

Wynnum West 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

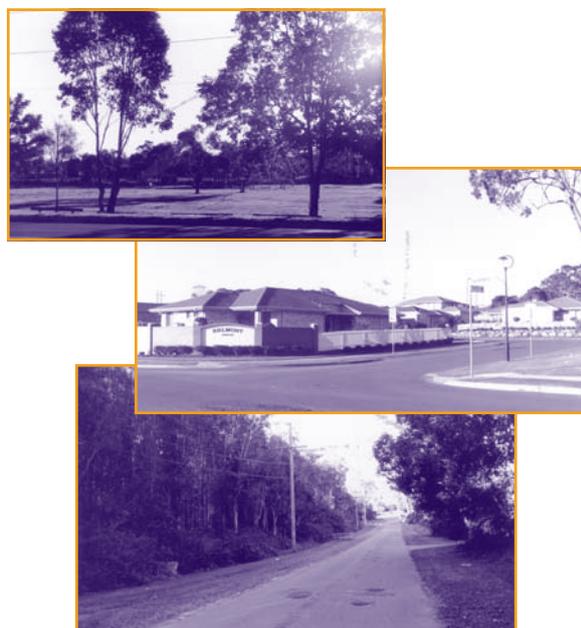
Refer to Section 4.2—Elements, at the front of the Local Plans for Outer Suburbs section of this chapter, for general guidance on the intent for the different elements of the Local Plan as indicated on *Map A—Wynnum West*. The following text provides locally specific information regarding these elements that is to be considered in addition to the general requirements for Local Plans for Outer Suburbs.

2.1 Environmental and scenic constraints

The Wynnum West Local Plan area lies within an extensive green space system characterised by low lying topography together with wildlife habitats and movement corridors of Citywide and regional significance. These corridors link koala habitats to the south with the estuarine bushland of Bulimba Creek and the Brisbane River to the north.

2.1.1 Landscape features

Three fauna links containing valued vegetation are to be revegetated with koala food trees. Two links are near



the Manly and Hargreaves Roads intersections and one is shown as Park at Ropley Road.

Along Lindum Creek, Hemmant Drains and at 171 Hargreaves Road, vegetation is to be retained in Park.

2.2 Potential development areas

2.2.1 Low density residential — houses

A yield of 11 dwellings per hectare applies to this land.

2.2.2 Low-medium density residential

A yield of 23 dwellings per hectare applies to this land comprising houses and multi-unit dwellings.

2.3 Low lying land fronting Wynnum Road

No further subdivision is intended. This is to ensure the unimpeded passage of overland stormwater flows through the precinct and the maintenance of acceptable traffic levels on Wynnum Road.

2.4 District access routes

Where safe traffic operation allows, District Access Routes incorporate direct lot access, creating active frontages, which in turn enable social interaction and streetscape amenity and safety.

3 Level of assessment

The Level of Assessment is not varied by this Local Plan.

