

Caboolture Morayfield Principal Activity Centre

Part 6: Planning Scheme and Built Form Guidelines

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**Caboolture–Morayfield
Principal Activity Centre
Master Plan
Part 6 – Planning Scheme
and Built Form Guidelines**

Moreton Bay Regional Council

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Prepared By



Parsons Brinckerhoff Australia Pty Limited
ABN 80 078 004 798
Level 4, Northbank Plaza
69 Ann Street
BRISBANE QLD 4000
GPO Box 2907
BRISBANE QLD 4001
Australia
Telephone +61 7 3854 6200
Facsimile +61 7 3854 6500
Email brisbane@pb.com.au
Certified to ISO 9001, ISO 14001, AS/NZS 4801
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Contents

	Page number
1. Introduction	1
2. Local planning context	2
2.1 Current planning scheme	2
2.1.1 Caboolture ShirePlan 2005	2
2.1.2 Priority Infrastructure Plans	4
2.2 Queensland Planning Provisions	4
3. Key issues and strategies	5
4. Planning Scheme Incorporation	11
4.1 Proposed Incorporation	11
4.2 Built form design guidelines	12
4.2.1 Key outcomes sought	12
4.2.2 Design specifications	13
4.2.3 Design Guidelines - Specific Provisions	17
5. Conclusion	34

List of tables

Table 3.1	Key issues identified in the draft CMPAC Master Plan	5
Table 3.2	Summary of strategies presented in the CMPAC Master Plan as they relate to the consideration of planning scheme integration	7
Table 4.1	Guidance for incorporating the intentions of the CMPAC Master Plan into the new Moreton Bay Regional Council Planning Scheme, based on QPP structure	11

List of figures

Figure 2.1	Zoning designations for the CMPAC under the Caboolture ShirePlan 2005	3
Figure 3.1	CMPAC Land Use Strategy Map	10

1. Introduction

This document is part of the Caboolture Morayfield Principal Activity Centre (CMPAC) Master Plan and should be read in conjunction with Part 1 – Master Plan and other companion parts (refer Figure 1.1).



Figure 1.1 CMPAC Master Plan structure

The CMPAC Master Plan seeks to transform the economic and urban landscape of the area to fulfil its role as a Principal Activity Centre. Currently, development in the CMPAC is guided by the planning provisions of the Caboolture ShirePlan 2005, which is administered by the Moreton Bay Regional Council. In order to achieve the vision, objectives and priority actions of the CMPAC Master Plan, planning provisions need to be incorporated into the new Moreton Bay Regional Council Planning Scheme.

The Master Plan has been prepared with the planning philosophy of facilitating development through relatively broad planning parameters.

In addition, because the development staging strategy for the CMPAC will be implemented over a 20 year period, planning scheme amendments also is required in the medium to long term.

This document provides direction on how the intent of the CMPAC Master Plan can be appropriately reflected in the new Moreton Bay Regional Council Planning Scheme. This document also provides updated Built Form Design Guidelines for Council's consideration in line with the Built Form Strategy contained in the CMPAC Master Plan.

2. Local planning context

2.1 Current planning scheme

2.1.1 Caboolture ShirePlan 2005

The CMPAC is located in the Moreton Bay Regional Council area. As part of the local government amalgamations that occurred in Queensland on 15 March 2008, the former local government areas of Caboolture Shire Council, Pine Rivers Shire Council and Redcliffe City Council combined to form the Moreton Bay Regional Council.

Within the context of the previous local government boundaries, the CMPAC is located in the former Caboolture Shire Council area, which is subject to the planning provisions of the Caboolture ShirePlan 2005. The Caboolture ShirePlan 2005 sets out the local government's strategy to manage population growth expected to occur in this former local government area over a 10-15 year period.

Broadly, the Caboolture ShirePlan 2005:

- identifies land in Zones and Precincts
- maps land use constraints such as flooding in the form of Overlays
- states permitted uses in each Zone, Precinct and Overlay
- sets outcomes that development must meet in each Zone, Precinct and Overlay.

Figure 2.1 shows the Caboolture ShirePlan 2005 zoning designations that apply to the CMPAC. Although much of the CMPAC is zoned as Residential A, there is a mix of zones that exist along Morayfield Road including Metropolitan Centre, Residential B, Rural Residential, Special Use and Open Space Zones. Some clusters of Special Use, Rural and Open Space zones exist in the eastern part of the CMPAC and along waterways.

The preparation of the future planning scheme began in March 2011 and is not expected to be adopted until 2014. The future planning scheme will need to comply with the Queensland Planning Provisions (discussed further in Section 2.2).

