

Lake Manchester 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 seeks to carry forward the policy intent of the Ipswich Planning Scheme, that previously applied to much of this area, while using the language and structure of the IPA and Brisbane City Plan 2000.

2 Development principles

The land is a considerable distance from Brisbane's services including social and urban infrastructure (poor transport access, sewerage, secondary schools and commercial services).

It is therefore inefficient and economically inappropriate to increase population in this area. Thus development potential is severely limited. This limited development potential is broadly indicated on *Map A—Development Principles*.

2.1 Urban development land

Land in these areas may only be developed for residential purposes or land uses that meet local community needs. No further development will be considered where full physical infrastructure cannot be provided.

2.2 Non-urban land

Land in rural areas must retain its natural and environmental qualities. Limited agricultural and quarrying activities may be acceptable.

2.3 Natural environment land

Land in Conservation Areas is to be retained in its existing natural state to protect the habitats and native flora/fauna communities, and to maintain the ecological and intrinsic biodiversity values, landscape values and visual qualities of the area.

Other areas of natural environment land that contribute to values of biodiversity, natural landscape and/or native vegetation and water supply catchments are to be conserved and appropriately managed.

2.4 Not committed land

This land is generally undisturbed steep escarpment. Development of any form is discouraged.

2.5 Kholo Creek Hard Rock Resource

The Kholo Creek Hard Rock Resource is recognised as a regionally significant extractive industry resource economically important to the future development of South-East Queensland.

The hard rock resource, the separation buffer areas surrounding the extractive resource/processing area, and the route for haulage of quarried hard rock, are protected from incompatible land uses that may compromise the potential long-term extraction, processing and transportation of extractive materials.

Any potential adverse effects from extraction, processing and transportation of extractive materials are minimised through the design and management of extractive industry operations and progressive rehabilitation of sites as part of the operations.

2.6 Haulage Route investigation corridor

The location of an acceptable haulage route is yet to be resolved. Development within this investigation corridor is strongly discouraged.

3 Area intents

These are the specific intents for these Areas where they occur within this Local Plan area.

3.1 Rural Area

This Area is intended to be used for a wide range of primary production purposes and to preclude urban intrusions that are likely to impact on rural production. However, careful consideration must be given to the likely impact of animal establishments on the water quality of nearby watercourses; the environmental quality of nearby land; and amenity of nearby land, particularly where such land is used for urban purposes, including land in the Parkland Rural Precinct. Other forms of development including tourist and recreation oriented uses may be appropriate, provided they are in keeping with the rural character of the locality and do not prejudice rural operations.

3.1.1 Parkland Rural Precinct (refer to Map B—Parkland Rural Precinct)

This Precinct within the Rural Area is intended to accommodate rural residential type living on large suburban allotments of land which are provided with normal urban services, except for reticulated sewerage. Development must not create unreasonable or uneconomic demands for the provision or extension of public amenities or services. Non-residential uses will be restricted to development which provides a service to the area or which is directly associated with, and subordinate to, the dominant residential development.

3.2 Extractive Industry Area

The hard rock resource is identified in the Local Plan as an Extractive Industry Area. The Kholo Creek hard rock resource is located in an area of high biodiversity and landscape value.

The overall outcomes are to:

- Ensure the long-term protection of and access to the resource and operational areas associated with the extraction and processing of extractive materials;
- Allow for extraction and processing of extractive resource;
- Ensure incompatible land uses and activities do not compromise the operations associated with the extraction, processing and transport of extractive materials;
- Maintain appropriate buffer areas immediately surrounding the hard rock resource in a natural state and ensure incompatible land uses and activities do not compromise the buffer areas;
- Undertake progressive rehabilitation of the extractive resource site and to the greatest extent possible, re-establish pre-existing biodiversity/environmental values and ecological processes; and
- Protect significant biodiversity and landscape values.

The surrounding land is classified as Environmental Protection Area to protect significant biodiversity and landscape values.

3.3 Environmental Protection Area

This Area is intended to preserve important biodiversity, natural landscape, native vegetation, waterways and water supply catchment values, elements and functions.

Parts of the Environmental Protection Area are located adjacent to the Kholo Creek Extractive Industry Area. Further subdivision in this Environmental Protection Area is inappropriate. Development is not envisaged and would not be supported.

Any development will need to take account of factors such as fire and prevailing winds, topography, intervening vegetation, future rock haulage routes, proposed methods of operation at the Kholo Creek hard rock resource and impacts from operations at the Kholo Creek hard rock resource.

