

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD
DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND
PUBLIC CONSULTATION (Cont.)

#3 Caboolture West Local Plan Code

7.2.3 Caboolture West local plan code

7.2.3.1 Application - Caboolture West local plan

This code applies to development in the Caboolture West local plan area shown on LPM-03 contained within Schedule 2, if that development is identified as:

1. accepted development subject to requirements or assessable development, and this code is listed as an applicable code in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);
2. assessable development - impact assessable (Part 5).

When using this code, reference should be made to section 5.3.1 'Process for determining the category of development and category of assessment for assessable development' and, where applicable, section 5.3.2 'Determining the category of development and category of assessment'.

For accepted development subject to requirements or assessable development:

1. Part A of the code applies only to accepted development subject to requirements in the Urban living precinct, 7.2.3.1.1 'Next generation sub-precinct'
2. Part A B of the code applies only to assessable development in the [Urban living precinct](#), [7.2.3.1.1 'Next generation sub-precinct'](#);
3. Part C of the code applies only to accepted development subject to requirements in the [7.2.3.1.2 'Urban living precinct'](#), [7.2.3.1.2 'Local centre sub-precinct'](#);
4. Part B D of the code applies only to assessable development in the [7.2.3.1 'Urban living precinct'](#), [7.2.3.1.2 'Local centre sub-precinct'](#);
5. Part C E of the code applies only to assessable development in the [7.2.3.1 'Urban living precinct'](#), [7.2.3.1.3 'Light industry sub-precinct'](#);
6. Part D F of the code applies only to assessable development in the [7.2.3.2 'Town centre precinct'](#), [7.2.3.2.1 'Centre core sub-precinct'](#);
7. Part E G of the code applies only to assessable development in the [7.2.3.2 'Town centre precinct'](#), [7.2.3.2.2 'Mixed business sub-precinct'](#);
8. Part F H of the code applies only to assessable development in the [7.2.3.2 'Town centre precinct'](#), [7.2.3.2.3 'Teaching and learning sub-precinct'](#);
9. Part G I of the code applies only to assessable development in the [7.2.3.2 'Town centre precinct'](#), [7.2.3.2.4 'Residential north sub-precinct'](#);
10. Part H J of the code applies only to assessable development in the [7.2.3.2 'Town centre precinct'](#), [7.2.3.2.5 'Residential south sub-precinct'](#);
11. Part I K of the code applies only to assessable development in the [7.2.3.2 'Town centre precinct'](#), [7.2.3.2.6 'Open space sub-precinct'](#);
12. Part J L of the code applies only to assessable development in the [7.2.3.2 'Town centre precinct'](#), [7.2.3.2.6 'Open space sub-precinct'](#);
13. Part K M of the code applies only to assessable development in the [7.2.3.2 'Town centre precinct'](#), [7.2.3.2.8 'Light industry sub-precinct'](#);
14. Part L N of the code applies only to assessable development in the [7.2.3.2 'Town centre precinct'](#), [7.2.3.2.9 'Specialised centre sub-precinct'](#);

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

15. Part **MO** of the code applies only to assessable development in the [7.2.3.3 'Enterprise and employment precinct'](#), [7.2.3.3.1 'General industry sub-precinct'](#);
16. Part **NP** of the code applies only to assessable development in the [7.2.3.3 'Enterprise and employment precinct'](#), [7.2.3.3.2 'Light industry sub-precinct'](#);
17. Part **OQ** of the code applies only to assessable development in the [7.2.3.3 'Enterprise and employment precinct'](#), [7.2.3.3.3 'Specialised centre sub-precinct'](#);
18. Part **PR** of the code applies only to accepted development subject to requirements development in the [7.2.3.4 'Green network precinct'](#);
19. Part **QS** of the code applies only to assessable development in in the [7.2.3.4 'Green network precinct'](#);
20. Part **RT** of the code applies only to accepted development subject to requirements development in the [7.2.3.5 'Rural living precinct'](#);
21. Part **SU** of the code applies only to assessable development in the [7.2.3.5 'Rural living precinct'](#).
22. Part V of the code applies only to accepted development subject to requirements development in the 7.2.3.6 'Interim uses code'
23. Part W of the code applies only to assessable development in the 7.2.3.6 'Interim uses code'

Editor's note - Context

The Caboolture West local plan area forms part of the Caboolture planning area (SF Map 3.13.2) within the Moreton Bay Region. It adjoins the existing urban footprint approximately 5km west of the Caboolture-Morayfield **Principal Regional** Activity Centre (PRAC), and is bounded by the D'Aguilar Highway to the north, Caboolture River Road to the south and low hills to the west of Old North Road. The local plan area has a total land area of approximately 3,480 hectares.

The Caboolture West topography is characterised by the Caboolture River and Wararba Creek alluvial flats, which rise and undulate up to the foothills of the D'Aguilar Range in the west. The existing landscape consists of detached housing set amongst predominately large areas of open rural grazing land and smaller parcels of agricultural cropping⁽¹⁹⁾. Existing rural residential type development is located around the Wamuran Township to the north and Caboolture River Road to the south.

The local plan area features natural areas which are important to the conservation of biodiversity in the region and which provide the basis of a green network precinct which can be consolidated, rehabilitated and enhanced as development occurs. Similarly, views towards the Glass House Mountains to the north and the D'Aguilar Range to the west create a distinct character specific to this part of the Moreton Bay Region consideration of which has been incorporated into the local plan.

The topography of the area has also been found to be capable of and suitable for urban development and this combined with the areas close proximity to the Caboolture-Morayfield PRAC reinforce the potential of this area to become a new major long term growth area in Moreton Bay.

Planning Process

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

~~The Caboolture West Local Plan was prepared by Moreton Bay Regional Council in consultation with State Agencies following the Ministerial Declaration of the Caboolture West Master Planned Area in February 2012.~~

~~The planning process has been intensive and comprehensive, encompassing a wide range of issues and considerations including the following:~~

- ~~• Environmental and ecological values;~~
- ~~• Agriculture and strategic cropping⁽¹⁹⁾ land;~~
- ~~• Housing needs;~~
- ~~• Future employment and business needs;~~
- ~~• Infrastructure requirements (public transport, roads, water, sewerage and stormwater);~~
- ~~• Parks, open space and community uses⁽¹⁷⁾;~~
- ~~• Economic and financial impacts.~~

~~Urban design has been an integral part of the planning process from initial scenario development through to detailed master planning. Council's urban design goal has been to design places that work best for people, from the region as a whole to neighbourhoods and precincts and to individual public spaces, streets and buildings. The urban design of Caboolture West will affect its economic vitality, community well-being and environmental sustainability. It will influence how well its community will be able to respond positively to things such as climate change, changing lifestyles, innovative communications technology and an ageing community.~~

~~Input has been sought from key stakeholders through the multiple project stages and has assisted in forming the vision and strategies contained in the local plan. During the process, the community has been kept up-to-date through periodic updates on the Caboolture West webpage, public information sessions at halls in the area and Councillor newsletters distributed in the area.~~

~~The figures included in this Caboolture West Local Plan illustrate conceptually how Council intends the area will be developed. The Neighbourhood development plans are intended to show in detail the types, scale, timing and location of development and infrastructure prior to development occurring.~~

Key Features of the Caboolture West Local Plan

- **Local plan Study Area** approximately 6,663 ha
- ~~• Project time frame 40+ years~~
- Urban Population 68,700 residents
- Urban Dwellings 26,900
- Urban Employment 17,000 jobs
- ~~• Development Value est. 9,500 million~~
- Local Plan area 3,480 ha
- Local Plan urban area 1787 ha (51%) comprising:
 - Town centre 106 ha (6%)
 - Enterprise and employment 160 ha (9%)

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

- Urban living 1,521 ha (85%)
- 6 local centres
- 13 neighbourhood hubs
- TAFE and Private hospital⁽³⁶⁾
- 3 high schools
- 9 primary schools
- Rapid transit connection to Caboolture Central
- Green network 1070 ha (31%)
- Local Plan rural living area 622 ha (17%)

Neighbourhood development plans

The local plan consists of 5 precincts and 15 sub-precincts (see Table 7.2.3.1). The location of the 15 sub-precincts ~~is only shown conceptually in the local plan and~~ is required to be planned in more detail in a Neighbourhood Development Plan (NDP) which identifies the major land use and infrastructure elements for each NDP area. NDPs:

- i. are prepared and approved by Council and included in the Caboolture West Local plan code;
- ii. are required to be approved before urban development (other than interim development) is approved;
- iii. provide the level of planning between local plan and a development application (e.g. reconfiguration of lots for housing). NDP's detail street networks, land uses (through the allocation of sub-precincts), open spaces, and major infrastructure. They also show how the various sub-precincts, or the desired places within the sub-precincts are designed to form part of an integrated overall urban structure within the local plan area.
- iv. are prepared in accordance with Planning scheme policy - Neighbourhood design. The Planning scheme policy contains diagrams showing indicative boundaries of the NDPs and intended phasing of these plans; and
- v. may refine the boundary of a precinct and determine the configuration of sub-precincts generally consistent with the urban structure concept illustrated on Figure 7.2.3.1 - Caboolture West structure plan, Figure 7.2.3.2.1 - Town centre urban design framework and Figure 7.2.3.3.1 - Enterprise and employment urban design framework and Local plan map LPM-03 (in Schedule 2).

The figures included in this Caboolture West Local Plan illustrate conceptually how Caboolture West is intended to be developed. This is represented in Figures 7.2.3.1 - 7.2.3.8 for the entire Caboolture West Local Plan Area. NDPs will be added to the Caboolture West Local Plan as they are prepared for each NDP area.

Each approved NDP includes a supporting Planning scheme policy that provides an overview of the land use and infrastructure planning rationale in preparing each NDP (refer to Schedule 6).

Approved NDPs are identified in Table 7.2.3.1.