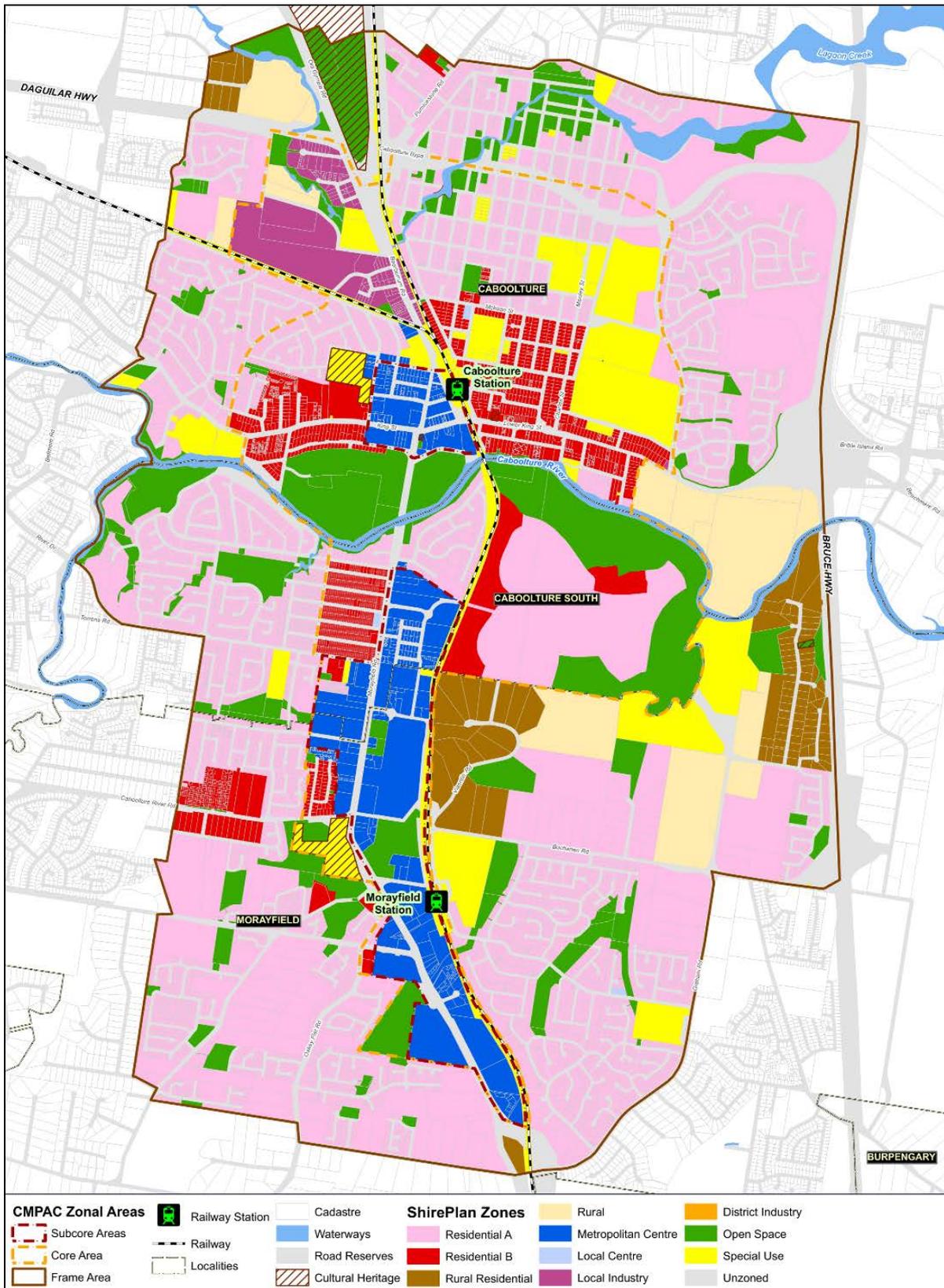


Figure 2.1 Zoning designations for the CMPAC under the Caboolture ShirePlan 2005

2.1.2 Priority Infrastructure Plans

The Queensland Government announced significant changes to the infrastructure charging regime on 15 March, 2011. In the context of these proposed major changes the deadline for adoption of Priority Infrastructure Plans has been extended to 31 December 2011.

Moreton Bay Regional Council has three draft Priority Infrastructure Plans (PIPs) which cover the three former local government areas within the Moreton Bay Regional Council area. Council has also commenced the preparation of the Moreton Bay Regional Council PIP to accompany the new planning scheme. This will be a key tool in the planning scheme for integrating land use planning and infrastructure planning.

Certain infrastructure projects that have been identified through the CMPAC master planning process may be incorporated into the PIPs where these projects are necessary to support expected population growth and intensification in the CMPAC. This document provides direction on how the PIP may assist in the implementation of the CMPAC Master Plan into new Moreton Bay Regional Council Planning Scheme.

2.2 Queensland Planning Provisions

The Queensland Planning Provisions (QPP, version 2.0) were introduced on 4 October 2010 to provide a clear and consistent template under which all future planning schemes will be developed under the *Sustainable Planning Act 2009*. The QPP sets out a standard planning scheme structure and provides guidance and instruction on the drafting of all elements of planning schemes, including both mandatory and optional components to be included.

In order to achieve the medium to long term outcomes of the CMPAC Master Plan, the vision and relevant objectives and priority actions must be integrated into the new Moreton Bay Regional Council Planning Scheme. The future planning scheme will be developed in accordance with the QPPs. This document provides direction on how the intentions of the CMPAC Master Plan can be appropriately reflected in the new Moreton Bay Regional Council Planning Scheme (refer Table 4.1).

3. Key issues and strategies

The CMPAC Master Plan identifies a number of key issues for the CMPAC. These issues relate to the topics of economic development, land use, social and housing, quality of built environment, natural environment, transport, and other physical infrastructure.

Table 3.1 summarises the key issues identified in the d CMPAC Master Plan, particularly as they relate to the consideration of planning scheme amendments.

Table 3.1 Key issues identified in the CMPAC Master Plan

Topic	Description of key issues
Economic issues	<ul style="list-style-type: none"> ▪ A lack of strategic employment opportunities as a basis for economic development. ▪ The lack of a concentrated centre core to enable productivity increases through agglomeration.
Land use issues	<ul style="list-style-type: none"> ▪ The existing planning scheme's strategic framework and land use designations support the regional role of the CMPAC, with respect to commercial and residential uses. However the Metropolitan Centre Zoning designation provides a more specific direction for the type and distribution of the centre activities to be located in the CMPAC core area. Although these are largely reflective of the existing land uses and provide limitations for an 'innovative' approach to redevelopment. ▪ The CMPAC planning framework does not currently provide the intensity and mix of land uses required to facilitate transit oriented development and stimulate economic activation.
Social issues and housing	<ul style="list-style-type: none"> ▪ The current supply of residential development in the CMPAC does not reflect the projected demand based on the South East Queensland Regional Plan 2009-2031 requirements for the CMPAC, in terms of density and diversity of housing forms. ▪ In addition, the current supply of residential development in the CMPAC does not reflect the share of region-wide infill dwellings required to be accommodated in the CMPAC (as per the South East Queensland Regional Plan 2009-2031), with some 10,000 additional dwelling units needed by 2031.
Quality of built environment	<ul style="list-style-type: none"> ▪ A number of existing assets need to be protected, including the Caboolture River, the traditional urban grid structure in Caboolture town centre, and greenspace associated with the floodplain. ▪ The lack of a positive visual identity and lack of a sense of place. ▪ The decentralised urban form and low density of the CMPAC precludes the levels of activity required for a high quality, vibrant urban environment. ▪ The presence of physical divides such as the Caboolture River, the train line and Morayfield Road.
Natural environment issues	<ul style="list-style-type: none"> ▪ There are a number of environmental management issues for CMPAC development including floodplain management, water quality management, and habitat corridor protection.

