

# Willawong 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 The regionally significant ecosystems and local environmental values in the Plan area are to be protected and enhanced, and as a consequence, water quality in the local waterways is to be improved. This aim will be achieved through:

- the completion by Council of an extensive program of remediation of waste disposal areas on its own land at Willawong remediation area, and subsequently, transformation of most of this land into an extensive open space system, including three wetlands
- the retention of the broad hectare rural character of the Local Plan area
- the protection from further development of waterway corridors and wetlands and the focus on the remediation of extractive industry sites
- establishment, on publicly owned land, of a significant environmental corridor linking the Blunder and Oxley Creek environmental corridors across the Plan area. These environmental corridors are intended to enhance the area's vegetation and biological diversity.

The above initiatives will support, at the local level, the aims of the Oxley Creek Catchment Management Plan and the Moreton Bay Catchment Water Quality Management Strategy. These initiatives are intended to contribute to halting the current water quality decline in Blunder and Oxley Creeks, and to measurably improving water quality.

2.2 The Local Plan recognises the possibility of the existence of places of Indigenous cultural heritage significance in the area. Any identified sites should be individually investigated. Appropriate management strategies are to be developed for their conservation in conjunction with the current owners, relevant Indigenous and non-Indigenous groups, community organisations and government agencies.

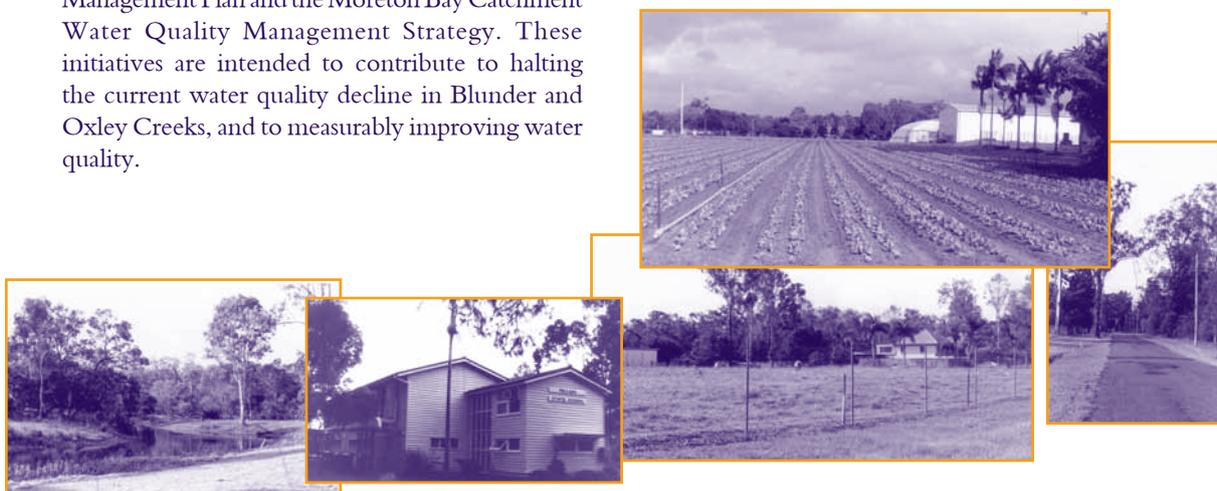
2.3 The Willawong Local Plan area has the potential to become a sporting focus for the southern parts of the City. To realise this potential, further investigation of the preferred type and location of sporting and recreation facilities will be carried out by Council in consultation with the local community. Proposals for new facilities are to demonstrate that the environmental values of the Willawong Local Plan area will not be compromised.

## 3 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—Willawong*. 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.

### 3.1 Environmental and scenic constraints

The Willawong Local Plan area lies within an extensive green space system of the outlying suburbs of southern Brisbane known as 'The Oxley Wedge'. The Oxley Wedge embraces the significant environmental corridors of Oxley and Blunder Creeks, and separates the urban areas of Inala/Forest Lake and Algester/Acacia Ridge.



The Oxley Wedge also links with regionally significant habitat areas in Logan City and Beaudesert Shire.

Urban development in the Oxley and Blunder Creek catchments, sand extraction within creek corridors, and decades of waste disposal activities in the Willawong area have all contributed to the serious degradation of the Oxley Wedge environment. This, in turn, has led to the deterioration of water quality in Oxley and Blunder Creeks, contributing to the pollution of Brisbane River and Moreton Bay.

### 3.1.1 Waterway corridors

The waterway corridors and adjoining land have been considerably degraded by filling and extractive industry operations. Poor water quality in Blunder and Oxley Creeks is partly the result of these activities.

Extractive industries in the Local Plan area will not be favourably considered. This is unless a need for resources and an ability to implement sound environmental management practices can be demonstrated, and appropriate licensing secured. Filling may be allowed only in the context of rehabilitation of mined areas where there is no effect on the hydrology of the creek and the flood plain system.