Table 7.2.3.1 Approved NDPs

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Neighbourhood Development Plan	Figure in local plan code
Neighbourhood Development Area No.1 (NDP1)	Figure 7.2.3.9

7.2.3.1 Purpose - Caboolture West local plan

1. The purpose of the Caboolture West local plan code is to:
 - a. Achieve the strategic outcomes of the Caboolture West growth area as set out in Part 3 Strategic Framework by specifying in detail the overall outcomes for the Caboolture West local plan and the purpose and outcomes for each of the precincts identified in the local plan.
 - b. Provide for an Urban area where development (other than interim uses) occurs on developed lots.
 - c. Guide the orderly, balanced, and sequenced planning and development of land use in the local plan area.
 - d. Guide the staged planning and delivery of infrastructure necessary to service development.
 - e. Require the preparation of neighbourhood development plans prior to development that:
 - i. specify the geographic location of sub-precincts and the specific type, form, location and scale of other land use and development that meet the outcomes of the local plan code;
 - ii. integrate and coordinate the type, form, scale, location and sequence of development with the location, timing and provision of major infrastructure;
 - iii. ensure the land requirements required for the provision of community infrastructure to service the population of the area are not compromised by development;
 - iv. facilitate the provision of community infrastructure required by the population of the local plan area;
 - v. facilitate the planning and outcomes intended implementation of for the Green Nnetwork.
 - f. Establish the purpose, overall outcomes and performance outcomes for the preparation of Neighbourhood development plans.
2. The Caboolture West local plan includes 5 precincts, which have the following purpose:
 - a. Town centre precinct: The purpose of this precinct is to concentrate the highest order and greatest mix of specialised retail, commercial, civic and cultural activities, education, health and other Community uses⁽¹⁷⁾, and the highest residential densities in a compact, highly accessible location with a high quality pedestrian, oriented public realm.
 - b. Urban living precinct: The Urban living precinct applies to most of the area intended for urban development in the Caboolture West local plan area. The precinct is intended to be developed as a series of next generation neighbourhoods, which are comprised of a mix of residential development types including detached dwellings on a variety of lot sizes, multiple residential dwellings and other residential and live work opportunities.

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Higher density development is predominately located within walking distance to centres, community facilities and high frequency public transport.

The Urban living precinct is also intended to accommodate a wide range of compatible non-residential activities to cater for the needs of all local residents. These other activities include:

- identifiable and accessible local centres and neighbourhood hubs;
- local employment areas providing locations for small scale, low impact industry⁽⁴²⁾ and business land uses;
- specific facilities and institutions such as Educational establishments⁽²⁴⁾, Child care centres⁽¹³⁾ and community facilities;
- other community infrastructure necessary for an urban community to function.

- c. Enterprise and employment precinct: The Enterprise and employment precinct is intended to be developed as the primary location for Low impact industry⁽⁴²⁾ to Medium impact industry⁽⁴⁷⁾ uses and industry employment within the Caboolture West local plan area, complementing the other industry places throughout the Caboolture city area. The precinct primarily provides high quality, fully serviced, accessible land for a compatible mix of low impact and medium impact industrial uses, a secondary function is to accommodate large format retail uses and indoor sport and recreation⁽³⁸⁾ along the main street boulevard. The primary and secondary functions are supported and complemented by smaller scale business uses providing a local function.
 - d. Rural living precinct: The precinct is generally located at the urban-rural fringe of the local plan area, comprising of single detached houses on semi-rural allotments. The purpose of the Rural living precinct is to provide for rural uses to continue, development of lower density rural residential development on large lots where infrastructure and services may not be provided, and retaining strategic environmental corridors around the Caboolture West local plan area.
 - e. Green network precinct: The purpose of the Green network precinct code is to provide for the protection and management of land having significant recreation and environmental values within the local plan area. The Green network seeks to consolidate and rehabilitate fragmented land, through development offsetting, and create a strong and connected network of quality environmental landscape areas having significant recreation, conservation, biodiversity and habitat values.
3. The development intent and urban design outcomes for each of the five precincts in the Caboolture West local plan area are further described through the sub-precinct provisions. Refer to the list of sub-precincts in Table 7.2.3.42 below. The location of each sub-precinct ~~(shown conceptually in the local plan Figures)~~ is to be determined identified in approved Neighbourhood development plans ~~process as described in this local plan.~~

Table 7.2.3.42 Precincts and Sub-precincts (as shown in approved NDPs)

Column 1	Column 2
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ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Precincts	Sub-precincts
Town centre	Centre core
	Mixed business
	Teaching and learning
	Residential north
	Residential south
	Open space
	Civic space
	Light industry
	Specialised centre
Enterprise and employment	General industry
	Light industry
	Specialised centre
Urban living	Next generation
	Local centre
	Light industry
Green network	Not applicable
Rural living	Not applicable
Note - For further information about Neighbourhood development plans refer to Planning scheme policy - Neighbourhood design.	

4. The purpose of the Caboolture West local plan code will be achieved through the following overall outcomes:
 - a. Agricultural land and rural industries are protected from the intrusion of incompatible, premature development by ensuring the below urban activity separation distances are maintained between urban development and existing operational rural activities;

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Table 7.2.3.2 Urban activities separation distances		
Use or Activity	Minimum separation distance (metres)	Recommended buffer elements
Agriculture where chemical spray drift is an issue	300	Vegetation
Agriculture where odour is an issue	500	Not specified
Agriculture where dust, smoke or ash is an issue	150	Vegetation
Agriculture where none of the above are an issue	40	Dense vegetation

- b. The form, pattern and structure of development delivers the following outcomes:
- development recognises and strengthens the role and function of the Caboolture Morayfield **Regional** Principal Activity centre;
 - development contributes to increased levels of self-containment of business and industry employment opportunities in the Caboolture City Planning area;
 - development delivers an urban structure that is consistent with the urban structure concept illustrated in Figure 7.2.3.1 - Caboolture West structure plan, including a Town centre, Enterprise and employment area, an Urban living area, a Green network, and Rural living area.
 - development delivers a major street network consistent with Figure 7.2.3.2 - Movement, major streets;
 - development delivers a movement walking and cycling network consistent with Figure 7.2.3.3 - Movement, walking and cycling;
 - development delivers a green network and open space consistent with Figure 7.2.3.4 - Green network and open space;
 - development delivers centres, employment and schools consistent with Figure 7.2.3.5 - Centres, employment and schools;
 - development protects, frames and incorporates strong views from the hilltops identified in Figure 7.2.3.6 - Views;
 - development responds to the site conditions, important features, and slope as identified on Figure 7.2.3.7 - Synthesised conditions, important features, and Figure 7.2.3.8 - Synthesised conditions, flood hazard and slope;
 - development delivers a series of walkable neighbourhoods providing housing and lot choice and diversity across the area, with higher densities and smaller lots focused

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

around a network of local centres and neighbourhood hubs, community facilities and bounded by the green network.

- c. Development delivers a network of centres consistent with the role and function of the centres as identified on the Caboolture West centres network table below (Table 7.2.3.2).

Table 7.2.3.3 Caboolture West - centres network				
	Town Centre	Local Centre	Neighbourhood hub	Specialised Centre
Role/Function	<ul style="list-style-type: none"> - Key centre within the Caboolture West district. - Greatest mix of residential and non-residential activities to cater for the immediate needs of the Caboolture West district catchment. 	<ul style="list-style-type: none"> - Focus for retail, commercial and community activities, servicing multiple neighbourhoods within the planning area. 	<ul style="list-style-type: none"> - Focus for retail, commercial and community activities within a small neighbourhood catchment. 	<ul style="list-style-type: none"> - Focus for large (bulky goods) showrooms⁽⁷⁸⁾.
Catchment	District	Local	Neighbourhood	Sub-Regional
Transport connectivity	<ul style="list-style-type: none"> - Major focal point for high frequency bus networks within the Caboolture West area. - Gateway for public transport into the Caboolture city. 	<ul style="list-style-type: none"> Key focal point within the public transport system. 	<ul style="list-style-type: none"> Stopping or transfer point for bus or train network. 	<ul style="list-style-type: none"> Reliant on direct vehicular access due to the need to load and unload goods.
Retail activities	Includes: <ul style="list-style-type: none"> - Department stores (including discount department 	Includes: <ul style="list-style-type: none"> - A full-line supermarket - Personal services 	Includes: <ul style="list-style-type: none"> - Convenience stores - Personal services 	Includes: <ul style="list-style-type: none"> - Bulky goods retailing Excludes:

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD
DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND
PUBLIC CONSULTATION (Cont.)

	<p>stores)</p> <ul style="list-style-type: none"> - Showrooms⁽⁷⁸⁾ - Personal services - Full-line supermarkets - Full range of specialty stores <p>Excludes: N/A</p>	<ul style="list-style-type: none"> - Specialty stores - 5000-7000m² retail GFA <p>Excludes: N/A</p>	<ul style="list-style-type: none"> - Specialty stores - 1000-2000m² GFA <p>Excludes:</p> <ul style="list-style-type: none"> - Department stores (including discount department stores) - Showrooms⁽⁷⁸⁾ - Full-line supermarkets 	<ul style="list-style-type: none"> - Department stores (including discount department stores) - Supermarkets - Specialty stores - Personal services
Commercial activities	<p>Includes:</p> <ul style="list-style-type: none"> - Key administration centre - State and local government offices⁽⁵³⁾ - Professional and service businesses <p>Excludes: N/A</p>	<p>Includes:</p> <ul style="list-style-type: none"> - Intermediate level offices⁽⁵³⁾ - Local professional offices⁽⁵³⁾ <p>Excludes: N/A</p>	<p>Includes:</p> <ul style="list-style-type: none"> - Local professional offices⁽⁵³⁾ <p>Excludes:</p> <ul style="list-style-type: none"> - District level and above professional and government offices⁽⁵³⁾ 	<p>Includes: N/A</p> <p>Excludes:</p> <ul style="list-style-type: none"> - All professional offices⁽⁵³⁾
Residential activities	<ul style="list-style-type: none"> - High density, multi-storey, mixed use 	N/A	N/A	<ul style="list-style-type: none"> - No residential activity other than caretakers
Community activities	<ul style="list-style-type: none"> - Artistic, social or cultural facilities - Child care - Education - Emergency services⁽²⁵⁾ - Health services 	<ul style="list-style-type: none"> - Artistic, social or cultural facilities - Child care - Education - Emergency services⁽²⁵⁾ - Health services 	<ul style="list-style-type: none"> - Artistic, social or cultural facilities - Child care - Education - Emergency services⁽²⁵⁾ - Health services 	<ul style="list-style-type: none"> - No community activities