Topic	Description of key issues
Transport issues	<ul style="list-style-type: none"> ▪ Existing 'big box' development and sprawling low density residential uses promote car usage and discourage walking and cycling friendly environments. ▪ The existing road network funnels traffic through the centres of Caboolture and Morayfield, and consequently these centres are car dominated. ▪ There is a high residential population that commutes to Brisbane for work, thus the Caboolture Train Station is heavily used. ▪ Bus services in the CMPAC operate at limited frequencies. ▪ The walking and cycling network in the CMPAC is disjointed and limited.
Other physical infrastructure	<ul style="list-style-type: none"> ▪ The CMPAC has sufficient physical infrastructure to accommodate future growth in the medium term however long term growth may require augmentation beyond the levels currently planned for. ▪ Existing high quality broadband telecommunications network provides opportunity for business development in the area.

Nine inter-related strategies have been developed, as explained in the CMPAC Master Plan, to address these issues. These strategies are:

- Economic Development Strategy
- Land Use Strategy
- Staging and Catalytic Projects Strategy
- Transport Network Strategy
- Community Development and Social Infrastructure Strategy
- Built Form Strategy
- Public Realm and Open Space Strategy
- Natural Environment Strategy
- Physical Infrastructure Strategy.

Table 3.2 summarises the vision, and key objectives, elements and priority actions of each of these strategies, as they relate to the consideration of planning scheme integration.

The issues and strategies discussed in this section are important matters for the consideration of planning scheme integration. Therefore this document has been prepared with careful consideration given to these issues and strategies.

Table 3.2 Summary of strategies presented in the CMPAC Master Plan as they relate to the consideration of planning scheme integration

Strategy	Vision and objectives	Key elements	Priority actions
Economic Development Strategy	<p>For CMPAC to play a key economic role within the Moreton Bay Region.</p> <p>To generate 25,000 jobs.</p> <p>To achieve a minimum of 1:1 ratio of gross floor area (GFA) to total land area within 400m of the Caboolture Train Station.</p> <p>To achieve average dwelling density rates of 20 dwelling units per hectare.</p>	<p>Work to agglomerate businesses around existing employment nodes.</p> <p>Focus on development of knowledge, research and development sectors of the economy.</p> <p>Designate the Caboolture node as the 'CBD'.</p> <p>Facilitate development of the Health and Education Precinct.</p> <p>Work to achieve the employment type and GFA targets specified in Tables 4.2 and 4.3 of the CMPAC Master Plan.</p>	<p>Develop and implement a strategy for the Health and Education Precinct development.</p> <p>Attract a major retail partner for Caboolture CBD.</p>
Land Use Strategy	<p>For CMPAC to become a fully functioning, consolidated and sustainable centre, with intensity and diversity of land uses.</p> <p>To achieve high intensity and land use mix within 200m walking catchment of train stations.</p> <p>To achieve a density of 40-140 dwelling units per hectare within 800m of train stations.</p> <p>To provide medium to high rise development (4-8 storeys) within primary walking catchment of the Caboolture Train Station.</p> <p>To achieve land use mix – 50% residential, 25% commercial, 15% retail, 10% community.</p> <p>To provide a range of housing options</p>	<p>Designation of five key development areas (Precincts 1 – 5) within the CMPAC Core Area, refer Figure 3.1 below.</p> <p>Strong focus on mixed use development.</p> <p>Consolidation and concentration of key principal activity centre functions within Caboolture locality (Precincts 1 and 2).</p> <p>Repositioning of the role of the Caboolture South and Morayfield area (Precincts 3, 4 and 5) so it supports the Caboolture locality.</p>	<p>Integrate the CMPAC land use strategy into the planning scheme.</p> <p>Develop and implement practical strategies to encourage a range of housing types and tenures, particularly in Precincts 1 and 2 (e.g. through incentives, partnerships etc).</p>
Staging and Catalytic Project Strategy	<p>To demonstrate Council's commitment to development of Precincts 1 and 2 as areas with key centre functions through delivery of catalytic projects.</p> <p>To facilitate spatial concentration of development within CMPAC consistent with the Master Plan's vision.</p>	<p>Refer to Table 4.6 (proposed development staging strategy) and Table 4.7 and Figure 4.3 (catalytic projects and opportunity sites) in the Master Plan.</p>	<p>Adopt the proposed staging strategy as a Council-wide policy for development assessment in CMPAC.</p>