4 Wynnum West Local Plan Code

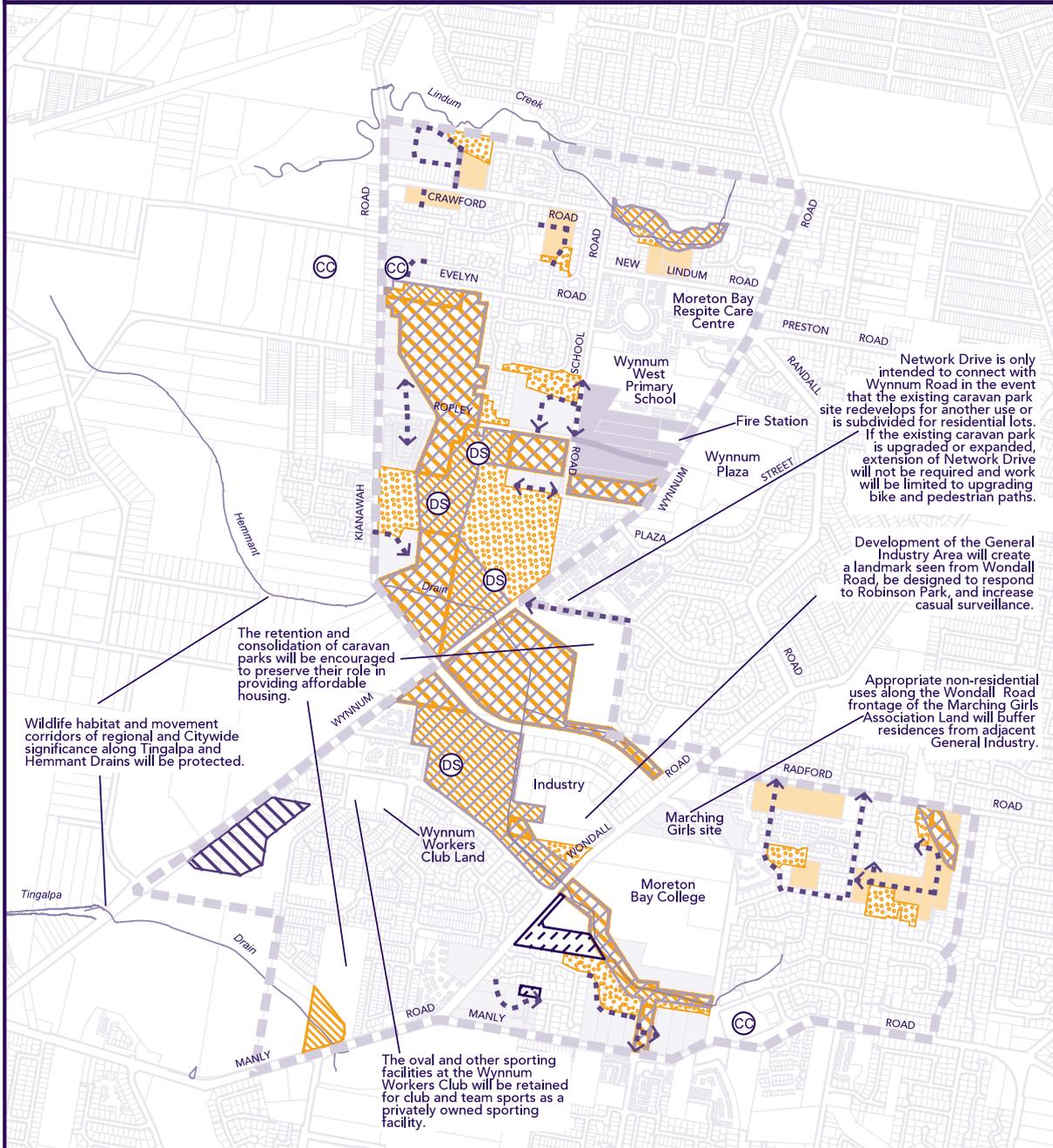
This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the generic Codes in Chapter 5. Where directly varying from a Code in Chapter 5, the Performance Criteria and Acceptable Solutions in this **Local Plan Code** take precedence. All remaining Performance Criteria 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		
Where involving multi-unit dwellings in potential development areas			
P1 Multi-unit dwelling developments must be designed to integrate with the surrounding neighbourhood and street network	A1.1 Where in Low density residential — houses, multi-unit dwellings do not exceed 15% of the site area (excluding areas identified as waterway corridors, habitat areas and ecological corridors, and Parks)		
	A1.2 Minimum lot size and frontage for multi-unit dwellings are:		
		in the Low density residential — houses and Multi-unit dwellings:	in the Low-medium density residential:
	Minimum lot size	800m ²	600m ²
	Minimum frontage	20m	17m
Where involving development on land partially or totally within waterway corridors, habitat areas and environmental corridors or landscape features			
P2 Waterway corridors, habitat areas and ecological corridors and landscape features must provide for wildlife movements between existing bushland and habitat areas and ecological corridors identified by the Wakerley Local Plan	A2.1 Cleared and degraded areas including those in the Desirable Parklands precinct are revegetated with a layered structure of native species, including koala tree species (<i>E. tereticornis</i> , <i>E. signata</i> , <i>E. sidephlora</i> and <i>E. microsorys</i>)		
	A2.2 Surplus road reserve at the Manly Road/ Hargreves Road intersection is retained and rehabilitated.		
P3 Development and rehabilitation of the waterway corridors and the habitat areas and ecological corridors must address the hydraulic constraints of the waterway corridor to ensure no worsening of flooding	A3.1 Waterway corridors and habitat areas and ecological corridors are retained in existing holdings and are not further fragmented by subdivision.		
	A3.2 Rehabilitation is undertaken in accordance with an approved Site Based Stormwater Management Plan, Natural Channel Design Guidelines, and where applicable, with the Council's Stormwater Management Plans, Local Stormwater Management Plans or Waterway Management Plans prepared by Council.		
Where involving development in the low lying land fronting Wynnum Road and where the Stormwater Management Code is applicable			
P4 Development (including on-site access to Wynnum Road) must not impede the existing overland flow of stormwater to the detriment of neighbouring houses	A4 Development incorporates on-site overland flow paths secured by dedication of drainage easements to Council		
Where involving development in Centres			
P5 The size of Convenience Centres must support and consolidate the established network of Centres in the area	A5 Total gross floor area of Convenience Centres does not exceed 1,500m ² at the intersection of Evelyn and Kianawah Roads		

Map A: Wynnum West



Network Drive is only intended to connect with Wynnnum Road in the event that the existing caravan park site redevelops for another use or is subdivided for residential lots. If the existing caravan park is upgraded or expanded, extension of Network Drive will not be required and work will be limited to upgrading bike and pedestrian paths.

Development of the General Industry Area will create a landmark seen from Wondall Road, be designed to respond to Robinson Park, and increase casual surveillance.

Appropriate non-residential uses along the Wondall Road frontage of the Marching Girls Association Land will buffer residences from adjacent General Industry.

The retention and consolidation of caravan parks will be encouraged to preserve their role in providing affordable housing.

Wildlife habitat and movement corridors of regional and Citywide significance along Tingalpa and Hemmant Drains will be protected.

The oval and other sporting facilities at the Wynnnum Workers Club will be retained for club and team sports as a privately owned sporting facility.

--- Local Plan boundary

Environmental and scenic constraints:

- Waterway corridors
- Habitat areas and ecological corridors (public)
- Habitat areas and ecological corridors (private)
- Landscape features

Open space and parks:

- Parks

Potential development areas:

- Low density residential - houses
- Low density residential - houses and multi-unit dwellings
- Low-medium density residential

Centres:

- District sports facilities
- Convenience Centre

Movement system:

- District access route
- Local access route

Low lying land fronting Wynnnum Road