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

	<ul style="list-style-type: none"> - Religious activities - Social interaction or entertainment - Support services 	<ul style="list-style-type: none"> - Religious activities - Social interaction or entertainment - Support services 	<ul style="list-style-type: none"> - Religious activities - Social interaction or entertainment - Support services 	
Other activities	<ul style="list-style-type: none"> - District focus for health, education, cultural and entertainment facilities - District civic park 	<ul style="list-style-type: none"> - Entertainment facilities - Local civic park 	<ul style="list-style-type: none"> - Local civic park 	<ul style="list-style-type: none"> - No other activities

- d. Development contributes to and maintains a well-connected and accessible town that:
- is connected by a series of 4 lane boulevards to the D'Aguilar Highway, Caboolture and Morayfield;
 - is connected to the Caboolture Principal Activity centre by a public transport system, including a rapid transit corridor, shown indicatively utilising the main street network, a dedicated right of way alongside the major electricity transmission corridor and other transport corridors;
 - delivers a network of neighbourhoods, a town centre and an enterprise and employment area linked by a network of neighbourhood connector streets based on an 800m grid, a local collector street network based on a 400m grid, and an active transport and local access street network based on a 200m grid;
 - delivers a minimum gross density of 35 people and jobs per hectare across the Caboolture West urban area to support a high quality public transport system;
 - delivers a permeable, legible, street and pedestrian/cyclist network providing connectivity, and property access, walkable neighbourhoods, active transport and public transport services;
 - delivers a safe and convenient movement network within the local plan area and to and from the surrounding areas;
 - delivers a safe and attractive pedestrian friendly built environment.

~~Editor's note – The Caboolture West transport assessment forecasts strong demand for travel between Caboolture West and Caboolture/Morayfield as Caboolture West is developed. As such a range of transport infrastructure and service improvements are required to maintain good accessibility to employment, educational facilities etc. The transport strategy identified the need to provide a strong integrated public transport network to support growth in Caboolture West and the wider Caboolture/Morayfield area in addition to road improvements. A key aspect of the strategy is to provide public transport travel times that are competitive with private vehicles between~~

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD
DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND
PUBLIC CONSULTATION (Cont.)

~~Caboolture West and the Caboolture town centre. The preliminary transport study did not assess the relative merits of alternative modes for rapid transit, but identified benefits of providing a rapid transit link between Caboolture West and the Caboolture town centre from 2036. Further planning will be undertaken to identify the details of the public transport provision necessary to support the Caboolture West development and the funding mechanisms.~~

~~The proposed Caboolture West infrastructure requirements reflect current understanding. Council will work with the Department of Transport and Main Roads (including the TransLink authority) to facilitate further network or corridor studies for an integrated public transport system to serve all neighbourhoods and centres and to provide good access locally, to Caboolture/Morayfield and to other regional centres.~~

~~State expenditure for investment in infrastructure will be subject to consideration through normal budgetary processes and will be part of an approved state agency capital works program.~~

- e. The development of infrastructure is:
 - i. located and designed to maximise efficiency, ease of maintenance, and minimum whole of life cycle cost;
 - ii. provided in a timely, orderly, coordinated and integrated manner to support urban uses and works;
 - iii. delivered in a manner that does not compromise the planned networks and hierarchies;
 - iv. co-located where reasonably practical;
 - v. located and designed to minimise impacts on natural environmental values and urban amenity;
 - vi. designed to create high quality living and working environments that are safe, convenient, attractive, comfortable and fit for purpose.
- f. Development promotes the ongoing viability, integrity, operation, maintenance and safety of major infrastructure.
- g. Development provides effective separation distances, buffers and mitigation measures to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities.
- h. Development minimises adverse impacts on the amenity of surrounding residential uses by mitigating noise, odour and air quality impacts on residents to a level consistent with the general amenity of the location in which the development is occurring.
- i. Development protects the natural environment and landscape features of the area by ensuring development:
 - i. delivers a total water cycle management solution by:
 - A. satisfying best practice stormwater management targets outlined in State planning policy, Part D, Water Quality by utilising integrated solutions including bio-retention basins, green space areas, and wetlands;
 - B. contributing to riparian revegetation of 3rd and 4th order streams within the Caboolture West local plan area.

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

- ii. delivers the green network identified in Figure 7.2.3.4 - Green network and open space by the direct contribution of land within the corridor, contribution to koala habitat and regional ecosystem offsets provided by Council, and by direct vegetation rehabilitation of corridors.
- iii. delivers an urban greenspace network that complements the major green network and integrates consideration of habitat and ecosystem values, stormwater management with the urban design outcomes sought by Council using natural and engineered solutions to achieve sustainable, safe, functional, and comfortable urban living environments.
- iv. protects, frames and makes a positive contribution to the strong views from key hill tops identified in the local plan in Figure 7.2.3.6. - Views and Figure 7.2.3.2.4 - Town centre, retained views.
- j. Development occurs in accordance with an approved Neighbourhood development plan.
- ~~k. A Neighbourhood development Plan (NDP) specifies:~~
 - ~~i. the location of sub-precinct boundaries and the type, scale and location of land uses consistent with the sub-precinct provisions of the Local plan code;~~
 - ~~ii. the type, scale and location of other consistent and compatible land uses and development within the relevant precincts;~~
 - ~~iii. building height limitations;~~
 - ~~iv. minimum site densities for the Residential north sub-precinct and Residential south sub-precinct;~~
 - ~~v. view corridors to be maintained;~~
 - ~~vi. street layout, width and alignment;~~
 - ~~vii. the main street, collector street and local access street network (shown conceptually on Figure 7.2.3.1 Caboolture West structure plan and Figure 7.2.3.2.1 Urban design framework);~~
 - ~~viii. the public transport network;~~
 - ~~ix. the active transport network;~~
 - ~~x. the location of open space;~~
 - ~~xi. the green infrastructure network;~~
 - ~~xii. location of community facilities e.g. school site boundaries;~~
 - ~~xiii. major electricity infrastructure⁽⁴³⁾;~~
 - ~~xiv. the type, scale, location and timing of water, sewer and stormwater infrastructure;~~
 - ~~xv. integration with the surrounding area;~~
 - ~~xvi. Where possible and practicable, koala bushland and habitat trees, outside of the Green network precinct, to be retained and incorporated in the overall design as, but not limited to, parks and open space areas, street trees and urban landscaping.~~

~~Note - Neighbourhood development plans:~~

- ~~i. Will be approved by Council and included in the Local plan;~~

ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

- ~~ii. Are required to be prepared before development other than transitional and interim development is approved;~~
- ~~iii. Will not vary the category of development or the category of assessment;~~
- ~~iv. Are prepared in accordance with Planning scheme policy – Neighbourhood design. The Planning scheme policy contains diagram showing indicative boundaries of the Neighbourhood development plans and intended phasing of these plans;~~
- ~~v. Will explore development opportunities and constraints in greater detail, refine precinct boundaries, allocate sub-precinct boundaries (including residential density mix), and provide clarity on delivery of infrastructure and required infrastructure funding and delivery arrangements. Further consultation with development interests will be needed as part of the process leading up to adopting each NDP;~~
- ~~vi. May refine the boundary of a precinct and determine the configuration of sub-precincts consistent with the urban structure concept illustrated on Figure 7.2.3.1 – Caboolture West structure plan, Figure 7.2.3.2.1 – Town centre urban design framework and Figure 7.2.3.3.1 – Enterprise and employment urban design framework;~~
- ~~vii. Demonstrate how the relevant Local plan outcomes will be achieved.~~

~~Refer to Planning scheme policy – Neighbourhood design for additional information and details.~~

~~Editor's note – Development of Caboolture West is expected to take 40+ years. The local plan is split into 8 smaller areas, for which a Neighbourhood Development Plan (NDP) is required. A NDP might easily contain 3,000 or more dwellings – they are serious planning and design exercises in themselves.~~

~~During preparation of the local plan an illustrative masterplan was designed and drawn at 1:5000.~~