3.4 Low Density Residential Area

This Area is intended to accommodate low density residential development, to the general exclusion of other types of land use. A small pocket of low-medium density housing is also located in this area, surrounded by the Karana Downs Country Club (golf club).

Non-residential uses are only appropriate when residential amenity can be maintained and where the use provides some service to the residential neighbourhood.

3.5 Multi-purpose Centre 4 (Convenience Centre) Area

This Area is intended to provide for the establishment of retail, commercial and professional services for local residents in convenient locations within residential areas, and to ensure that the scale and type of development is compatible with the character and amenity of the surrounding residential areas. Development must not have a detrimental effect on the amenity and general well being of the area in which it is proposed to be located.

3.6 Community Use Area

This Area retains land for specified community and public uses. These uses include a church, school, fire station, police station, cemetery, and sewerage and telecommunications facilities.

3.7 Parkland Area

This Area is intended to provide a sufficient quantity of open space to provide for a wide range of parkland settings. Development in this area is to be located and designed to avoid, or at least minimise, impacts on places of environmental significance. Low key, nature based recreation is preferred in lieu of active forms of recreation in areas of environmental significance.

3.8 Sport and Recreation Area

This Area is intended to provide a sufficient quantity of open space to provide for a range of sporting and recreational opportunities for residents and visitors. It is intended to enable sporting clubs using sports fields in this area to establish club facilities, subject to appropriate siting, buffering and landscaping, access and hours of operation.

3.9 Conservation Area

This Area is intended to protect the environs of the Mount Crosby Water Treatment Plant, Lake Manchester and its immediate catchment area, and Cabbage Tree Creek within Brisbane Forest Park. Lake Manchester functions as a water storage facility to supplement water supply within the Brisbane River at the Mount Crosby water supply uptake. Its protection as a water resource is essential. No urban or incompatible non-urban development will be permitted within the catchment of Lake Manchester.

As the primary function of this area is the preservation of flora and fauna habitats, wildlife corridors and conservation of those areas of scenic value, the natural resource should not be further fragmented as a result of any subdivision.

4 Level of Assessment

The following text and table/s 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.

4.1 Subdivision in Rural Areas, Environmental Protection Areas and Conservation Areas (where not in the Parkland Rural Precinct)

Subdivision, other than for amalgamation purposes or rearrangement of boundaries, will not be supported.

Reconfiguring a lot (subdivision), other than either for amalgamation purposes or for rearrangement of boundaries, is impact assessable—generally inappropriate.

4.2 Rural Area (Where not in the Parkland Rural Precinct)

Self Assessment		Applicable Codes
1.	Farm where complying with the Acceptable Solutions in the Farm Code and the Lake Manchester Local Plan Code	Farm Code and Lake Manchester Local Plan Code (P1/A1 and P2/A2 only)
2.	House where complying with the Acceptable Solutions in the House Code and the Lake Manchester Local Plan Code	House Code and Lake Manchester Local Plan Code (P3/A3 only)
Impact Assessment		Relevant Codes
Generally appropriate		
1.	Reconfiguring a lot for either amalgamation purposes or rearrangement of boundaries	Subdivision Code and Lake Manchester Local Plan Code

4.3 Parkland Rural Precinct

Self Assessment		Applicable Codes
1.	House where complying with the Acceptable Solutions in the House Code and on a lot equal to or greater than 0.4ha	House Code
Code Assessment		Applicable Codes
1.	Reconfiguring a lot where all resulting lots are 0.4ha or greater	Subdivision Code
Impact Assessment		Relevant Codes
Generally inappropriate		
1.	Reconfiguring a lot where any resulting lots is less than 0.4ha	Subdivision Code

5 Lake Manchester Local Plan Code

This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and takes precedence over the Codes in Chapter 5.

