in the most applicable Area classification as follows:

- Very-low density residential will be included in the Environmental Protection Area
- Low density residential will be included in the Low Density Residential Area
- Low-medium density residential will be included in the Low-medium Density Residential Area.

Where the appropriate potential residential development area is not specified in a Local Plan, guidance is to be sought from the Desired Environmental Outcomes of the Area in which the site is located, together with the applicable primary and secondary Codes. These include the **Structure Planning Code, Subdivision Code** and relevant **Residential Design Code**.

In addition to residential development, opportunities are indicated for a range of complementary uses that are compatible with residential uses and assist in the development of integrated and sustainable communities. These uses are discussed in detail in the **Structure Planning Code** and are supplemented with the following guidance.

#### Future school locations

Additional school facilities may be warranted in growth localities, based on the capacity for future population growth, the size of existing facilities and on the advice of Education Queensland and other education providers. The Local Plans nominate both primary and secondary school sites based on suitable size and location.

## Centres

The Local Plans indicate Centres to serve the retail, commercial, entertainment, community uses and other demands of the residents of the surrounding area. These Centres are integrated into a Citywide network that is described in the Strategic Plan in Chapter 2. Unless the Local Plan specifies otherwise, expansion of Centre Activities outside of these identified sites and other land already allocated a Centre Area classification, is inappropriate.

### 4.2.4 Movement system

The movement system comprises roads, public transport facilities and paths for walking, cycling and other car-free forms of transport.

#### Road network

The road network depicted on the Local Plans is part of a road hierarchy that is explained in the Strategic Plan and indicated on the Planning Scheme Maps. The Local Plan road network indicates the lower order existing and proposed roads that form part of an overall strategy to efficiently service the accessibility and mobility needs of the City and region. The more detailed road network is to be designed to fit with the existing and proposed network shown on the Planning Scheme Maps and Local Plan map.

#### Public transport facilities

The Local Plan incorporates facilities that promote integration of public transport, including a road network that has been designed for bus routes and links to railway stations, busway stations and other public transport interchanges.

#### Pedestrian and cyclist paths

A network of pedestrian and cyclist paths, including on-road facilities, is intended throughout the Local Plan areas. Factors that will be considered in the design and location of pedestrian and cyclist paths and associated facilities include the location of schools and sporting facilities, security and safety, topography, accessibility, natural area linkages and park networks.

In addition the recommendations of the *Bicycle Brisbane Plan* detailed network maps are to be implemented where the Local Plan does not override those recommendations.