A number of wetlands are located throughout the Oxley and Blunder Creek waterway corridors, some resulting from past and present sand extraction activities. Rehabilitation of these extractive industry sites is of utmost importance with particular attention to be paid to the hydraulic regime, bank stability and revegetation to improve water quality.

Proposals adjacent to wetlands outside waterway corridors must have regard for effects on the water quality and hydraulic regime (particularly seasonal characteristics) of the wetland, and the potential for isolation of the wetland from significant native vegetation or habitat areas.

### 3.1.2 Habitat areas and ecological corridors

Blunder, Oxley and Anabranck Creek habitat areas and ecological corridors are intended to protect vegetation associated with the creeks, provide for the movement and refuge of fauna, and enhance the quality of water entering the creeks. These habitat areas and ecological corridors should enhance the function of the waterway corridors.

The habitat areas and ecological corridors linking Blunder and Oxley Creeks includes significant bushland and native grasslands. This corridor is intended to enhance ecological values associated with the two creek corridors, and specifically, to provide for fauna movement and refuge.

## 3.2 Precincts

### 3.2.1 Willawong rural area

Willawong rural area exhibits a broad hectare rural character. It contains lots of generally 4–10ha and accommodates a range of rural and agricultural activities. This area supports eucalypt and melaleuca vegetation communities of Citywide and regional significance. Some of these vegetation communities occur outside the Habitat areas and ecological corridors.

The rural character, as seen from King Avenue and Learoyd Road, must be preserved. Any proposals must be compatible with the precinct's broad hectare rural character. This will occur by minimising land subdivision, protecting and enhancing existing vegetation communities, creating built forms consistent with the rural character and being attentive to local flooding constraints. Agricultural activities, because of their likely impacts on local waterways, should be carefully managed.

To ensure safe traffic movement on the roads, the number of vehicle access points to adjacent land will be minimised.

Council's dog pound in the Willawong rural area will continue to provide an important service to the southern parts of Brisbane.

Further intensification of waste incinerator operations on the Ace Waste site is likely to be precluded by a number of factors, including the desired broad hectare rural character of the precinct. Within these constraints, certain operational refinements may be possible, providing acceptable environmental performance standards are achieved.

This Plan does not support establishing new or intensifying existing waste related industries in the precinct. Provision for such activities is made within the recycling industry node in the adjacent remediation area.

### 3.2.2 Remediation area

Some 19ha are set aside in the heart of the remediation area for recycling industries to be established based on synergies with the existing Willawong Transfer Station. Proposals for light industry are also appropriate at this location. Strict performance criteria will apply to this industrial node to protect the existing environmental values of the area.

Most of the remediation area, including the hardfill site once closed, will be progressively transformed into Council owned open space.

A considerable proportion of open space in the remediation area will not be accessible to the public. Public access may, in time, be allowed to parts of the open space areas only when Council is certain that there are no risks to the health of the community and that the remediated landforms are stable and able to be cost-effectively maintained.

The hardfill site in the northern part of the remediation area may be developed as sporting fields in the future, subject to adequate compaction and settling of the fill material and the ongoing remedial and pollution control needs of the site.

Sport and recreation facilities may also be developed on the least contaminated land in the eastern part of the remediation area (along Gooderham Road), following adequate remediation of that area.

Sport and recreation facility sites within the remediation area may be required to incorporate adequate screening in recognition of their proximity to the proposed recycling industry node.

The finished levels of the hardfill site will provide excellent views of the City and surrounding landscape. Passive recreational opportunities will be provided by Council in this location and parts of the area will be developed as picnic grounds. These facilities are likely to attract visitors from across the City.

Three wetlands are being developed in the remediation area to enhance the quality of surface run-off entering Blunder and Oxley Creeks during remediation works. In the longer term, it is not intended to provide public access to these wetlands.

The north-eastern part of the area will be heavily landscaped to provide a visual buffer between the Willawong Transfer Station and the Willawong rural area.

Any development proposal in remediated areas must demonstrate that the effectiveness of the remediation works will not be compromised.

### 3.2.3 Recycling industry node

A recycling industry node is proposed in the central part of the remediation area. The buffered location of the node will enable any impacts of the industrial activities to be appropriately mitigated. The node will include the existing Willawong Transfer Station (occupying an area of 7.8ha) and an additional area of some 19ha.

Proposals for recycling industries in the node must demonstrate synergies with the Willawong Transfer Station and associated waste streams. Resource recovery from waste streams is the intended focus of the node. However, further processing of recovered resources may also be allowed. The node is also an appropriate location for light industry.

Only best practice technologies in recycling waste products will be encouraged in the node.

Sale of recovered materials to the public may be permitted from the node.

Prior to any development in the node, the following must be provided:

- mounding (at least 3m high) and vegetated buffer around the node
- stormwater drainage with suitable downstream treatment systems for the entire node
- vehicle access to the node and an internal circulation road within the node
- landscaping of the access road, entrance to the node and the internal circulation road.