~~There are two important reasons for this output at this scale:~~

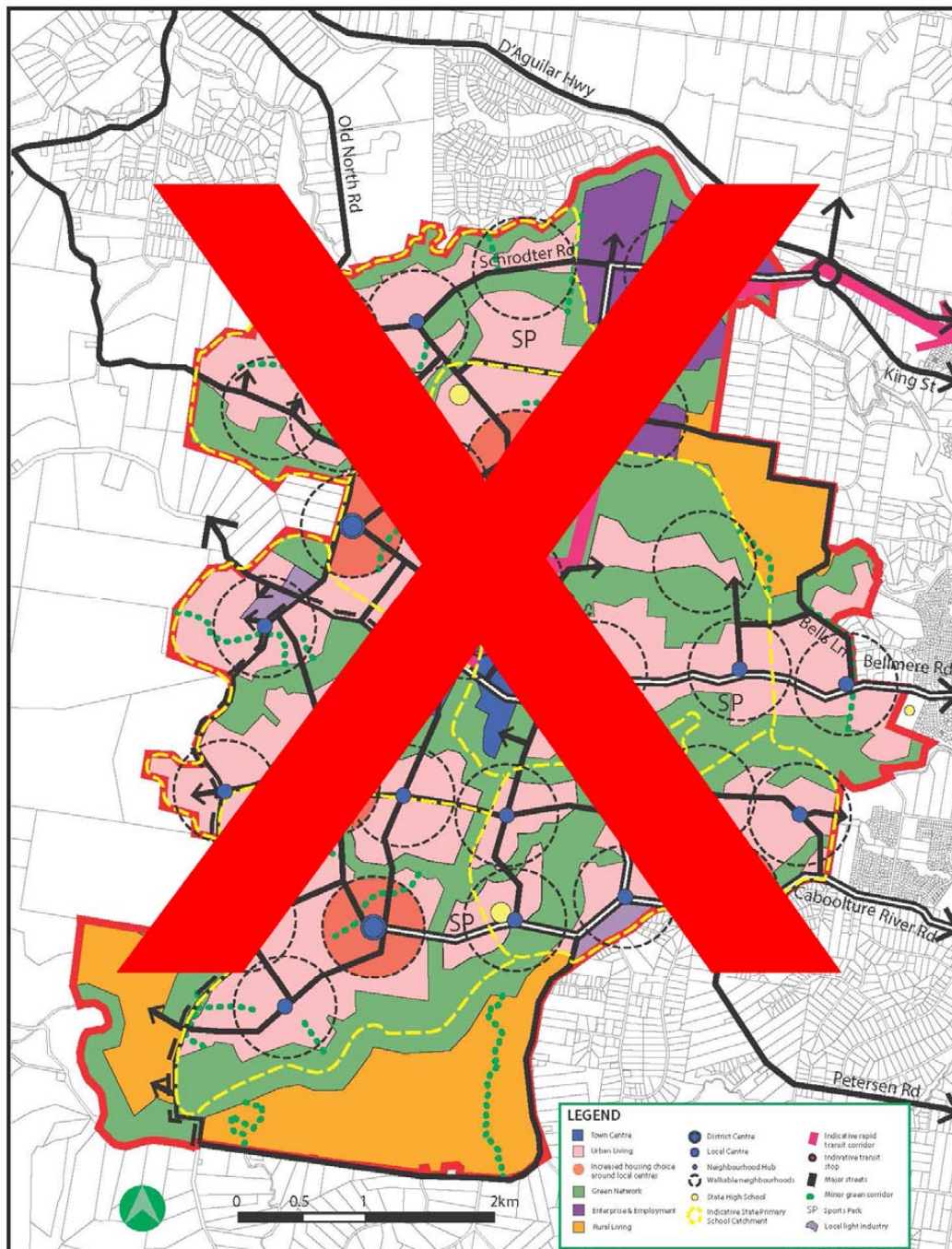
- ~~i. 'Proof of concept'. The illustrative masterplan tested the broader scale local plan for viability.~~
- ~~ii. Illustration of preferred urban design outcomes at the neighbourhood scale, to guide future planners and developers. As such this output of work is included in the supporting reports but not in the statutory local plan.~~

~~While useful for an illustrative purpose, the illustrative masterplan is not resolved to a level that would enable it to be used as an 'acceptable outcome'. Caboolture West Illustrative masterplan indicates a detailed urban design intent for each area, for refinement and resolution at NDP stage.~~

~~The NDP is the level of planning between local plan and a development application (e.g. reconfiguration of lots for housing). The NDP will detail local street networks, land uses (through the allocation of sub-precincts), open spaces, school site boundaries, sewer and water and other infrastructure. The NDP will show how the various sub-precincts, or the desired places within the sub-precincts are designed to form part of an integrated overall urban structure within the local plan area.~~

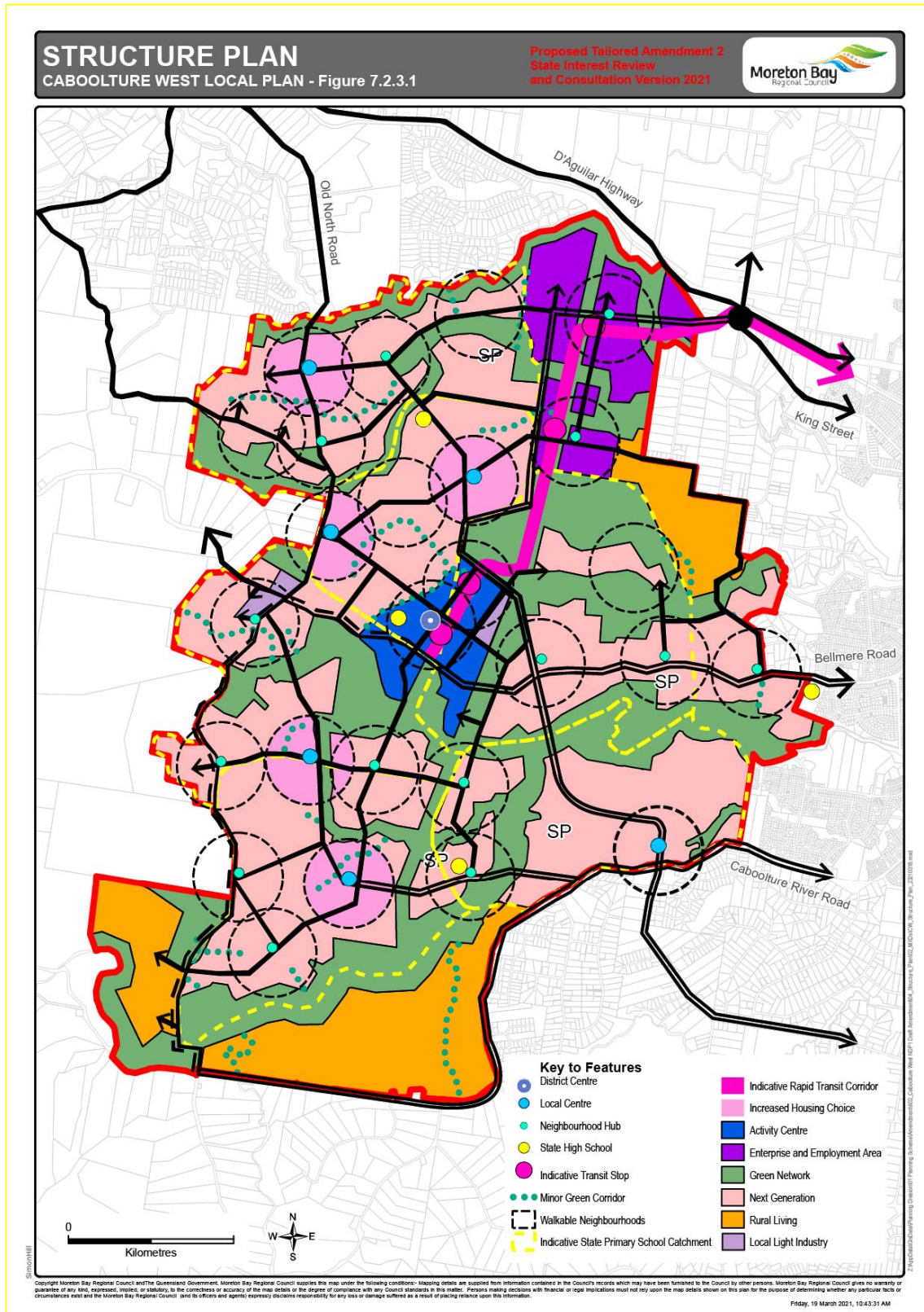
ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Figure 7.2.3.1 Caboolture West Structure Plan[\(Popup full image\)](#)



ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Figure 7.2.3.1 Caboolture West Structure Plan



ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD
DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND
PUBLIC CONSULTATION (Cont.)