Strategy	Vision and objectives	Key elements	Priority actions
Transport Network Strategy	<p>To facilitate growth of the CMPAC while ensuring sustainable transport outcomes (e.g. reducing car dependency and increasing public transport).</p> <p>To support of the development of a compact urban structure.</p>	<p>Provision of networks as shown in Figure 4.5 (road network strategy), Figure 4.6 (public transport network strategy) and Figure 4.7 (active transport network strategy) in the Master Plan.</p> <p>Changes are required to Council's car parking policy (e.g. amending car parking rates, controlling on-street parking).</p>	<p>Improved cycle routes to the Caboolture CBD and provision of cyclist facilities.</p> <p>The delivery of the Buchanans Road upgrade.</p> <p>Coordination of the Graham Road north-south extension with the development of the Health and Education Precinct and Precinct 4.</p> <p>Incorporate the McKean Street to Toohey Road/Watt Street extension into the development of the site in the vicinity of Lang Street and Rowe Street.</p> <p>Redevelop the Morayfield retail precinct away from 'big box' retail format.</p> <p>Once critical mass is reached in Precinct 4, adjacent to the Caboolture South precinct, there may be need for a Transport Investigation Hub.</p>
Community Development and Social Infrastructure Strategy	<p>To provide quality accessible social infrastructure within Caboolture-Morayfield of a level consistent with a Principal Activity Centre status.</p>	<p>Provision of facilities shown in Table 4.8 and Figure 4.8 (social infrastructure) in the Master Plan.</p>	<p>Continue development of the Caboolture Hub.</p> <p>Commit to the provision of facilities listed for this strategy in the Master Plan.</p>
Built Form Strategy	<p>To ensure that new development:</p> <ul style="list-style-type: none"> ▪ produces green subtropical buildings ▪ relates higher density development to landscape settings ▪ contributes to activation of street and parklands ▪ results in 'sensitive' infill development outcomes ▪ results in more attractive showroom retail/light industry streetscapes. 	<p>Building height limits (refer Figure 4.9 in the Master Plan).</p> <p>Built form design guidelines to be developed (refer Section 4.2 below).</p> <p>Typical building frontages (refer Table 4.9 and Figure 4.10 in the Master Plan).</p> <p>Specific design provisions for the following:</p> <ul style="list-style-type: none"> ▪ retrofitting density in existing residential precincts ▪ residential development adjoining parkland ▪ Caboolture CBD ▪ Precinct 3 - Morayfield Road ▪ Precinct 4. 	<p>Adopt the proposed Built Form Design Guidelines through planning scheme integration.</p>

Caboolture–Morayfield Principal Activity Centre Master Plan Part 6 – Planning Scheme
Amendments and Built Form Guidelines

Strategy	Vision and objectives	Key elements	Priority actions
Public Realm and Open Space Strategy	<p>To create public spaces, streets, trails and parks that are accessible, comfortable, delightful, safe and well-maintained.</p> <p>To develop a network of interconnected signature open spaces, unique to the CMPAC, comprising the Botanical Gardens, Caboolture River, Centenary Lakes and a new Riverside park.</p>	<p>Provision of a network of interconnected green spaces.</p> <p>Maximising the community interface with waterways.</p> <p>Focus on the three key urban places of Precincts 1-3.</p>	<p>Develop a new 4-5 hectare Riverside district park as per the Caboolture Shire Plan Planning Scheme Policy 21 C – Trunk Infrastructure Contributions – Open Space and Community Purpose.</p> <p>Deliver public space improvements in Precinct 1-3 as listed in Section 4.9.3 of the Master Plan.</p> <p>Upgrade key linkages for pedestrians and cyclists across the CMPAC area.</p>
Natural Environment Strategy	<p>For the value of the natural environment of the CMPAC to be recognised.</p> <p>For the condition of the natural environment to be protected, enhanced and sustainably managed.</p> <p>Some specific objectives include providing effective habitat corridors, managing the impacts of flooding and providing an integrated open space network.</p>	<p>Protect and enhance the CMPAC wetlands.</p> <p>Improve water quality emanating from the CMPAC area.</p> <p>Ongoing flood management strategies to protect people, property and the environment.</p> <p>Preserve and protect biodiversity and habitat corridors, with a focus on protecting koala habitats and their connectivity.</p> <p>Provision of an integrated open space network.</p>	<p>Develop a localised catchment management plan for the CMPAC.</p> <p>Establish an overarching landscape plan for the CMPAC.</p>
Physical Infrastructure Strategy	<p>To ensure that future growth for CMPAC is supported by adequate and sustainable physical infrastructure (water, recycled water, stormwater, sewerage, energy, telecommunications).</p> <p>To ensure the phasing of the proposed development takes into account and integrates with future regional service upgrades planned by Council, State entities and infrastructure providers.</p>	<p>Provision of physical infrastructure shown in Table 4.10 and Figure 4.11 in the Master Plan.</p>	<p>No priority actions identified, however ultimately physical infrastructure is to be provided as detailed in Section 4.11.2 of the draft Master Plan.</p>

