

Moorooka 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 New residential development is to complement the War Workers and Soldier Settlement housing that contributes strongly to the character of the District. To preserve this character, resubdivision of house lots in the Clifton Hill War Service Homes Estate will be strongly discouraged.
- 2.2 Housing types are to meet the needs of the community, especially the significant elderly population and the emerging younger population.
- 2.3 Significant environmental features including Toohey Forest, Rocky Water Holes Creek and Stable Swamp Creek are to be preserved for their ecological and recreational values. These areas are complemented by local parklands such as Kookaburra Park.
- 2.4 Views to the hills and ranges and the City Centre are to be preserved and complemented by green, leafy streets and attractively presented commercial/ industrial areas and associated transport corridors.
- 2.5 The Moorvale Shopping Centre is to remain a vibrant, attractive place offering retail, commercial,



community and recreational opportunities to shoppers and visitors. The centre is to be supported by a network of smaller convenience centres easily accessible by foot, bike and vehicle.

3 Precinct intents

Refer to *Map A—Moorooka District*.

- 3.1 Extension of vehicle sales yards along Ipswich Road between Cracknell and Beaudesert Roads is discouraged.
- 3.2 The Moorvale Shopping Centre is to remain the principal suburban centre and provide retailing and personal services for the District. It may contain office development to serve the immediate shopping catchment. New development, expansion or redevelopment must reflect the existing character of the shopping centre and, in particular, must be built to the front property alignment and include awnings for pedestrian shelter.
- 3.3 If the existing industrial activity on Hamilton Road ceases operation, residential development will be encouraged.
- 3.4 Mixed use development along Beaudesert Road between Ipswich Road and the Moorvale Shopping Centre may be encouraged where such development retains character buildings and does not impact on residential amenity, particularly in the area north of Gaba Tepe Street.
- 3.5 The ecological and recreational values of Toohey Forest Park must be conserved and maintained. The park should be linked to other open spaces in the District, including parks in Vendale Avenue.

4 Level of Assessment

The following table contains exceptions to the levels of assessment overriding the levels of assessment in Chapter 3.

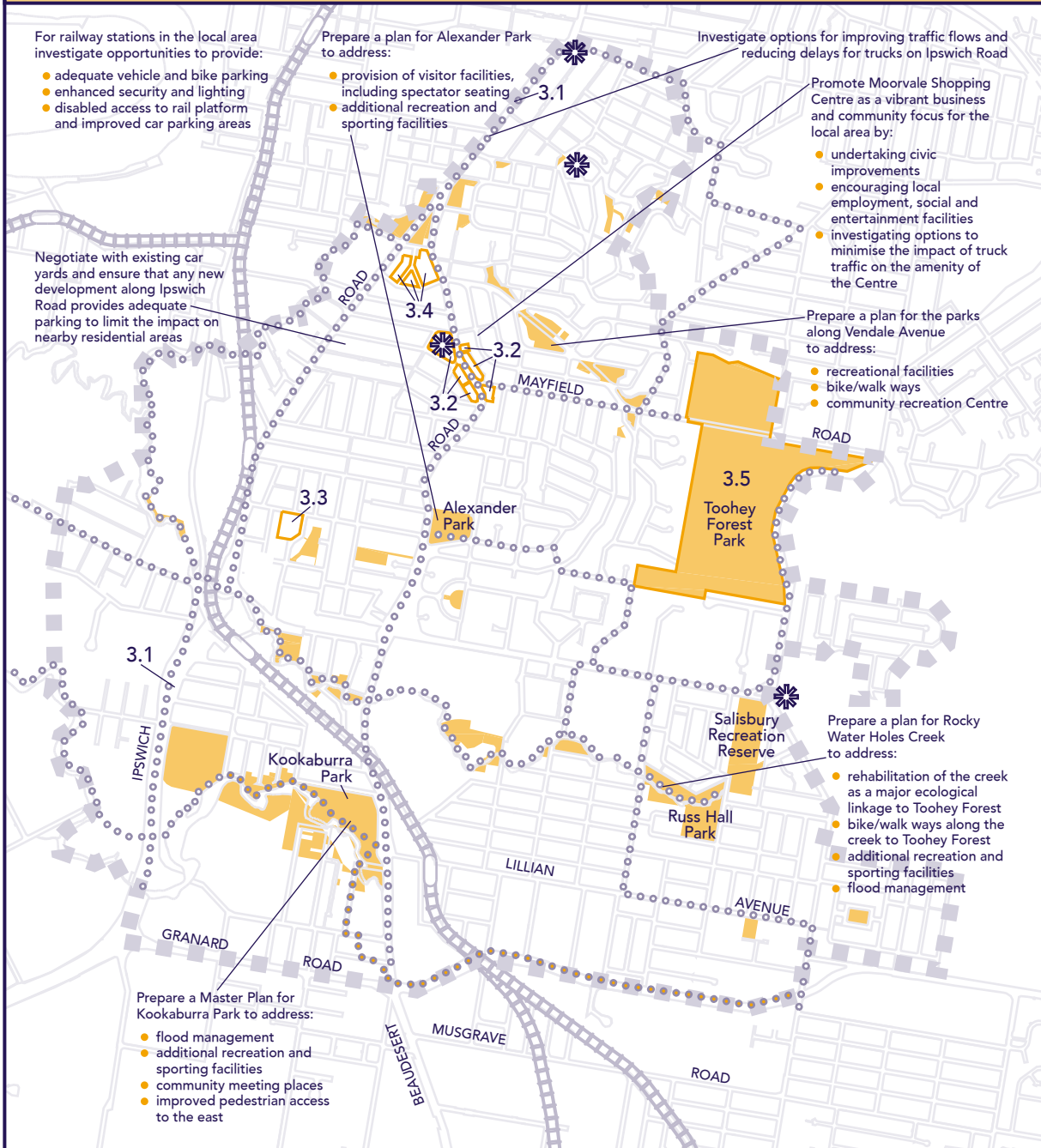
A preliminary approval may change the level of assessment identified in this table.

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.

Where located in the Clifton Hill War Service Homes Estate:

Impact Assessment	Relevant Codes or Policies
Generally inappropriate	
1. Reconfiguring a lot where any resulting lot is less than 800m ²	Subdivision Code

Map A: Moorooka District



- Local Plan boundary
- Precinct boundary
- Open space
- Bike way/walk way
- Proposed bike way/walk way
- Node



Map B: Clifton Hill War Service Homes Estate



— — — Local Plan boundary

— Estate boundary