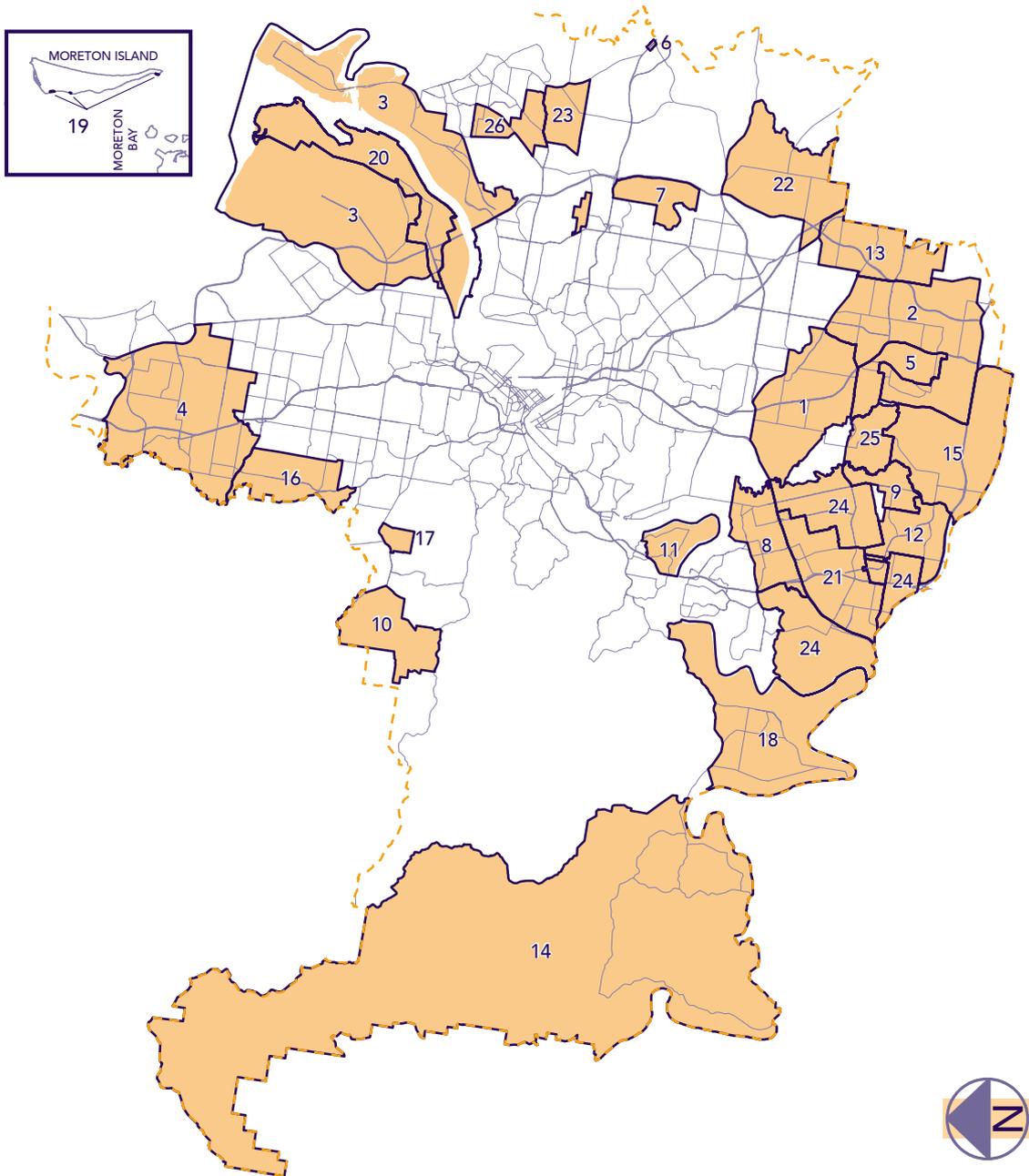
Certain pedestrian and cyclist paths have been identified as part of the strategic greenways network. These will form good quality, continuous pathways providing safe opportunities for recreation and travel to local destinations for walkers, cyclists and users of other car-free forms of transport.

The recommendations of the *Strategic Greenways Network Plan* are to be implemented in each Local Plan area. Some Local Plans show in detail how the *Strategic Greenways Network Plan* is to be implemented in that local area.

### 4.3 Area specific requirements

For each of the outer suburbs Local Plans, particular features or facilities require further explanation. These details are provided under the specific outer suburbs Local Plan and are to be considered in addition to the general requirements for Local Plans.

## Map D: Local Plans (including Neighbourhood Plans) for Outer Suburbs



- |                                   |                                  |                               |
|-----------------------------------|----------------------------------|-------------------------------|
| 1 Acacia Ridge / Archerfield      | 10 Ferny Grove / Upper Kedron    | 19 Moreton Island Settlements |
| 2 Algester / Parkinson / Stretton | 11 Fig Tree Pocket               | 20 Pinkenba / Eagle Farm      |
| 3 Australia Trade Coast           | 12 Forest Lake                   | 21 Richlands Wacol Corridor   |
| 4 Bracken Ridge and District      | 13 Kuraby                        | 22 Rochedale Urban Community  |
| 5 Calamvale District              | 14 Lake Manchester               | 23 Wakerley                   |
| 6 Capalaba West                   | 15 Lower Oxley Creek South       | 24 Western Gateway            |
| 7 Carina / Carindale              | 16 McDowall / Bridgeman Downs    | 25 Willawong                  |
| 8 Darra Oxley District            | 17 Mitchelton                    | 26 Wynnum West                |
| 9 Doolandella                     | 18 Moggill / Bellbowrie District |                               |