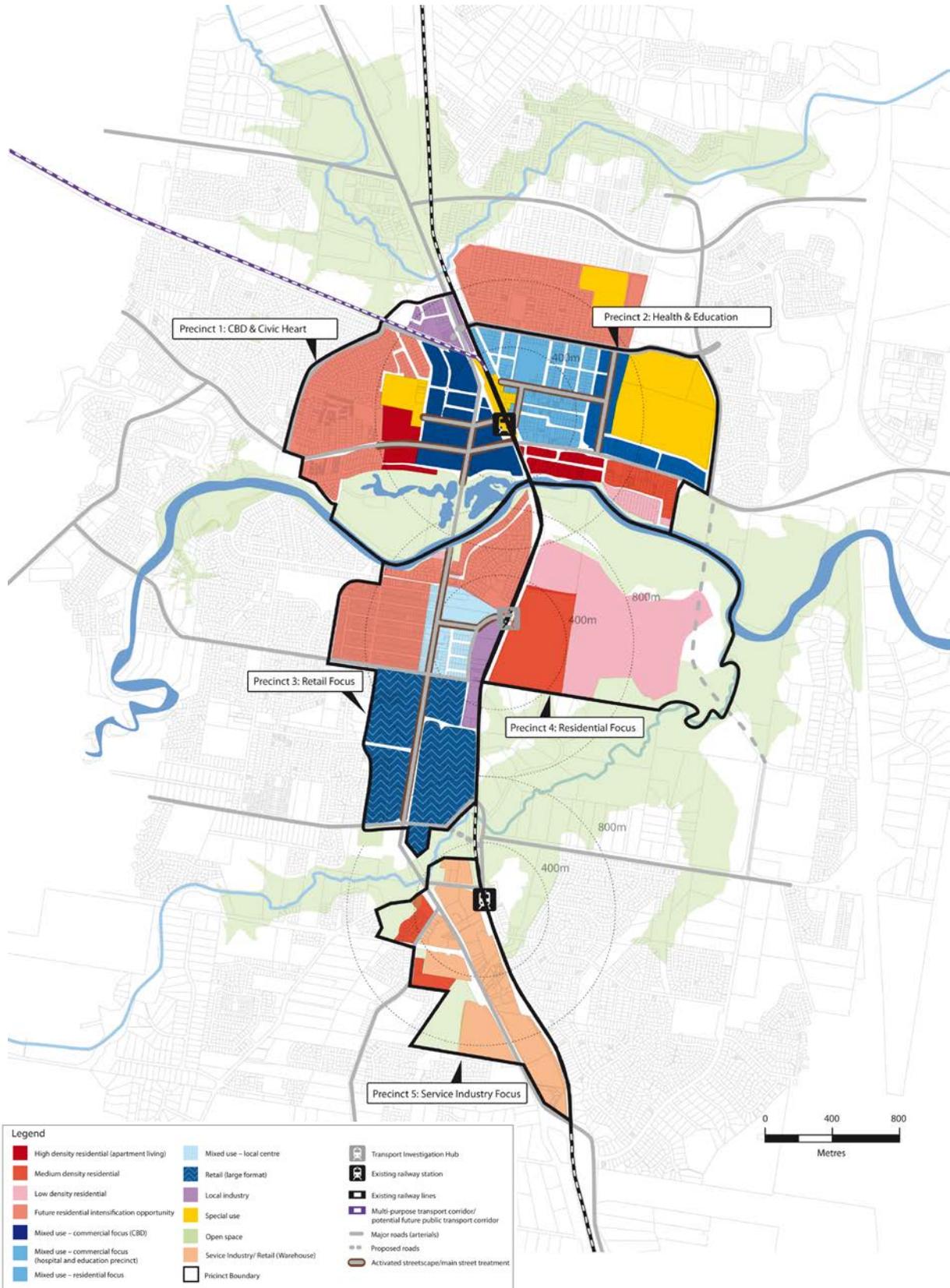


Figure 3.1 CMPAC Land Use Strategy Map

4. Planning Scheme Incorporation

4.1 Proposed Incorporation

This section provides direction on how the intent of the CMPAC Master Plan can be appropriately reflected in the new Moreton Bay Regional Council Planning Scheme (refer Table 4.1). This guidance is based on the QPP structure for future planning schemes.

The integration of the CMPAC Master Plan into the new Moreton Bay Regional Council Planning Scheme is necessary to ensure the vision, objectives and priority actions of the are achieved.

Table 4.1 Guidance for incorporating the intensions of the CMPAC Master Plan into the new Moreton Bay Regional Council Planning Scheme, based on QPP structure

Planning scheme section	Recommendations
Citation and commencement Community Statement and Strategic Vision (optional components)	If included, a Community Statement or Strategic Vision could draw upon from the elements of the CMPAC Master Plan vision, or make mention of the CMPAC.
Part 2 State planning instruments; Section 2.1 Regional Plan	The requirements of the SEQ Regional Plan must be reflected in the planning scheme. Therefore, the intent of CMPAC should be included.
Part 3 Strategic Framework; Section 3.3 Mapping	The CMPAC should be reflected spatially in the strategic framework conceptual mapping. The CMPAC should be illustrated in a way that shows its context in relation to the other activity centres, and the Moreton Bay Region as a whole.
Part 3 Strategic Framework; Section 3.5 Components of the strategic framework; Subsection 3.2.3 Specific outcomes	The specific outcomes used in the strategic framework should make reference to the intent of Caboolture-Morayfield as a Principal Activity Centre where relevant to achieving the theme/strategic elements.
Part 3 Strategic Framework; Section 3.5 Components of the strategic framework; Subsection 3.2.4 Land use strategies	The land use strategies used in the strategic framework should make reference to the intent of Caboolture Morayfield as a Principal Activity Centre where relevant to achieving the theme/strategic elements.
Part 4 Priority Infrastructure Plan	<p>The content of the draft PIPs will ultimately be incorporated into Part 4 of the new Moreton Bay Regional Council Planning Scheme.</p> <p>The new MBRC PIP will include the key projects that have arisen from the CMPAC master planning process which involve the funding and delivery of infrastructure to support future growth and intensification in the region.</p>
Part 5 Tables of assessment; Section 5.6 Levels of assessment (Local Plans) (Development in a Local plan)	<p>A local plan is recommended as the mechanism within the QPP–compliant planning scheme to implement the CMPAC. The tables of assessment should therefore include a table for ‘Development’ in the CMPAC Local Plan.</p> <p>This table should specify the zone/s for which the Local Plan has changed the level of assessment. Variation from the level of assessment within the Local Plan Zones, such as height and gross floor area, can be identified for precincts within the Local Plan. This should be identified as an ‘if’ in the ‘Development’ column of the table.</p>

Planning scheme section	Recommendations
Part 6 Zones	<p>The CMPAC Local Plan is recommended as a mechanism in the new Moreton Bay Regional Council Planning Scheme to provide policy for the finer grained planning in the master plan area. However the Local Plan Area must be divided into zones.</p> <p>Zones are to be reflected spatially in Schedule 2 (mapping). The zones used in the CMPAC Land Use Strategy mapping provide the basis for which standard suite of zones are used in the CMPAC Local Plan Area.</p>
Part 7 Local Plans; Section 7.1 Preliminary	<p>It is recommended that a Local Plan be developed to implement the CMPAC. A CMPAC Local Plan should be included under Part 7.</p> <p>Section 7.1 (preliminary) should articulate that the local plan is divided into five precincts, reflecting the CMPAC Land Use Strategy. These five precincts are:</p> <ol style="list-style-type: none"> 1. CBD and Civic Heart (Precinct 1) 2. Hospital and Education Hub (Precinct 2) 3. Retail Focus (Precinct 3) 4. Residential Focus (Precinct 4) 5. Service Industry Focus (Precinct 5).
Part 7 Local Plans; Section 7.2 Local Plan Codes	<p>The Local Plan Codes will vary and add to the standard suite of Zones so that they achieve the land use outcomes set out in the CMPAC Land Use Strategy. These additions/variations relate to:</p> <ul style="list-style-type: none"> ▪ site to floor space ratio ▪ building height ▪ land use composition. <p>A statement to clearly articulate the purpose of the code must be included in Section 7.2. It is recommended that a separate code and purpose statement be set up for each of the five precincts, based on wording in the CMPAC Land Use Strategy for precinct intent.</p> <p>Overall outcomes that clearly identify how the purpose of the code will be achieved must be included. These should be drafted based on the key strategies in the CMPAC Land Use Strategy.</p>
Schedule 2 Mapping	<p>Cartographic maps for the planning scheme document should reflect the zoning as indicated in the CMPAC Land Use Strategy.</p> <p>Mapping to illustrate the extent of the CMPAC local plan area should reflect the CMPAC Precincts 1-5.</p>