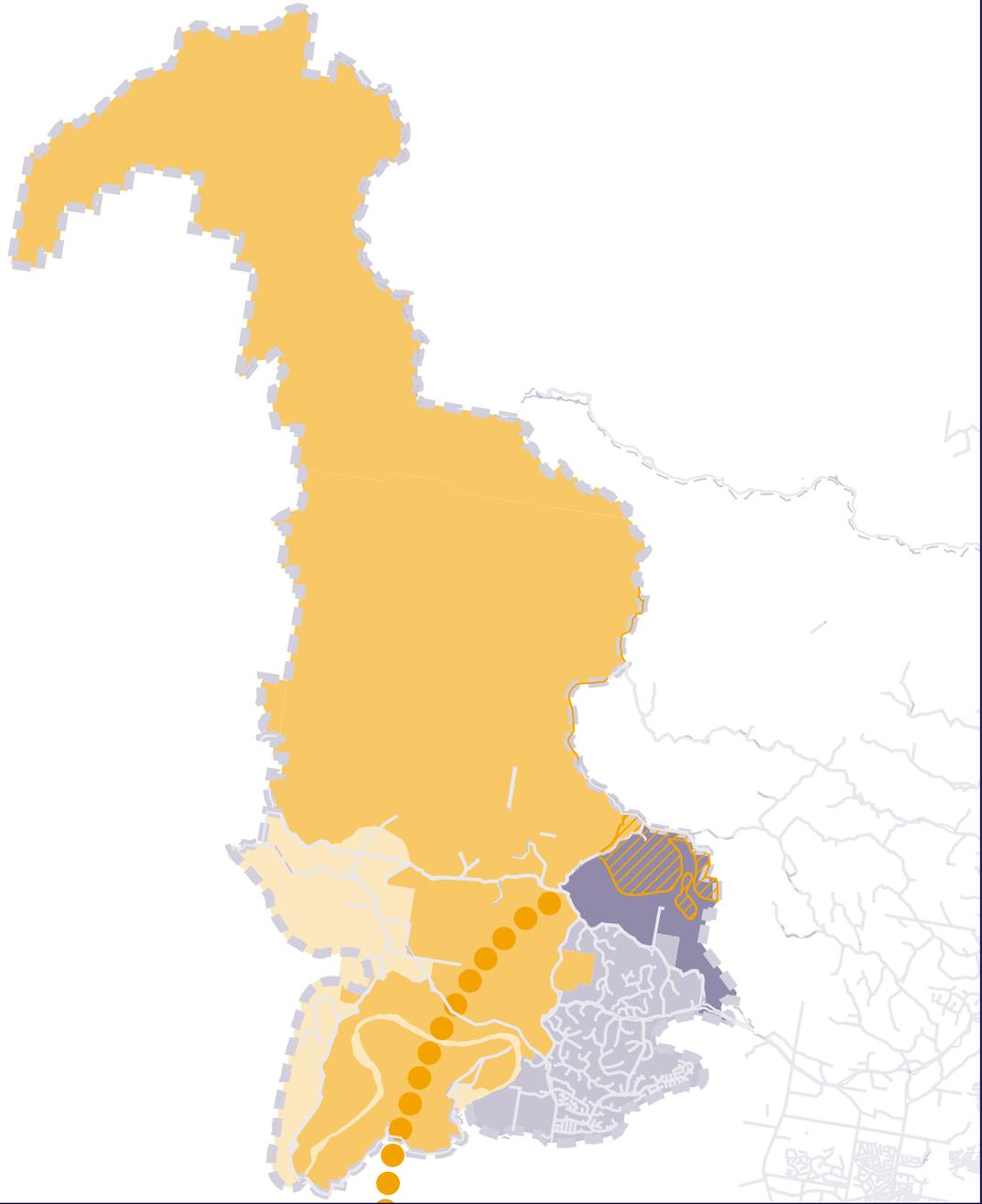
The purpose of this Code is to ensure that development in the Local Plan area is consistent with the Development principles and Precinct intents of this Local Plan.

Performance Criteria		Acceptable Solutions	
Where for a Farm within the Rural Area			
P1	Farm activities must not adversely impact on biodiversity or landscape values	A1.1	Within the Natural Environment Land as shown on <i>Map A—Development Principles</i> , native vegetation is not cleared
		A1.2	Within the Non-urban Land as shown on <i>Map A—Development Principles</i> , vegetation is not cleared: <ul style="list-style-type: none"> • within a watercourse • within 30m of a watercourse • on lands with slopes of greater than 20% • for the logging of naturally occurring vegetation
		A1.3	Fencing provides for the movement of fauna through vegetated corridors
P2	Forestry activities must not adversely impact on biodiversity or landscape values	A2.1	Within the Non-urban Land as shown on <i>Map A—Development Principles</i> , forestry activities are not carried out: <ul style="list-style-type: none"> • within a watercourse • within 30 metres of a watercourse • on lands with slopes greater than 20%
		A2.2	Within the Non-urban Land as shown on <i>Map A—Development Principles</i> , forestry activities do not involve harvesting of native forest
Where for a House within the Rural Area			
P3	House location must result in minimal loss of native vegetation or impacts upon the landscape	A3	Within the Natural Environment Land as shown on <i>Map A—Development Principles</i> , native vegetation is not cleared
Where for reconfiguring a lot by rearrangement of boundaries within the Rural Area			
P4	Biodiversity values and conservation status of land are protected	A4	Applications must be accompanied by an environmental statement or report prepared by a suitably qualified person which identifies the degree of conservation significance and the impact of the proposal on the conservation status of the area

6 Infrastructure Provisions

Developments approved in this Local Plan area will be required to pay the full cost impact of servicing with water supply, sewerage and treatment, waterways, transport and community purpose infrastructure.

