

**QFCI**

JM

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Map B: Bellbowrie East



Local Plan boundary




**Environmental and scenic constraints:**

-  Waterway corridors
-  Habitat areas and ecological corridors
-  Landscape features

**Open space and parks:**

-  Parks

**Potential development area:**

-  Very low density residential - 3-5 dwellings/ha
-  Low density residential - 5-7 dwellings/ha
-  Low density residential - 7-10 dwellings/ha

**Movement system:**

-  Neighbourhood access route







Map A: Bellbowrie West



Local Plan boundary

**Environmental and scenic constraints:**

- Waterway corridors
- Habitat areas and ecological corridors
- Landscape features

**Open space and parks:**

- Parks
- Future district sporting facilities

**Potential development area:**

- Very low density residential - 3-5 dwellings/ha
- Low density residential - 5-7 dwellings/ha
- Low density residential - 7-10 dwellings/ha

**Centres:**

- Convenience centre

**Movement system:**

- State government proposed arterial route
- Neighbourhood access route





- forest red gum (*Eucalyptus tereticornis*) open forest on alluvial plains. This ecosystem has been mapped along Priors Pocket Road. While individual forest red gum remains common in the landscape, very few intact stands remain
- mixed open forest that is unusual in that it contains *Eucalyptus curtisii*, *Xanthorrea* spp., *Eucalyptus dura* (not found anywhere else in Brisbane) and *Corymbia henryi* (at its northern limits). This ecosystem has been mapped at the junction of Witty Road/Matfield Street road reserve
- a variety of birds including some listed as vulnerable
- koalas in the Priors Pocket Road and Witty Road areas
- at least 18 species of frogs which have been recorded in the area
- eastern grey kangaroo, swamp wallaby and the echidna.

The retention of these significant values in the area is sought. Where required by the **Biodiversity Code**, proposals should identify and assess these values, ensure their protection and enable rehabilitation of vegetated areas through weed removal, fire management and additional planting.





## Bellbowrie 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—Bellbowrie West* and *Map B—Bellbowrie East*. 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

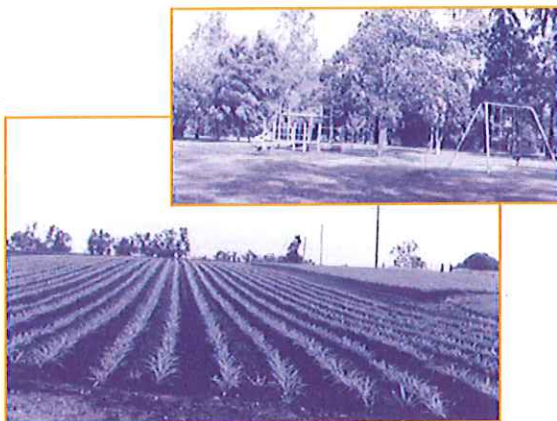
##### 2.1.1 Habitat areas and ecological corridors

A regionally significant bushland corridor exists through areas in the south and south-west of the Plan. This corridor contains regionally significant vegetation communities, links key habitat areas, and provides a fauna movement corridor, so must be excluded from development.

#### 2.2 Potential development areas

##### 2.2.1 Residential

Development must be of high quality, maintain Bellbowrie's open character and protect regionally significant vegetation communities and green space links.



In areas identified as appropriate for densities of 7–10 dwellings/ha, a density of 10 dwellings/ha will be considered only where lots are clustered to achieve greater conservation of open space and bushland. In these cases, the area of any lot must not fall below 600m<sup>2</sup> and substantial landscaping must be provided to ensure that development is compatible with Bellbowrie's surrounding vegetated character.

#### 2.3 Existing development areas

The existing developed area of Bellbowrie consists mainly of large residential allotments that contribute to the open character of the area. The retention of this character must be encouraged by approving further subdivision of existing lots only where the open character of the area is retained.

#### 2.4 Nature conservation values

The nature conservation values in the Bellbowrie Local Plan Area are particularly significant. It is a remnant of a Tertiary floodplain system that has been deeply weathered to produce red soils, with erosion creating a prominent scarp. This landscape type has been extensively modified elsewhere in the region, whereas the Bellbowrie/Moggill area provides a remaining example, with its nature conservation values relatively intact in places. The area includes species that are found only within this area in Brisbane.

The values of the area include:

- notophyll rainforest on alluvial plains. This ecosystem has been mapped along Priors Pocket Road, has a vulnerable conservation status, is habitat for rare and threatened flora and fauna species, and is important for fruit eating birds