4.2 Built form design guidelines

4.2.1 Key outcomes sought

The CMPAC contains a Built Form Strategy. The Built Form Strategy is set out as 'Built Form Design Guidelines' in this section so this information can be incorporated into the new Moreton Bay Regional Council Planning Scheme.

The built form design guidelines will require new development to:

- contribute to the creation of human scale streetscapes
- contribute to the creation of shady subtropical public spaces

- facilitate the provision of deep planting zones
- create vibrant mixed use streetscapes
- create residential living environments which balance privacy and casual surveillance
- integrate environmentally sustainable design measures, in particular energy efficient design and water sensitive urban design measures.

4.2.2 Design specifications

1. Overall building form is designed as a series of human–scaled components to reduce overall bulk:
 - a) building mass is articulated to reduce bulk and to highlight the building address and prominent entry point/s
 - b) building design demonstrates 3–dimensional modelling that takes account of skyline and urban form considerations
 - c) buildings are designed to relate to human scale at street level
 - d) buildings should balance building heights and the height of existing vegetation
 - e) street frontages are to relate to pedestrian scale through the design of articulated awnings, shopfronts and entries
 - f) building heights facing King Street are a maximum of four storeys, with taller development set back 10 m from the street boundary alignment.
2. Building frontages contribute to the creation of lively and active streetscapes:
 - a) frontages must be designed in a matter that creates lively and interesting spaces at a pedestrian friendly scale:
 - i) full active frontage (100%) – *Along King Street and Morayfield Road/King Street intersection:*
 - frontages must be designed in a matter that creates lively and interesting spaces at a pedestrian friendly scale
 - stimulates activities that are likely to foster casual, social and business interaction for extended periods (such as shop fronts, indoor/outdoor cafes and restaurants)
 - presents a maximum of 80% of building frontage as windows/glazed doors and a maximum of 20% as solid façade
 - Buildings, wherever possible, achieve a high degree of integration between indoor and outdoor spaces.
 - ii) Intermittent Frontage (85%) – *Along James Street, mid–block adjacent to the parking station and directly outside the train station:*

- the ground storey level of premises with frontage to a public urban space and key pedestrian linkages:
 - fosters activities that incorporate passive pedestrian usage both day and night
 - presents a maximum of 70% of building frontage as windows/glazed doors and a maximum of 30% as solid façade
 - provide clear or relatively clear windows and, where provided, grille or translucent security screens rather than solid shutters, screens or roller–doors
 - aids in promoting CPTED techniques, such as passive surveillance and natural access control.
- iii) Targeted Frontage (60%) – *Shopping centre complex, Matthew Terrace and Beerburum Road:*
- presents a maximum of 60% of building frontage as windows/glazed doors and a maximum of 40% as solid façade
 - provide clear or relatively clear windows and, where provided, grille or translucent security screens rather than solid shutters, screens or roller–doors.
3. Building frontages and streetscapes are designed to provide a suitable level of comfort for pedestrians in a subtropical climate:
- a) awnings and verandas overhang public footpaths to provide continuous shade and shelter for pedestrians
 - b) awnings over public footpaths are set back 1.5 m from front of kerb to accommodate mature street trees
 - c) new development is to make provision for significant street tree planting and landscaping areas which facilitate visual access to the building address and frontage.
4. Building designs reflect a contemporary urban subtropical character that promotes: environment that is shaded, light and cool; and outdoor or semi–enclosed public spaces that complement adjoining indoor spaces openness and relationship to landscape:
- a) buildings incorporate the use of screening, sun shading devices and recesses in response to facade orientation to create comfortable internal and external spaces
 - b) buildings, wherever possible, achieve a strong relationship to landscape through a high degree of integration between indoor and outdoor spaces
 - c) landscape is integrated with built form and should be of a subtropical character with strong textures, colours and robust subtropical species

- d) generous outdoor living spaces such as roof gardens and verandas are incorporated into the design.
5. Specific design provisions for new development for Morayfield Road (Precinct 3):
- a) buildings must clearly express their primary use and address their principal street frontage clearly
 - b) all retail and commercial buildings are to have their most important facades and main public entrances close to, and directly facing, the principal street frontage
 - c) where retail and commercial development is located on a corner site, the main entrance faces the principal street, or the corner
 - d) buildings must clearly define, frame or enclose streets and other useable public and semi-public urban spaces
 - e) buildings are located close to the frontages of streets and other important urban spaces for 50% of these frontages, so that they create a substantial edge of built form to the street –
 - i) car parking areas, service areas and access driveways are located where they will not dominate the streetscape
 - ii) provide an appropriately designed hard and soft landscaped setback to all street frontages where buildings are not built to the boundary to develop a transition between public and private open space.
6. Specific design provisions for new development within Precinct 4:
- a) high density residential uses are to overlook parkland and provide links to the Caboolture CBD
 - b) built form does not intrude upon the flood plain and works with the existing land form and stormwater regimes, rather than creating heavily engineered solutions.
7. Planting design positively contributes to the amenity of the development and to the diverse subtropical character and ecology of the precinct:
- a) landscaping incorporates a planting design which provides:
 - i) a framework of predominantly endemic native species
 - ii) native palm species planted as small groups amongst other tree types as an emergent feature
 - iii) visual interest through form, texture and variations in seasonal colour
 - iv) compatibility with buildings, hard paved areas, overhead and underground services
 - v) scale relative to the size and nature of the development and its setting
 - vi) a network throughout buildings of mature trees