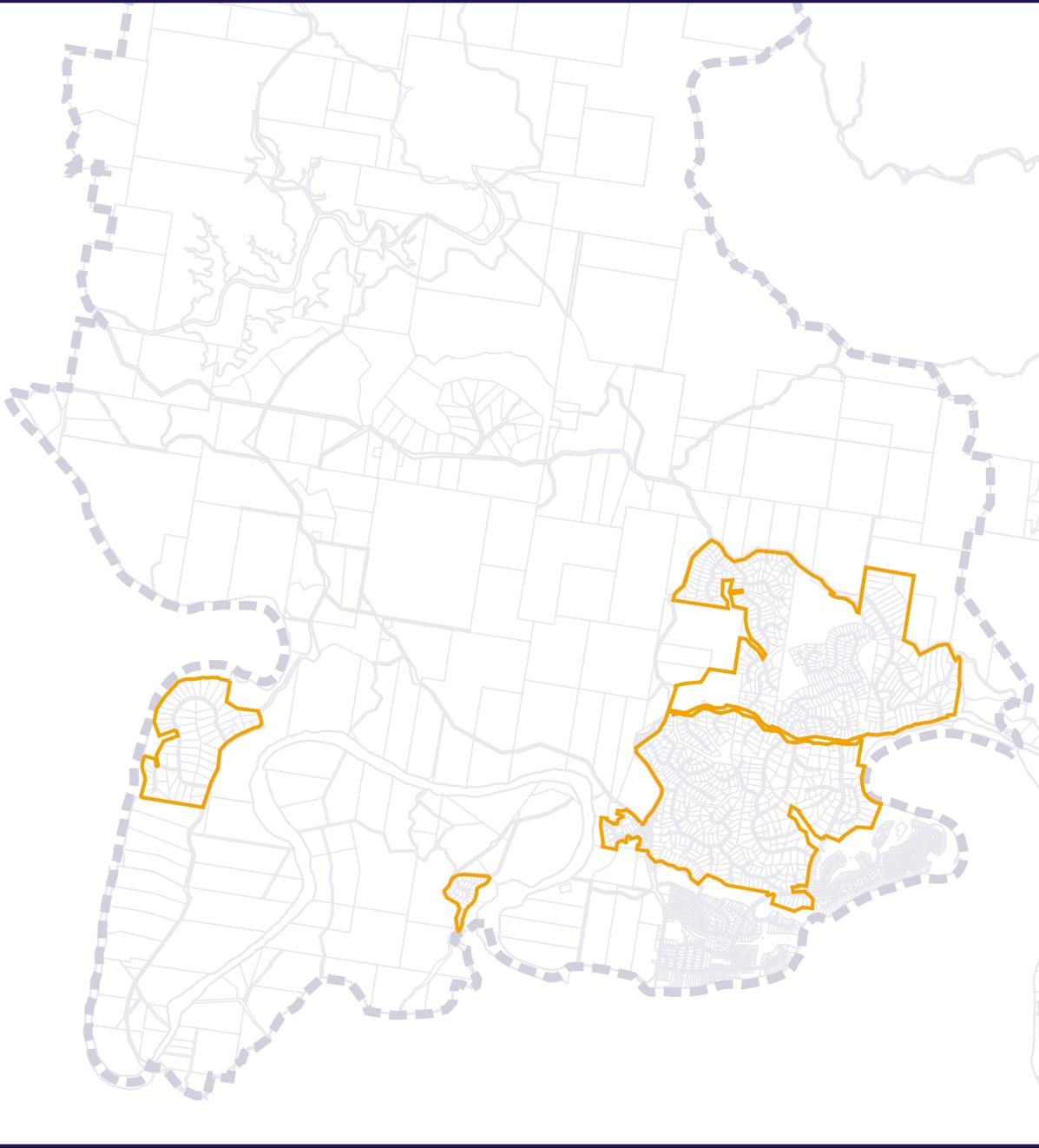
Map A: Development Principles



-  Local Plan boundary
-  Urban development land
-  Not committed land
-  Natural environment land
-  Non-urban land
-  Kholo Creek Hard Rock Resource
-  State preferred Haulage Route investigation corridor



Map B: Parkland Rural Precinct



- Local Plan boundary
- Parkland rural precinct

