

Wakerley 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.

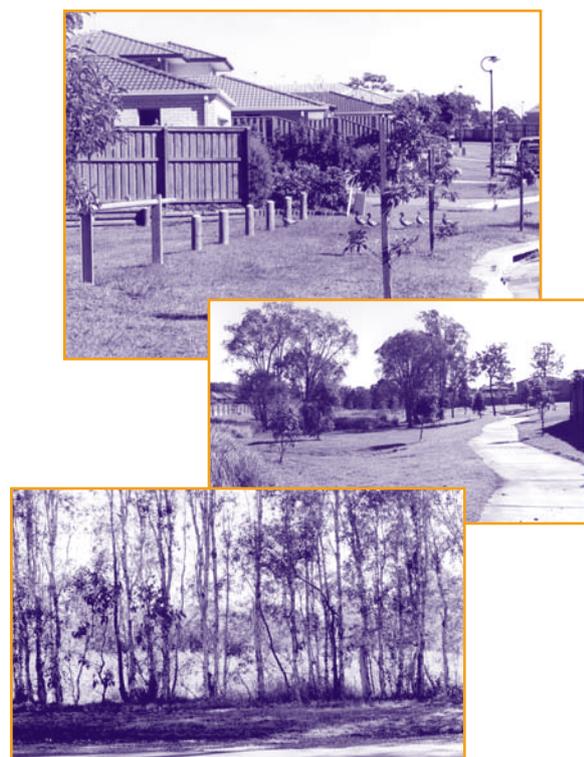
2 Elements

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—Wakerley*. 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 Environmental and scenic constraints

2.1.1 Waterway corridors

Waterway corridors have been identified from the Lota Creek and the Gumdale to Tingalpa Stormwater Management Plans.



2.1.2 Landscape features

2.1.2.1 Valued vegetation

Valued vegetation supports native vegetation contributing to local habitat, particularly koala habitat, and wildlife movement opportunities, linking to areas such as Ransome, Gumdale and Hemmant. Valued vegetation identifies remnants of vegetation communities that are threatened at a local or State level and/or are known habitat for wildlife species scheduled under the *Nature Conservation (Wildlife) Regulation 1994*.

2.2 Potential development areas

Non-residential uses that are considered to be inappropriate in any of the residential Potential Development Areas (in addition to those identified as being inappropriate in the relevant Area level of assessment table) include Caravan Park, Club, Education Purposes, Health Care Purposes, Hotel, Indoor Sport and Recreation, Medical Centre, Restaurant, Service Station or Youth Club.

2.2.1 Low density residential — Precinct 1

A yield of 10 dwellings per hectare applies to this land.

2.2.2 Low density residential — Precinct 2

A yield of 15 dwellings per hectare applies to this land. Small lots are most appropriately located close to centres and public transport routes and are a minimum of 400m². Multi-unit dwellings and single unit dwellings are considered inappropriate.

2.2.3 Low density residential — multi-unit dwellings

A yield of 25 dwellings per hectare applies to this land. Development form is a mix of small lot housing, single unit dwellings and multi-unit dwellings.

2.2.2 Light and general Industry

Shared access to the light industry area from Ingleston Road is encouraged and should be addressed as part of an industrial structure plan for any future development application. Any future industrial development fronting New Cleveland Road is to be designed to create attractive streetscapes incorporating extensive landscaping and coordinated signage.

The tributary of Bulimba Creek traversing the eastern part of the general industry area and flowing north into the Numgubba Swamp is to be protected and progressively rehabilitated where it has been degraded by past vegetation clearing and filling. Development

adjacent to (particularly east of) this corridor should comprise low impact industry or service uses that are more compatible with the environmental values of the corridor and with nearby residential land.

2.3 Stormwater management

Structural controls as indicated on *Map A—Wakerley* are recommended to assist in meeting stormwater management quality and quantity objectives. Where development occurs north of Tilley Road and east of the proposed extension of Tilley Road, prior to the construction of the regional wetland in this area, development may be required to incorporate on-site wetlands/basins to manage stormwater flows in the interim.

2.4 Koala food species

Where reference is made to koala food species throughout this Local Plan, the following are recommended: forest

red gum (*Eucalyptus tereticornis*), scribbly gum (*Eucalyptus racemosa*), grey iron bark (*Eucalyptus siderphloia*), tallow wood (*Eucalyptus microcorys*), or other local native canopy trees.

3 Level of assessment

The following tables 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.