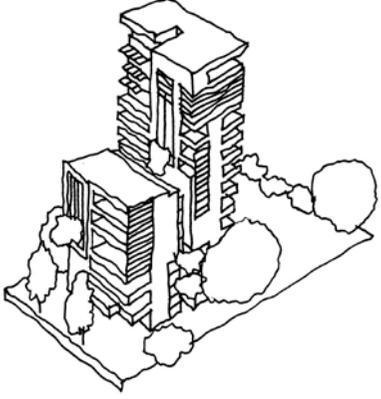
- vii) the retention of existing vegetation, as an amenity resource, as much as practicable.
8. The opportunities for water infiltration on site are maximised by:
- a) draining portions of hard surfaced areas to permeable surfaces
 - b) maximising areas of turf, garden beds and pervious paving types
 - c) minimising the area of impervious surface finishes on the site
 - d) providing permeable surface treatments.
9. Building layout and orientation should be designed to facilitate use of natural ventilation and daylight:
- a) buildings to be located and orientated in such a way that:
 - i) maximises internal cross ventilation and prevailing cooling breezes
 - ii) maximises northern sun and screen undesirable western sun
 - iii) reduces demands on non–renewable energy sources for cooling and heating
 - iv) plan widths of buildings should:
 - allow for the maximum penetration of natural light and cooling breezes
 - avoid excessively wide facades and inadequate spaces between such buildings
 - avoid the negative effects of wind tunnelling on streets and outdoor spaces.
10. Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites and adjoining street frontages to mitigate impacts of stormwater runoff:
- a) on site re–use and water quality improvement devices are incorporated into buildings
 - b) footpaths incorporate one of the following possible solutions:
 - i) buffer strips
 - ii) porous pavements
 - iii) bio–retention systems and landscape swales incorporating basins and sand filters.

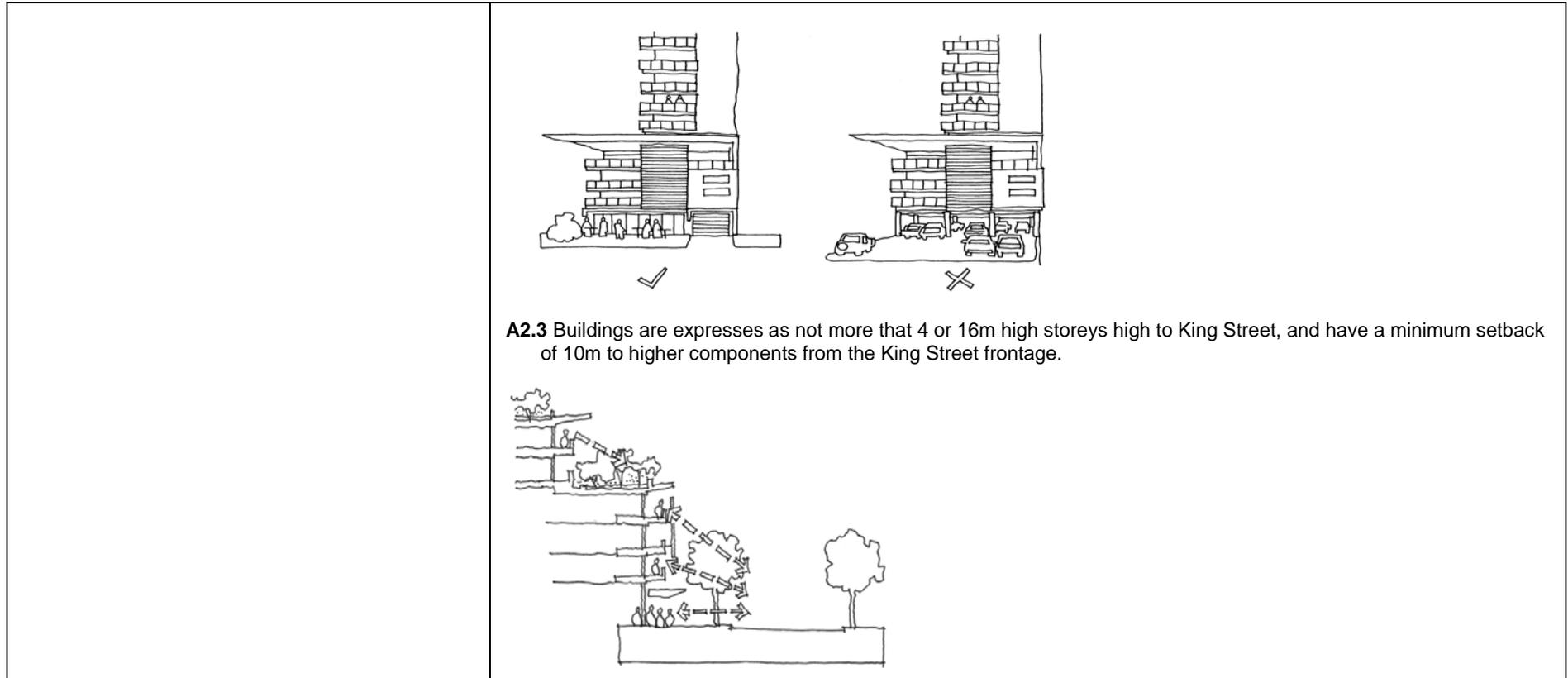
4.2.3 Design Guidelines - Specific Provisions

The primary objectives for built form in CMPAC are to:

- activate streets and parks
- revitalises the Caboolture CBD
- create green, subtropical buildings
- relate higher density to landscape settings
- create 'sensitive' infill development to create greater overall density and compactness
- create more 'civilised' light industry/showroom streetscapes
- create parameters which are not overly complex or which inhibit opportunity. This means having several clear 'target areas'
- safe, welcoming streets
- subtropical, urban country character and identity
- creates an environment that promotes an active and healthy lifestyle for all
- stronger Ecologically Sustainable Design (ESD) outcomes.