Figure 7.2.3.2 – Movement, major streets~~(Popup full image)~~

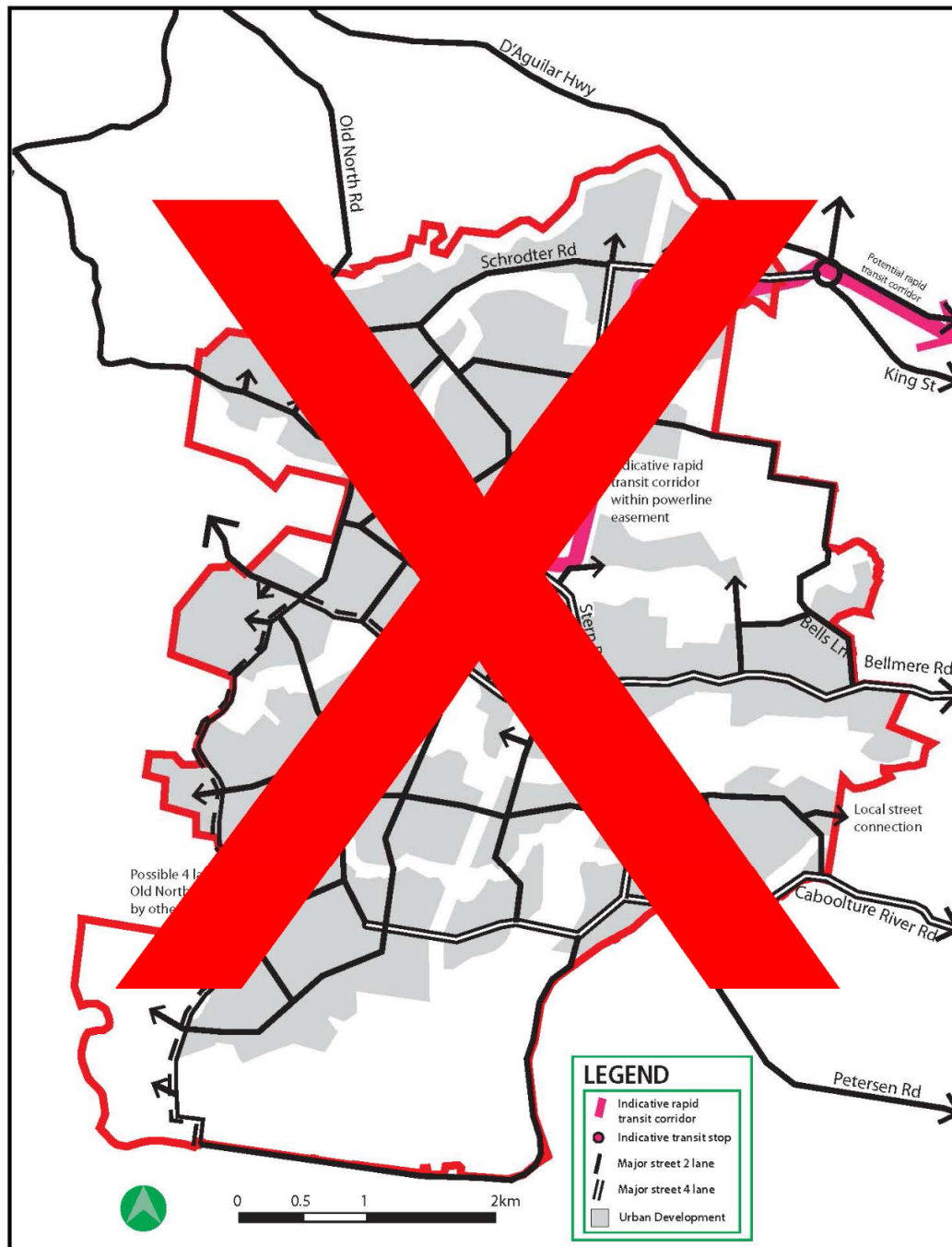
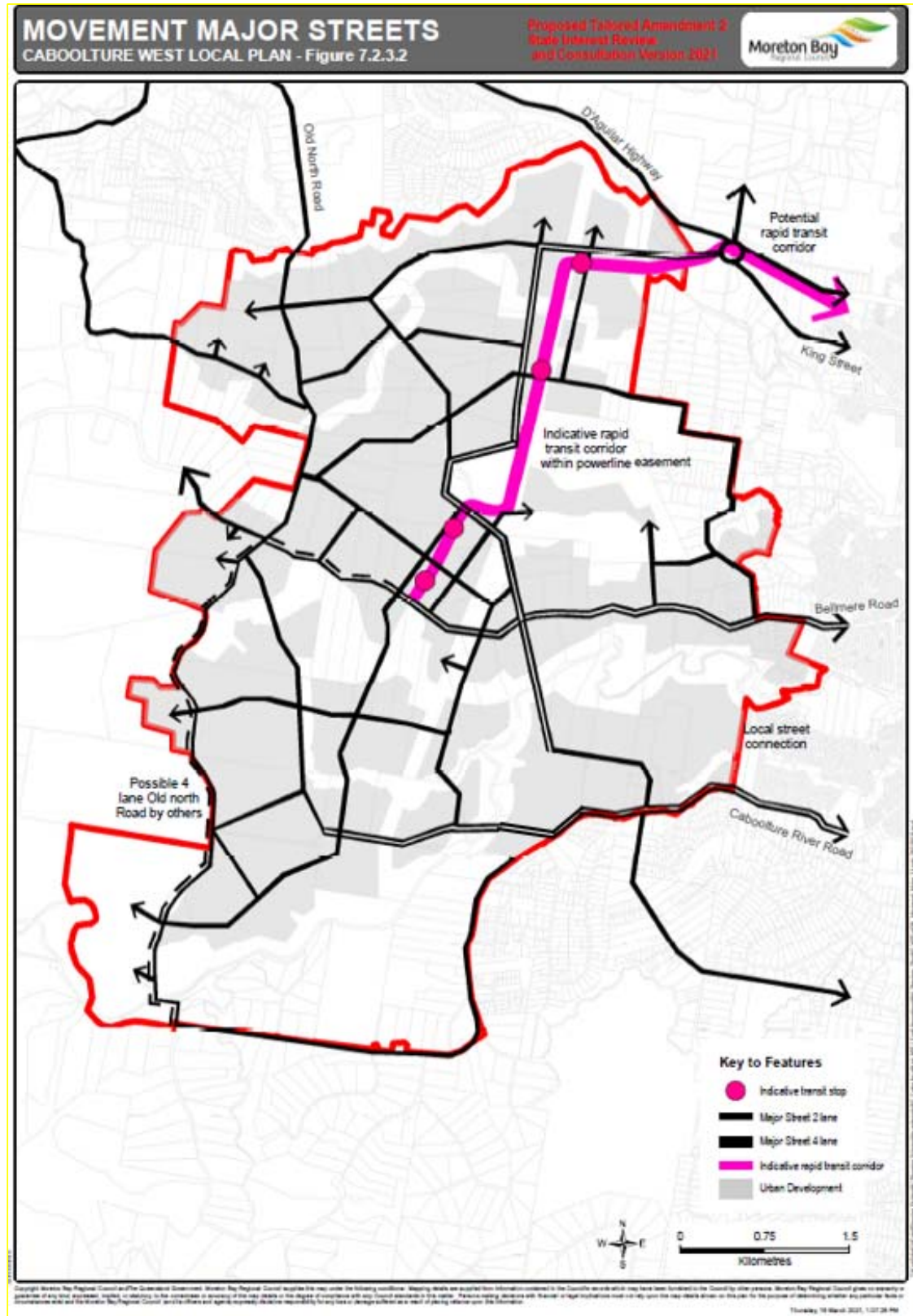
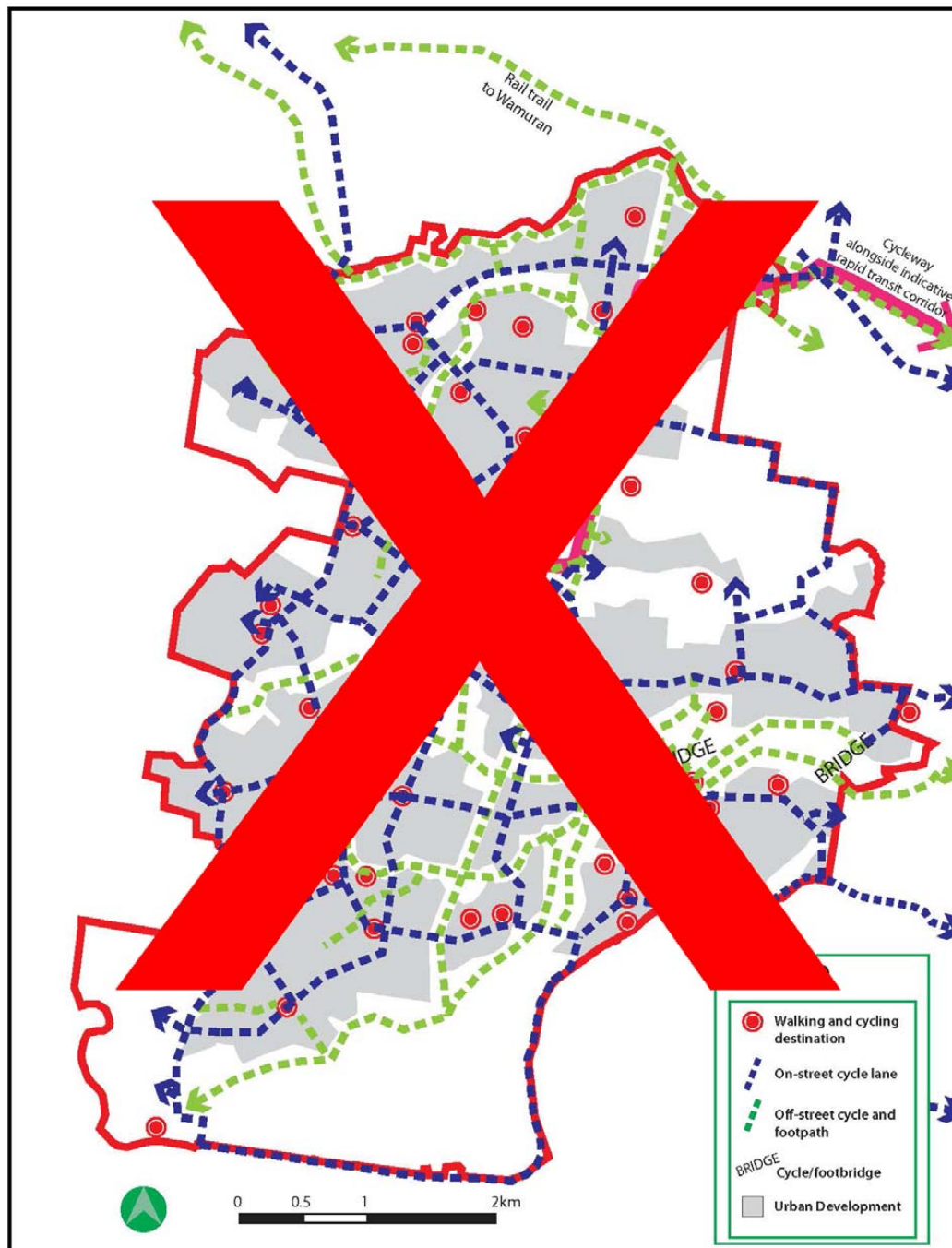