3.1 Very-low Density Residential and Low Density Residential – (Precinct 1)

Self Assessment	Applicable Code
1. House where complying with the Acceptable Solutions in the House Code and Acceptable Solutions in the Wakerley Local Plan Code	Wakerley Local Plan Code and House Code
Code Assessment	Applicable Codes
1. Reconfiguring a lot in the Very-low Density Residential Potential Development Area where all resulting lots are 5,000m ² or greater, or 10,000m ² or greater where located in Sub-precinct A	Wakerley Local Plan Code and Subdivision Code
2. Reconfiguring a lot in the Low Density Residential — (Precinct 1) Potential Development Area where: <ul style="list-style-type: none"> all resulting lots are 500m² or greater and all resulting rear lots are 600m² or greater (excluding access way) the minimum average lot size in Sub-precinct A is 600m² 	Wakerley Local Plan Code, Subdivision Code and Structure Planning Code
Notifiable	
1. House where not complying with the Acceptable Solutions in the House Code or Acceptable Solutions in the Wakerley Local Plan Code	Wakerley Local Plan Code and House Code
Impact Assessment	Relevant Codes
Generally inappropriate	
1. Reconfiguring a lot in the Very-low Density Residential Potential Development Area where any resulting lot is less than 5,000m ² , or less than 10,000m ² where located in Sub-precinct A	Wakerley Local Plan Code and Subdivision Code

Impact Assessment	Relevant Codes
2. Reconfiguring a lot in the Low Density Residential — Precinct 1 Potential Development Area where: <ul style="list-style-type: none"> any resulting lot is less than 500m² or any resulting rear lot is less than 600m² (excluding access way), or the minimum average lot size in sub-precinct A is less than 600m² 	Wakerley Local Plan Code, Subdivision Code and Structure Planning Code

3.2 Low Density Residential – Precinct 1 and Precinct 2

Self Assessment	Applicable Codes
1. House where complying with the Acceptable Solutions in the House Code and Acceptable Solutions in the Wakerley Local Plan Code	Wakerley Local Plan Code and House Code
Code Assessment	Applicable Codes
1. Reconfiguring a lot where all resulting lots are 450m ² or greater and all resulting rear lots are 600m ² or greater (excluding access way)	Wakerley Local Plan Code, Subdivision Code and Structure Planning Code
Notifiable	
1. House where not complying with the Acceptable Solutions in the House Code or Acceptable Solutions in the Wakerley Local Plan Code	Wakerley Local Plan Code and House Code
2. Reconfiguring a lot (other than subdivision of existing or approved buildings) where any resulting lot (other than a rear lot) is 400m ² or greater but less than 450m ²	Wakerley Local Plan Code, Subdivision Code and Structure Planning Code
Impact Assessment	Relevant Codes
Generally inappropriate	
1. Reconfiguring a lot where any resulting lots is less than 400m ² or any resulting rear lot is less than 600m ² (excluding access way)	Wakerley Local Plan Code, Subdivision Code and Structure Planning Code

4 Wakerley Local Plan Code

This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the generic Codes in Chapter 5. Where directly varying from a Code in Chapter 5, the Performance Criteria and Acceptable Solutions in this **Local Plan Code** take precedence. All remaining Performance Criteria and Acceptable Solutions of the Codes in Chapter 5 will continue to apply.

The most common Codes in Chapter 5 that apply to development in this Local Plan area are the **Structure Planning Code** and the **Subdivision Code** (these Codes may also specify relevant secondary Codes that also need to be referred to).