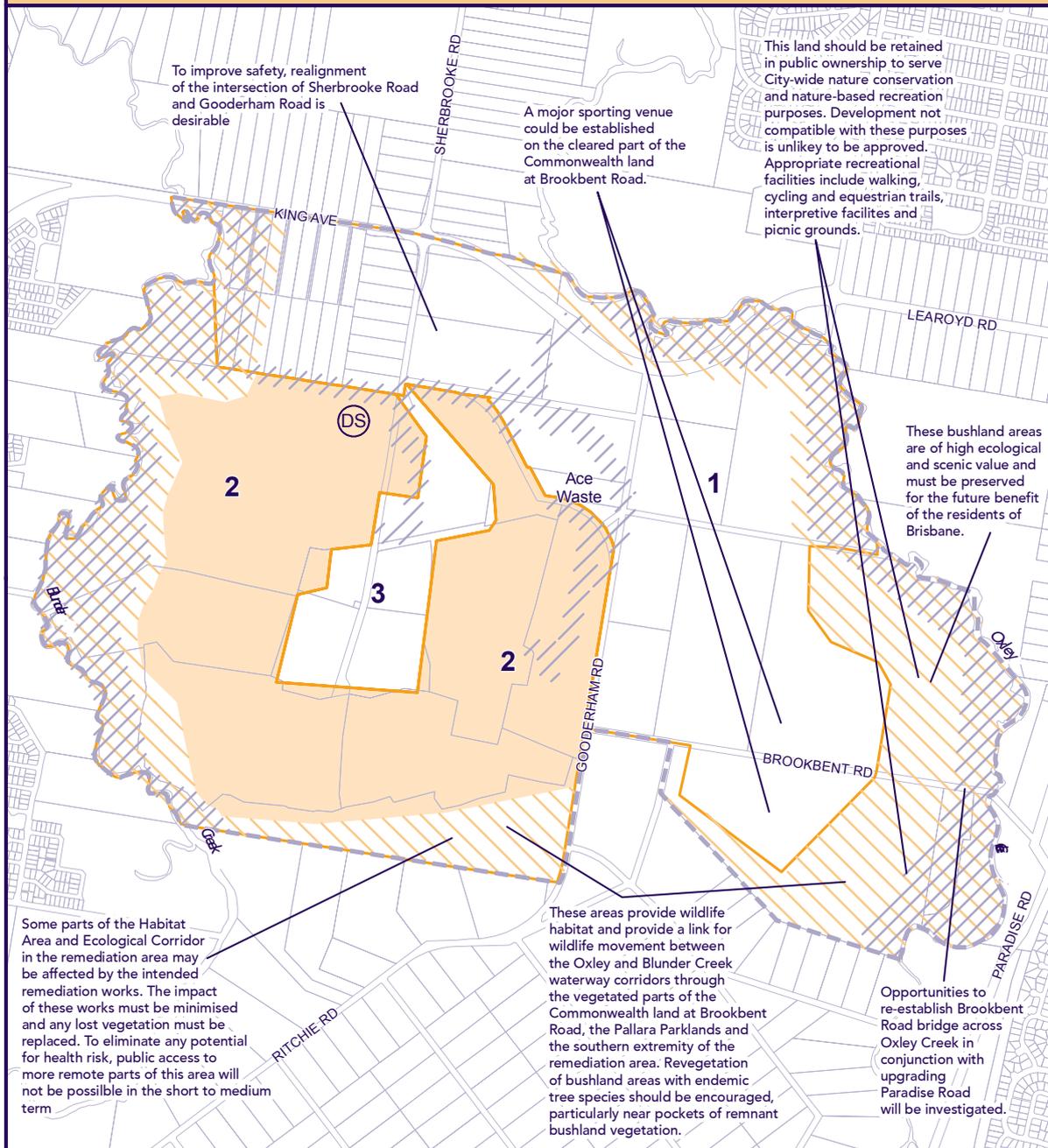
Industrial activities in the node must achieve performance standards at the boundary of the remediation area that are comparable with those applicable to light industries adjoining residential areas. Building design aesthetics and on-site landscaping in the node, however, may be of a lower standard than in light industry areas. This is in recognition of the remote and well-buffered location of the node and the intended nature of industrial activities.

No environmental nuisance, including noise, dust, odour and light, must occur beyond the remediation area as a result of the industrial activities in the node.

Appropriate site design (e.g. planting) and/or site management measures (e.g. hours of operation) may be required to ensure the node's compatibility with the recreational activities proposed for parts of the remediation area.

The local community will be consulted on proposals for a recycling industry for the node.

# Map A: Willawong



Local plan boundary

Precincts

- 1. Willawong rural area
- 2. Remediation area
- 3. Recycling industry area

ENVIRONMENTAL AND SCENIC CONSTRAINTS

Waterway corridors

Habitat areas and ecological corridors

OPEN SPACE AND PARKS

Parks

District/regional sports facilities