Figure 7.2.3.2 - Movement, major streets



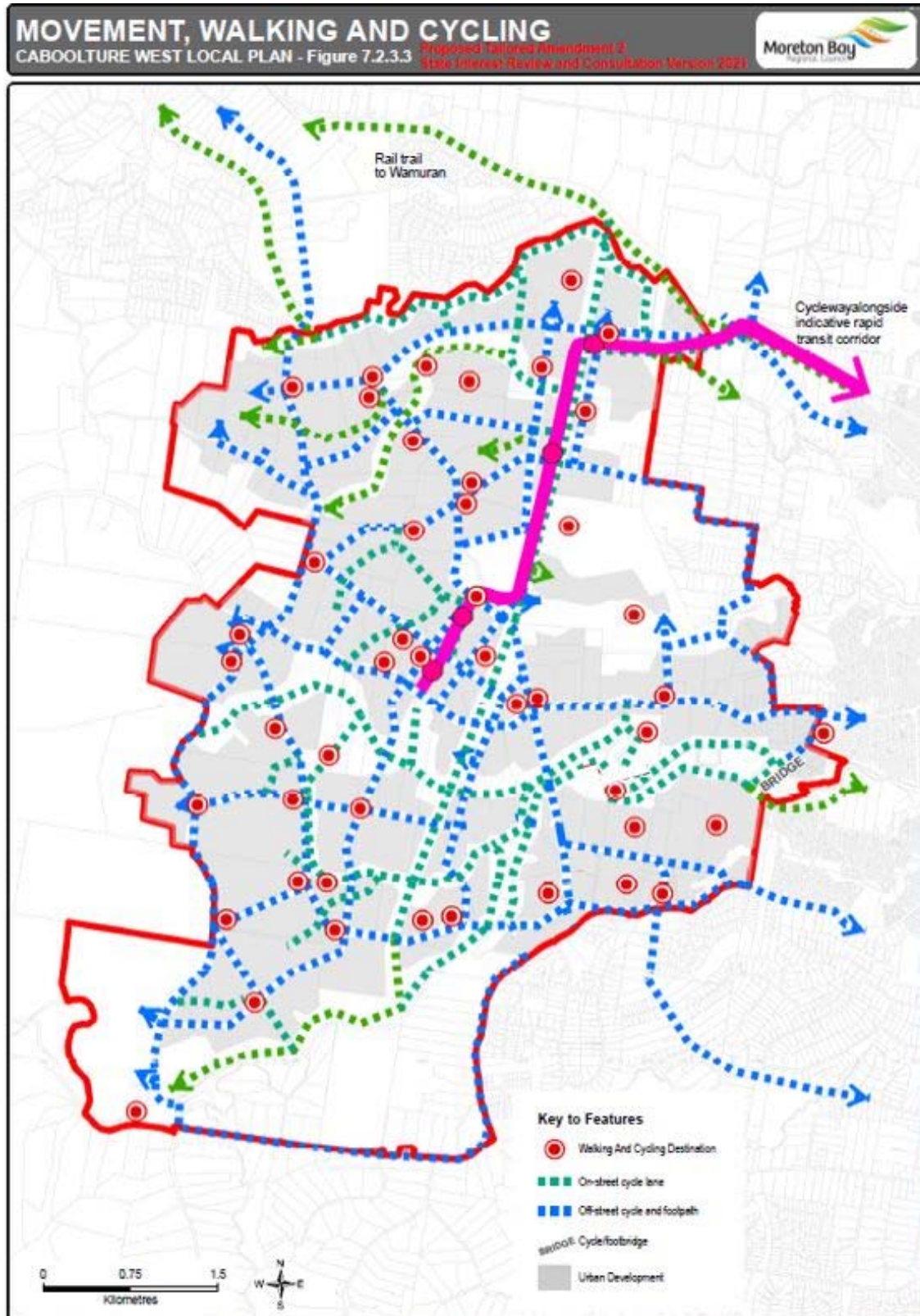
ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD
DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND
PUBLIC CONSULTATION (Cont.)

Figure 7.2.3.3 - Movement, walking and cycling(Popup full image)



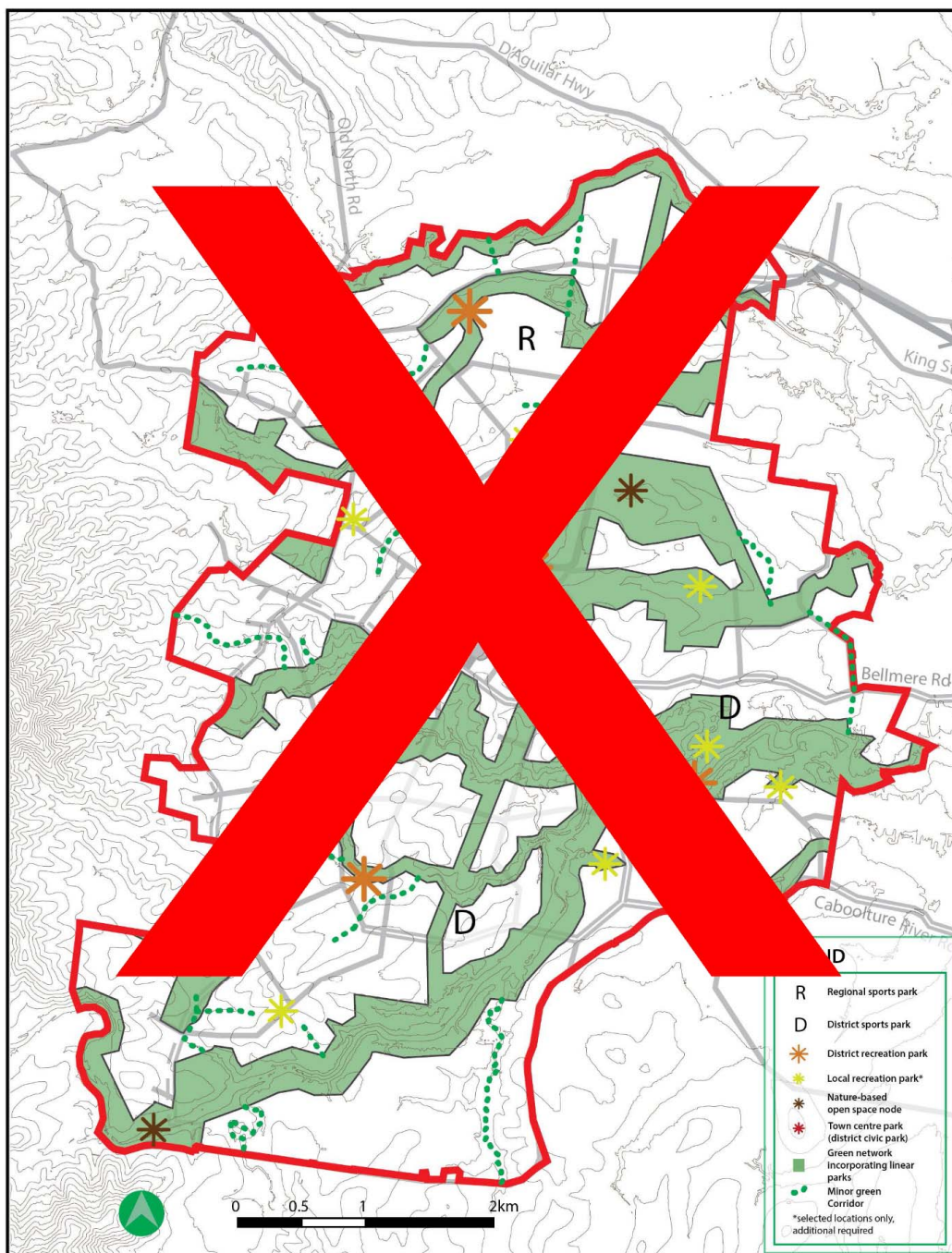
ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Figure 7.2.3.3 - Movement, walking and cycling



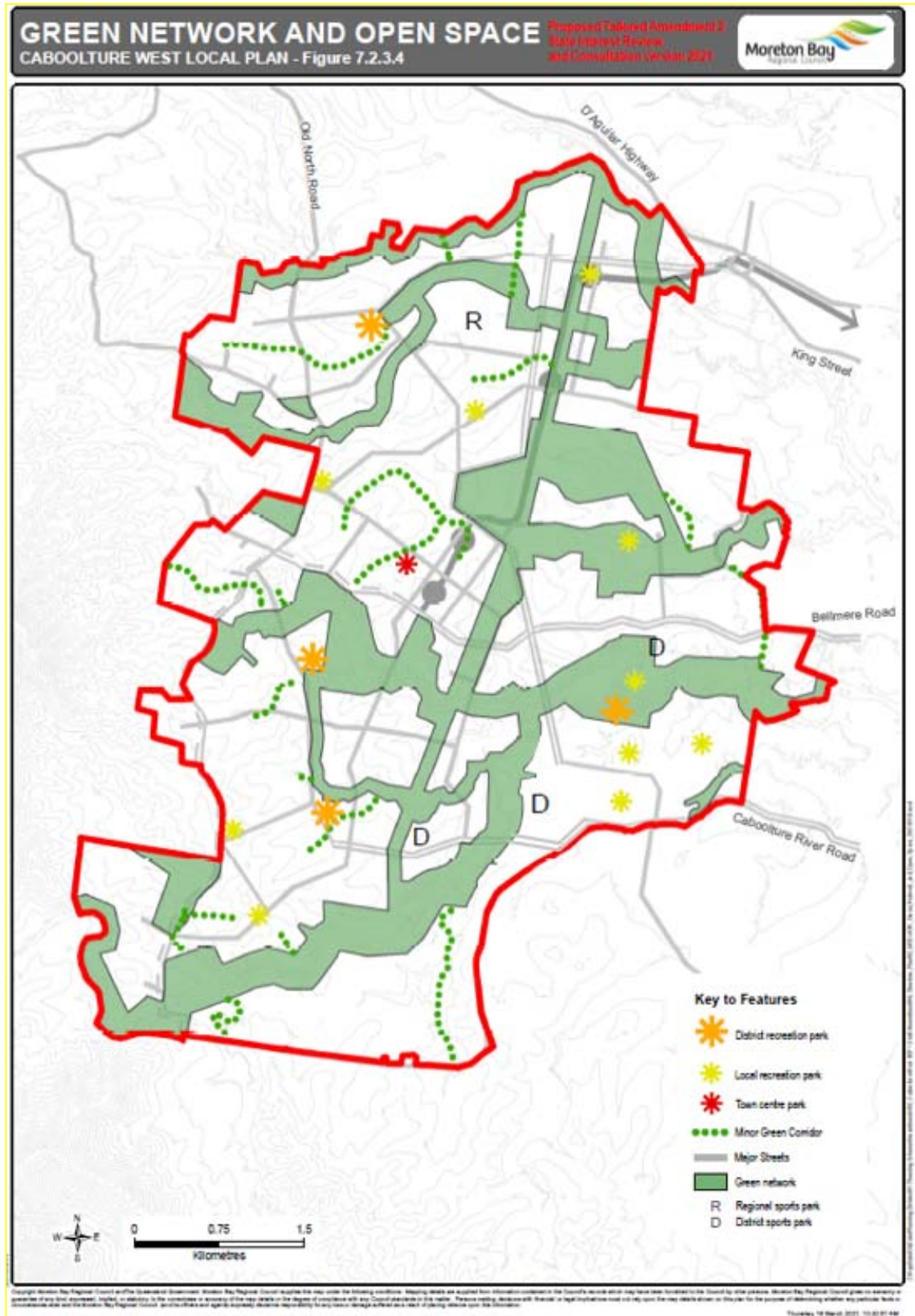
ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD
DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND
PUBLIC CONSULTATION (Cont.)