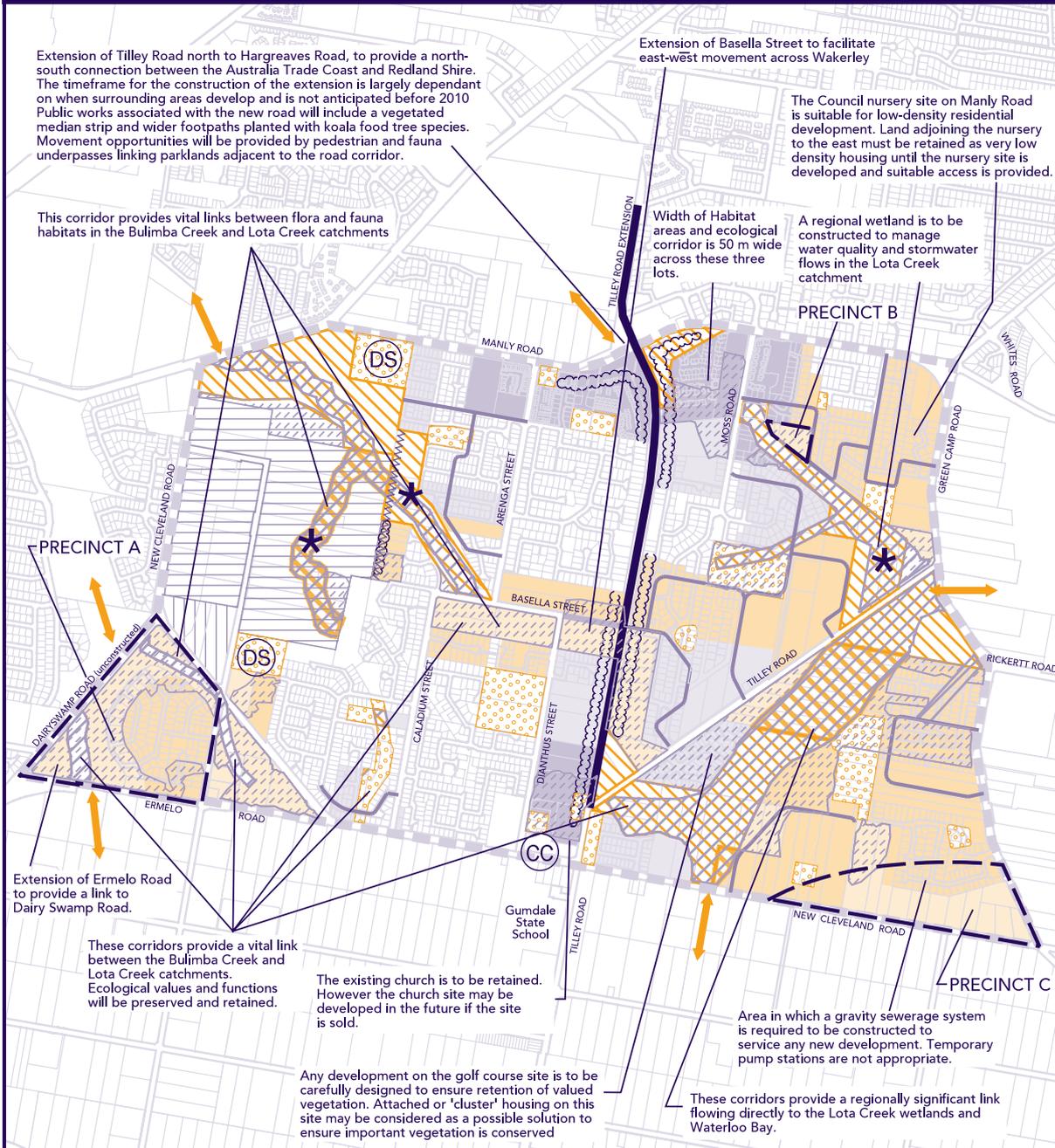
The purpose of this Code is to ensure that development in the Local Plan area is consistent with the intent for the Elements of this Local Plan.

Performance Criteria	Acceptable Solutions
General	
P1 An acceptable sewerage system (i.e. not temporary pump stations) must be provided to service new development	A1 A gravity sewerage system is constructed to provide sewerage services to new development in the area identified on <i>Map A—Wakerley</i>
P2 Stormwater flow must not result in adverse impacts upon upstream or downstream areas, habitats or adjacent properties	A2 Impermeable areas including dwellings, ancillary buildings, vehicular access and all paved areas do not exceed the following percentage of the site area: Very-low Density Residential — 20% Low Density Residential — Precinct 1 at average density of 50% Low Density Residential — Precinct 2 — 70% Low Density Residential — multi-unit dwellings — 75% Convenience Centres, Light Industry and General Industry — 90%
P3 Residential areas and public parkland must be adequately protected from industrial development to ameliorate the impact of industry noise and air pollution and facilitate wildlife movement between nearby parklands and corridors	A3.1 Reconfiguring a lot for residential development north of New Cleveland Road, where abutting the Light Industry or General Industry Potential Development Area, incorporates a 70m wide noise and air pollution buffer with a minimum 20m of the width comprising existing native vegetation or is revegetated using a layered structure of native species, including koala food species A3.2 Parkland north of New Cleveland Road where abutting the Light Industry or General Industry Potential Development Area: <ul style="list-style-type: none"> • is a minimum of 70m wide • is accessible from an adjacent public street for a minimum of 50% of the length of its eastern boundary • comprises existing native vegetation or is revegetated using a layered structure of native species, including koala food species for a minimum width of 20m from the boundary with the Industry Potential Development Area
P4 Residential areas and public parkland must be appropriately buffered from major traffic routes to improve amenity and facilitate wildlife movement between nearby parklands and corridors	A4.1 Reconfiguring a lot for residential development incorporates a landscaped buffer/fauna link along the boundary to the road corridor as indicated on <i>Map A—Wakerley</i> , which has a minimum width of 20m and comprises existing native vegetation or is revegetated using a layered structure of native species, including koala food species

