

McDowall/Bridgeman Downs 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 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—McDowall/Bridgeman Downs North* and *Map B—McDowall/Bridgeman Downs South*. 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 Potential Development Areas in the Rural Area

The northern section of this Local Plan contains land currently in the Rural Area and is also shown in the Potential Development Area.

Development in this area will be regarded as occurring in the Emerging Community Area and assessed against the Emerging Community Area provisions of Chapter

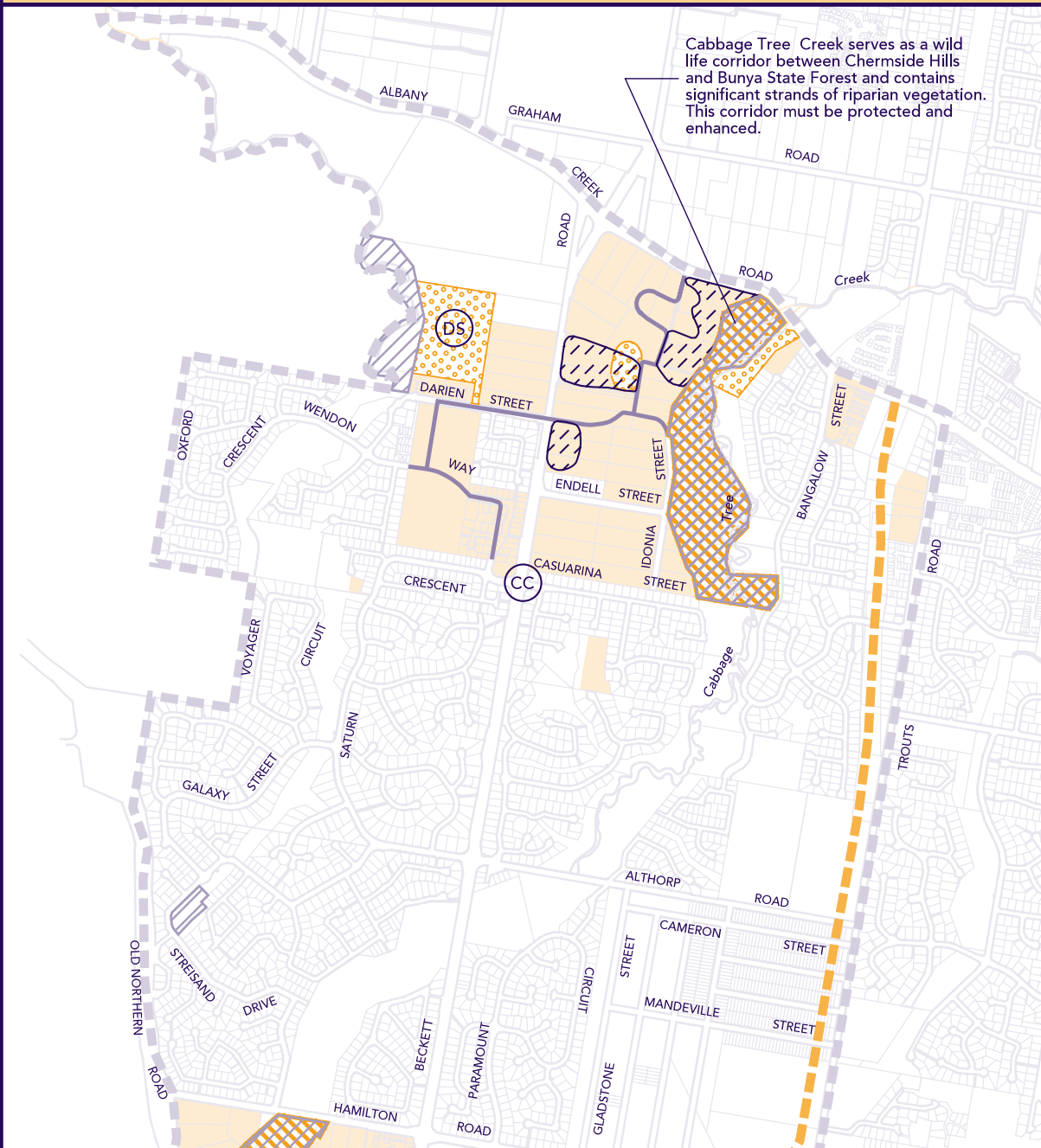
3. Development must be in accordance with *Map A—McDowall/Bridgeman Downs North*.

Proposals must include a mix of larger lot sizes, retain existing vegetation and minimise development in vegetated or other scenically important areas.

Where higher densities are proposed, they must be located in the cleared parts of the area and must comprise clusters of development surrounded by a high proportion of landscaping and open space.



Map A: McDowall/Bridgeman Downs North



Cabbage Tree Creek serves as a wild life corridor between Chermside Hills and Bunya State Forest and contains significant strands of riparian vegetation. This corridor must be protected and enhanced.

- Local Plan boundary
- Environmental and scenic constraints:**
 - Waterway corridors
 - Habitat areas and ecological corridors
 - Landscape features
- Open space and parks:**
 - Parks
 - District sports facilities
- Potential development areas**
- Centres:**
 - Convenience Centre
- Movement system:**
 - State government proposed arterial road
 - Neighbourhood access route



Map B: McDowall/Bridgeman Downs South