~~Figure 7.2.3.4 – Green network and open space(Popup full image)~~



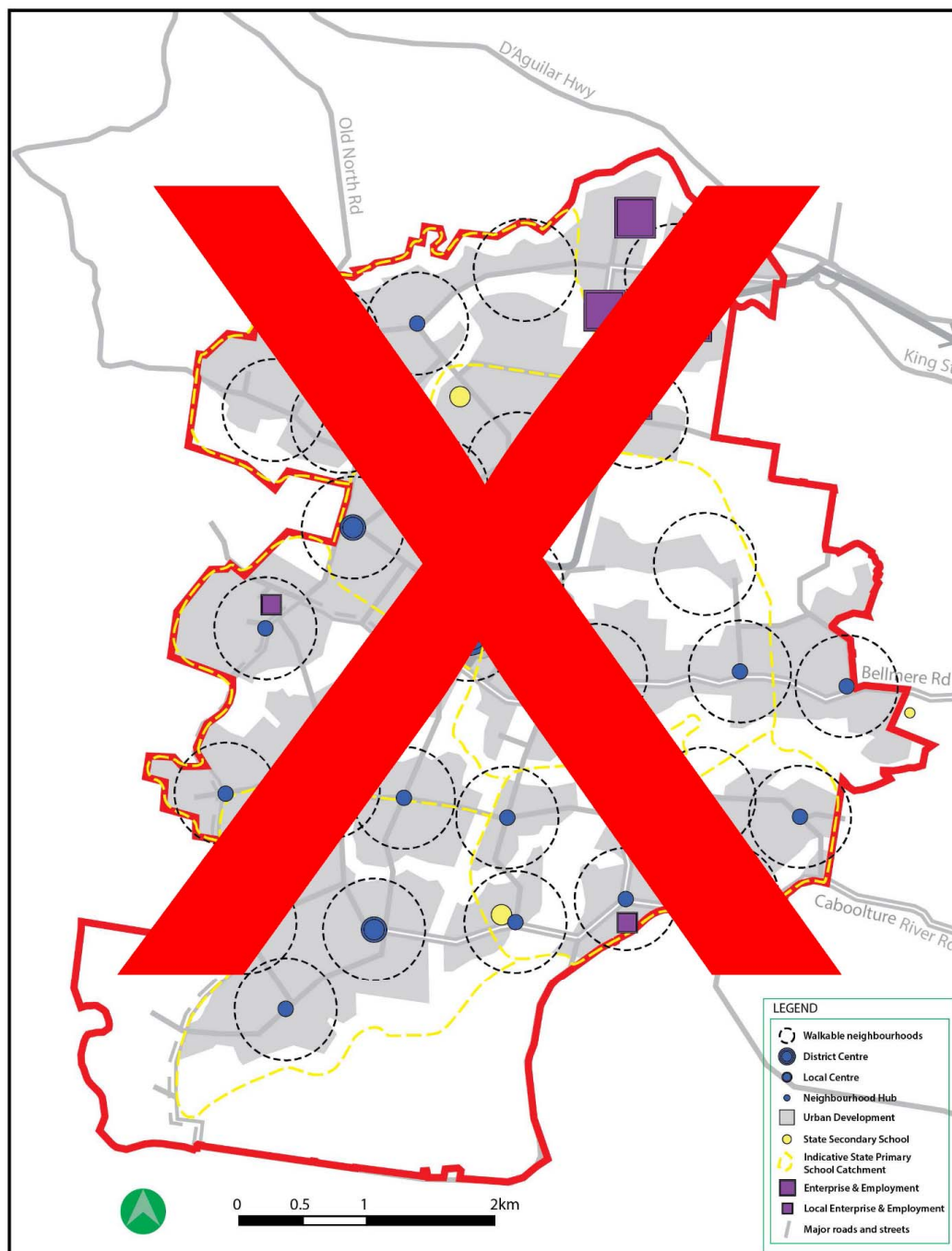
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Figure 7.2.3.4 - Green network and open space



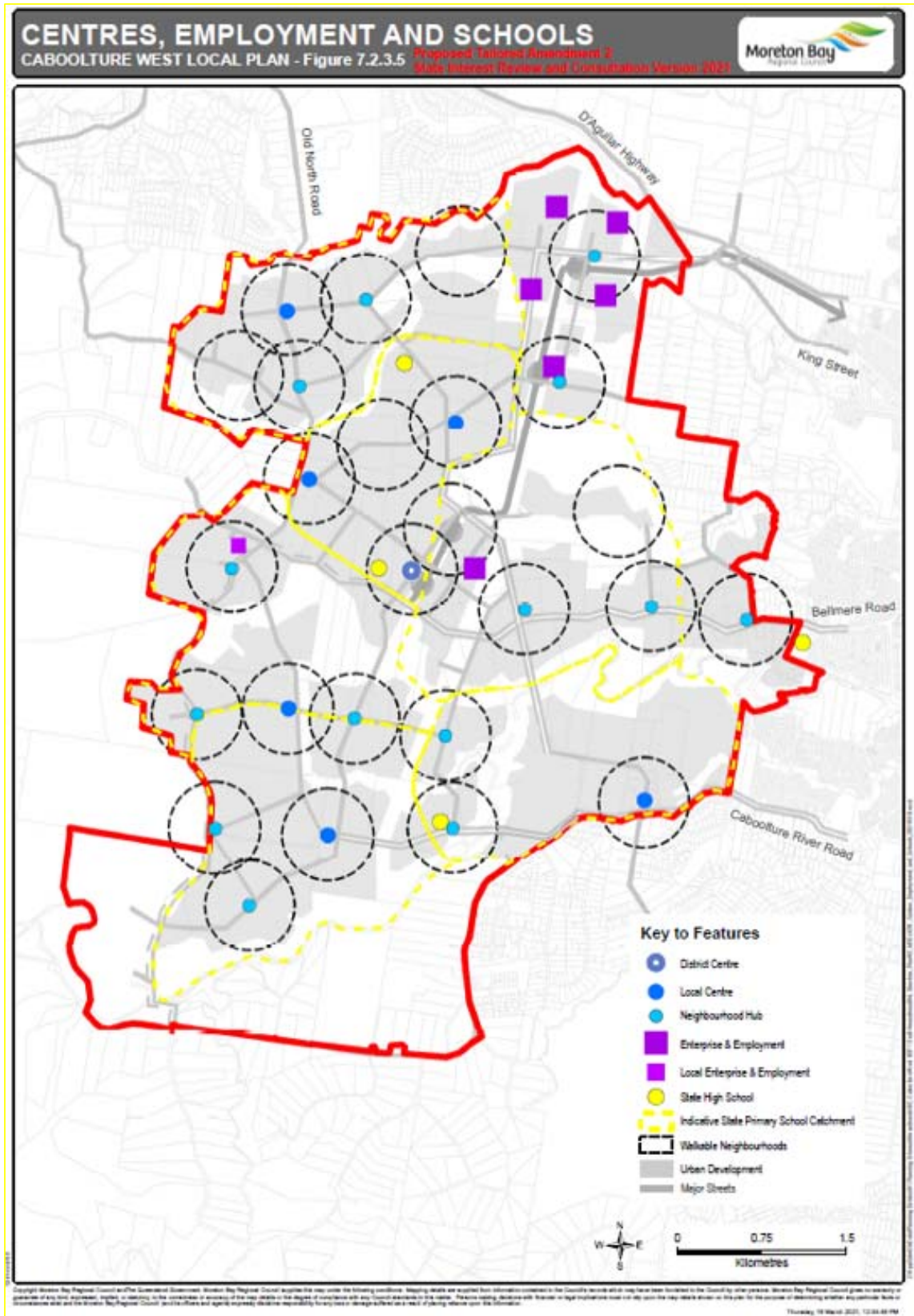
ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD
DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND
PUBLIC CONSULTATION (Cont.)

Figure 7.2.3.5 - Centres, employment and schools([Popup full image](#))



ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Figure 7.2.3.5 - Centres, employment and schools



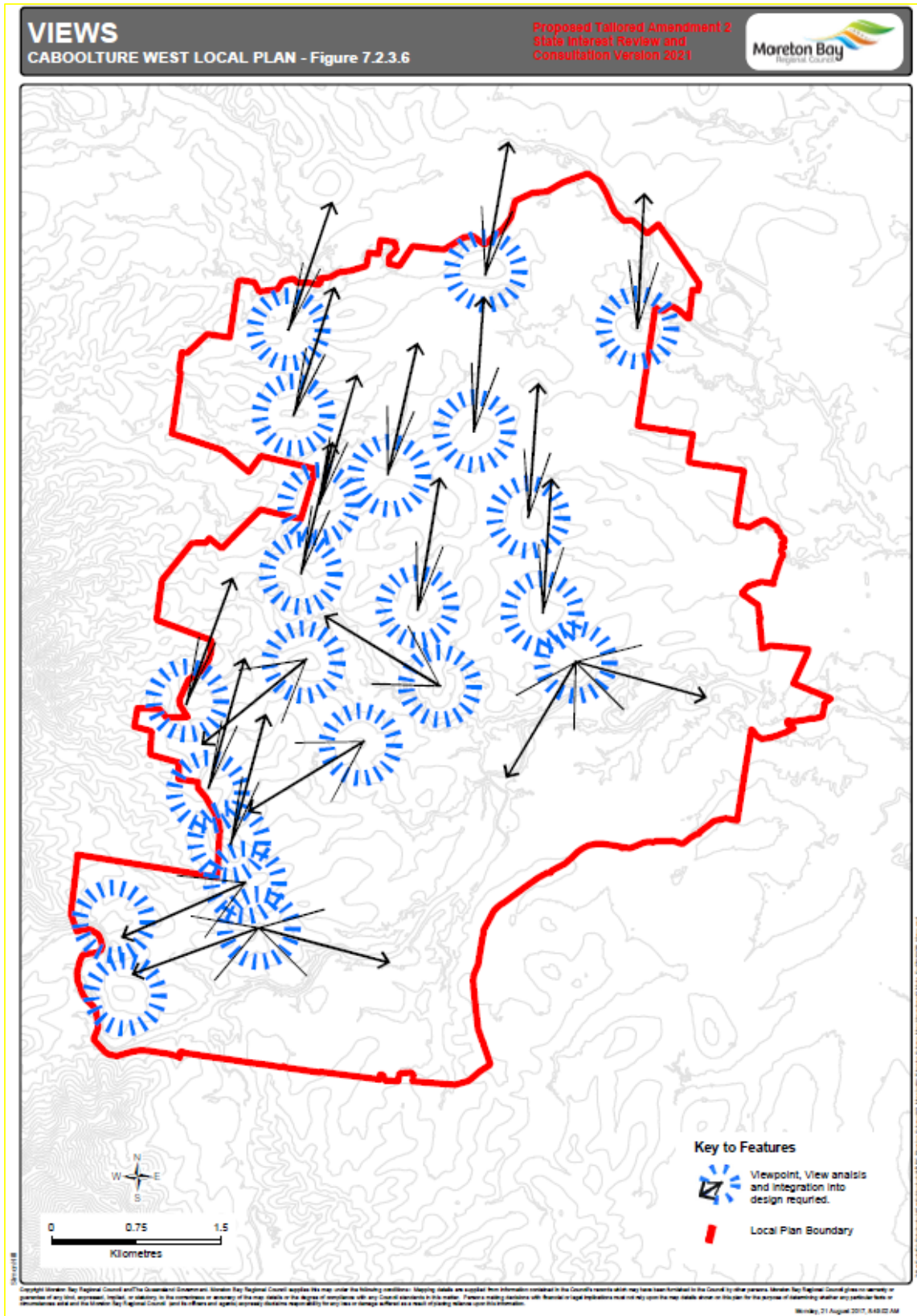
ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD
DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND
PUBLIC CONSULTATION (Cont.)