Performance Criteria	Acceptable Solutions
	<p>A4.2 Public parkland abutting the Tilley Road extension and the Manly Road intersection with this extension:</p> <ul style="list-style-type: none"> • is a minimum of 40m wide • is accessible from an adjacent public street • comprises existing native vegetation or is revegetated using a layered structure of native species, including koala food species for a minimum width of 20m from the boundary to Manly Road and/or the Tilley Road extension <p>A4.3 Any public street abutting the Tilley Road extension includes a verge abutting the road corridor with a minimum width of 20m and comprising existing native vegetation or is revegetated using native trees, including koala food species</p>
Where adjoining a habitat area and ecological corridor or waterway corridor	
<p>P5 Development must be designed and landscaped to avoid or minimise edge effects and protect the various functions of the Habitat area and ecological corridor or Waterway corridor</p>	<p>A5.1 Existing valued vegetation immediately adjacent to the Habitat area and ecological corridor or Waterway corridor is retained and protected</p> <p>A5.2 Mature native trees, especially koala food species are retained on residential lots, street reserves and parklands where removal is not required to site new roads or buildings</p>
<p>P6 Streets that abut a Habitat area and ecological corridor or Waterway corridor must protect the long term koala movement function of the corridors</p>	<p>A6 In relation to the street design requirements of the Subdivision Code, required native tree planting includes koala food species</p>
Where adjoining a habitat area and ecological corridor or waterway corridor and in Very Low Density Residential	
<p>P7 Residential development must be designed to minimise impacts on habitat values</p>	<p>A7 Post and rail fences or “living fences” consisting of locally occurring shrubs and trees to mark the lot boundary are used so as to not impede the vision and movement of wildlife, in particular koalas</p>
Where containing valued vegetation	
<p>P8 Development is designed and located so as to maximise the retention of existing valued vegetation and its associated wildlife habitat and movement functions</p>	<p>A8.1 Existing stands of valued vegetation are retained intact and fragmentation is avoided</p> <p>A8.2 Buildings are set back a minimum of 5m from the dripline (line on the ground defined by the outermost edge of the canopy of a tree or shrub) of existing stands of valued vegetation</p> <p>A8.3 Valued vegetation supporting hollows or nests is protected</p> <p>A8.4 Vegetative connectivity with adjacent areas or stands of valued vegetation is maintained or restored</p>

Performance Criteria	Acceptable Solutions
Where in the Very-low Density Residential Potential Development Area	
<p>P9 Residential development must be designed to retain and enhance significant natural environmental values, including wildlife habitat and movement functions and existing native vegetation, minimise impacts on habitat values and landscape character and protect ecological corridors and waterway corridors</p>	<p>A9.1 Where located in Precinct B, lots less than 5,000m² may be supported where it can be demonstrated that no significant environmental impact will occur</p> <p>A9.2 Minimum street frontage for all new lots is 40m</p> <p>A9.3 A minimum of 70% of the lot is retained in its natural state, or 85% where in Precinct A, protecting existing native vegetation and/or revegetated using local native plant species including at least 50% koala food species at maximum 2m centres</p> <p>A9.4 In addition to the Building Location Plan requirements of the Subdivision Code and the House Code, the Building Location Plan:</p> <ul style="list-style-type: none"> • is no more than 15% of the site area for sites in Precinct A • minimises loss or fragmentation of existing native vegetation • is sited close to the lot boundary that has street access <p>A9.5 All lots or new dwellings are connected to the reticulated sewerage system</p>
Where for development of a Convenience Centre on the corner of New Cleveland Road, Tilley Road and Dianthus Street	
<p>P10 The Centre must be designed with a main street character to build upon and complement the existing community node, which also incorporates the Gumdale State School and local post office</p>	<p>A10.1 The Centre contains a maximum net leaseable area of 1,700m²</p> <p>A10.2 The Centre is designed to address all street frontages and evoke a contemporary ‘main street’ character with some shops being located close to street frontages</p> <p>A10.3 An attractive and useable semi-public open space with a minimum area of 200m² is provided</p> <p>A10.4 Maximum building height is 2 storeys</p> <p>A10.5 Average building setback from the street is 3m</p>

Map A: Wakerley



<p>Local Plan boundary</p> <p>Environmental and scenic constraints:</p> <ul style="list-style-type: none"> Waterway corridors Habitat areas and ecological corridors (public ownership) Habitat areas and ecological corridors (private ownership) Habitat areas and ecological corridor linkages Landscape features <p>Open space and parks:</p> <ul style="list-style-type: none"> Parks 	<p> District sports facilities</p> <p>Potential Development Area:</p> <ul style="list-style-type: none"> Very-low density residential Low density residential - Precinct 1 Low density residential - Precinct 2 Low density residential - multi-unit dwellings Light industry General industry 	<p>Centres:</p> <p> Convenience Centre</p> <p>Movement system:</p> <ul style="list-style-type: none"> Arterial route District route Neighbourhood route Buffer/Fauna Link - private ownership Noise and air pollution buffer Stormwater management wetland/basin
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