~~Figure 7.2.3.6 – Views (Popup full image)~~



ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Figure 7.2.3.6 - Views



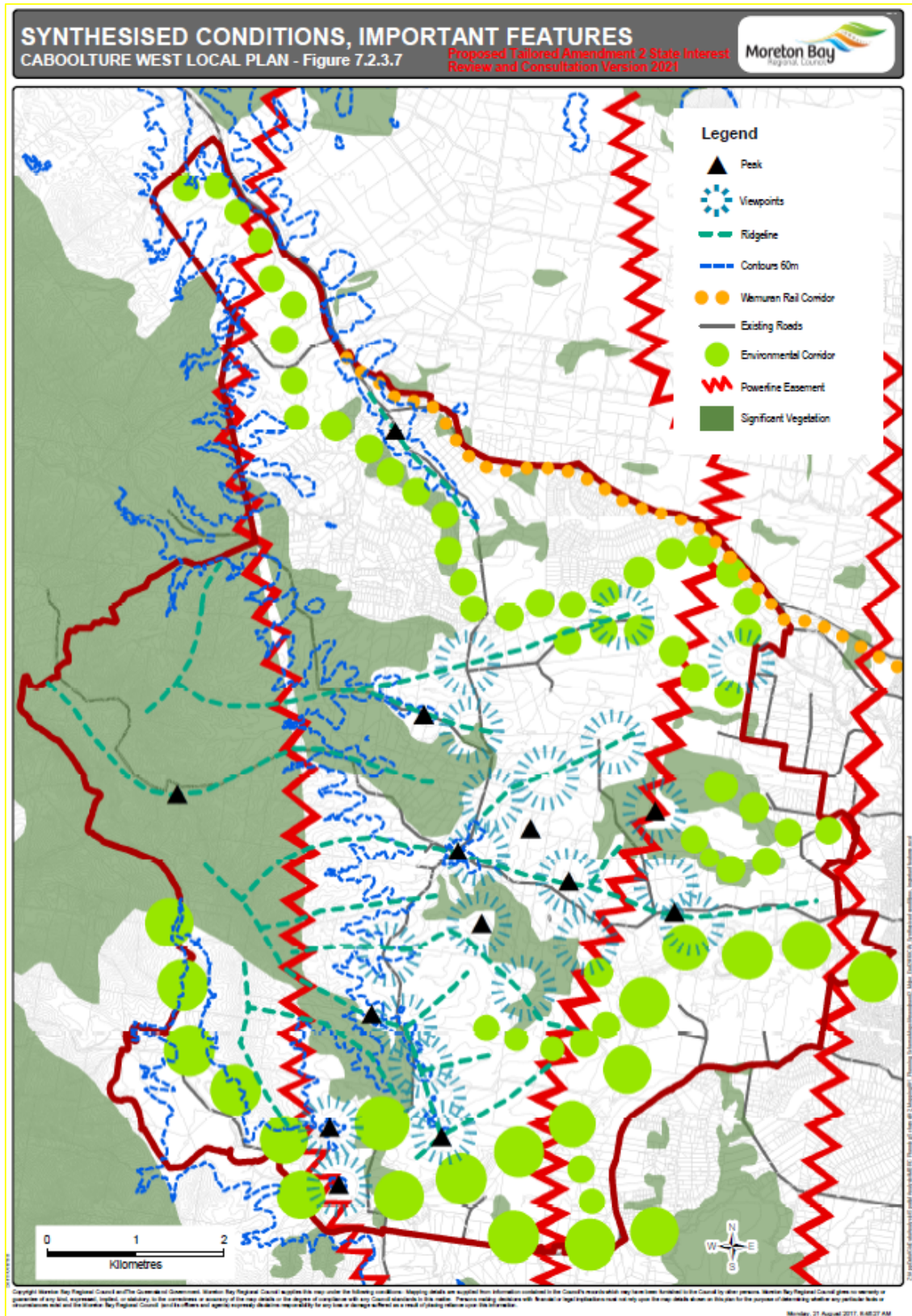
ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD
DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND
PUBLIC CONSULTATION (Cont.)

~~Figure 7.2.3.7 – Synthesised conditions, important features (Popup full image)~~



ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Figure 7.2.3.7 - Synthesised conditions, important features



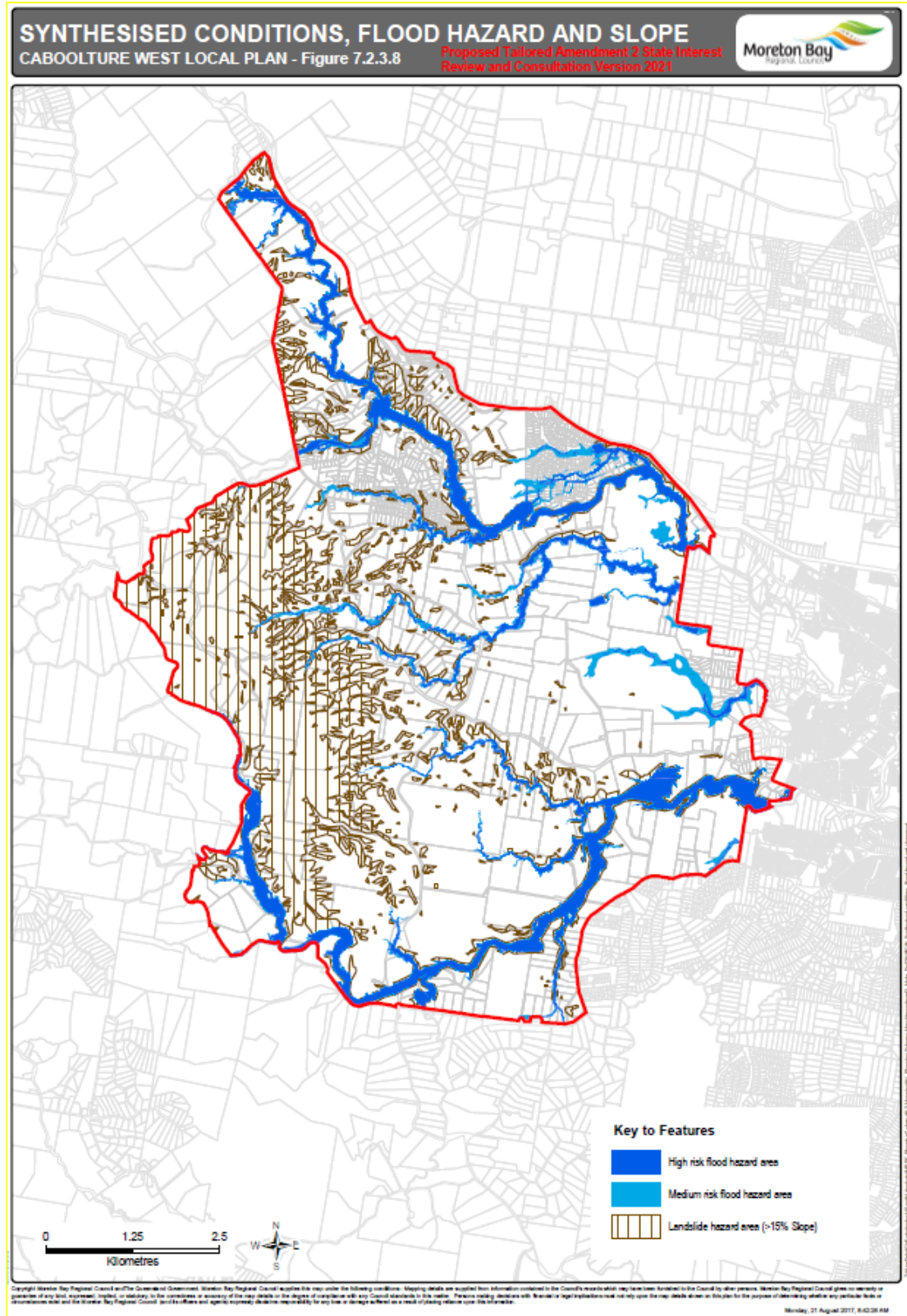
ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD
DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND
PUBLIC CONSULTATION (Cont.)

~~Figure 7.2.3.8 – Synthesised conditions, flood hazard and slope (Popup full image)~~



ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Figure 7.2.3.8 - Synthesised conditions, flood hazard and slope



ITEM 4.3 - MBRC PLANNING SCHEME - PROPOSED CABOOLTURE WEST NEIGHBOURHOOD DEVELOPMENT PLAN (AREA) NO. 1 S18 TAILORED AMENDMENT STATE INTEREST REVIEW AND PUBLIC CONSULTATION (Cont.)

Figure 7.2.3.9 - Neighbourhood Development Plan No.1 (NDP1)