**Area-specific Provisions
Caboolture CBD and King Street
Human Scale**

Performance Criteria	Acceptable Solution
<p>P1 Overall building form is designed as a series of human-scaled components to reduce overall bulk.</p>	<p>A1.1 Building mass is articulated to reduce bulk and to highlight the building address and prominent entry point.</p> <p>A1.2 Building design demonstrates 3-dimensional modelling that incorporates most or all of the following design elements:</p> <ul style="list-style-type: none"> (a) a reduction in building scale and bulk (a) variations in the treatment and patterning of windows, sun protection devices, or other elements of a facade treatment at a finer scale than the overall building structure (b) a layered facade effect, where the planes containing most windows are recessed behind penetrated planes, structural framing, balustrades, friezes, grilles or sun shading devices (c) balconies, verandas or terraces, and (d) planting, particularly on podiums, balconies, terraces and low level roof decks. 
<p>P2 Buildings are designed to relate to human scale at street level.</p>	<p>A2.1 Building heights at street frontages are to relate to pedestrian scale through the design of articulated awnings, shopfronts and entries.</p> <p>A2.2 Building frontages are not dominated by parking or vehicle servicing.</p>



Subtropical Design

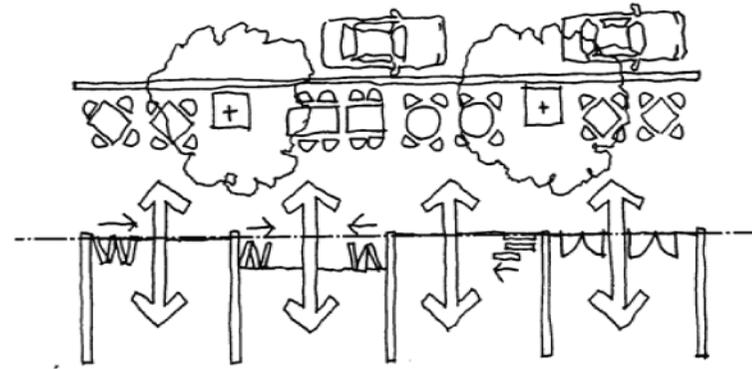
Performance Criteria	Acceptable Solution
<p>P3 Building frontages and streetscapes are designed to provide a suitable level of comfort for pedestrians in a subtropical climate.</p>	<p>A3.1 Awnings and verandas overhang public footpaths to provide continuous shade and shelter for pedestrians.</p> <p>A3.2 Awnings over public footpaths are set back 1.5m from front of kerb to accommodate mature street trees.</p> <p>A3.3 New development is to make provision for significant street tree planting and landscaping areas which facilitate visual access to the building address and frontage.</p> <p>A3.4 East-west running streets provide shadier seating environments through the use of planting and shading within property boundaries.</p>

	 <p>A3.5 Continuous awnings are provided in the core of the Caboolture CBD along King Street, James Street and Beerburrum Road.</p>
<p>P5 Building designs reflect a contemporary urban subtropical character that promotes:</p> <ul style="list-style-type: none"> (a) environment that is shaded, light and cool; and (b) outdoor or semi-enclosed public spaces that complement adjoining indoor spaces (c) openness and relationship to landscape. 	<p>A5.1 Buildings incorporate the use of screening, sun shading devices and recesses in response to facade orientation to create comfortable internal and external spaces.</p> <p>A5.2 Buildings, wherever possible, achieve a strong relationship to landscape through a high degree of integration between indoor and outdoor spaces.</p> <p>A5.3 Landscape is integrated with built form and should be of a subtropical character with strong textures, colours and robust subtropical species.</p> <p>AND</p> <p>A5.4 Generous outdoor living spaces such as roof gardens and verandas are incorporated into the design.</p>
<p>P6 Site design delivers high quality sub-tropical landscape amenity that promotes:</p> <ul style="list-style-type: none"> (a) landscape environment that is shaded, light and cool; and (b) site effective and interesting landscaping while maximizing the visual opportunity to look onto it from adjoining vantage points. 	<p>A6.1 Buildings include unobstructed deep planting zones within all side and rear boundary setbacks which provide a minimum of 3 m³ of unobstructed soil for each tree.</p> <p>A6.2 Landscape is integrated with built form and should be of a subtropical character with appropriate robust and colourful sub-tropical species.</p> <p>A6.3 Where possible existing vegetation should be retained and incorporated into landscape corridors and /or contribute to open space networks.</p> <p>AND</p> <p>A6.4 Views overlooking established and future landscape pockets and corridors are to be protected and retained.</p>

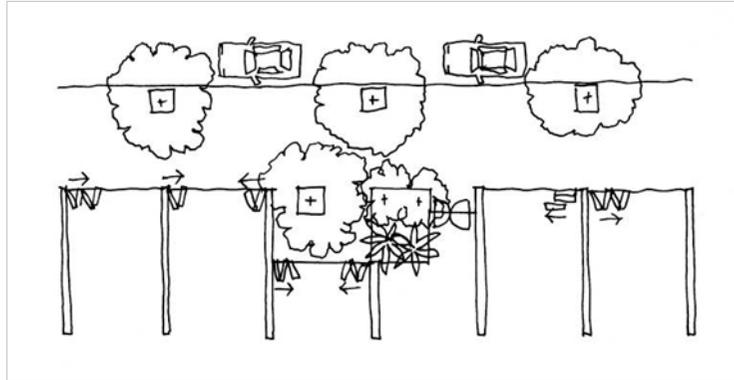
<p>P7 Planting design positively contributes to the amenity of the development and to the diverse subtropical character and ecology of the precinct.</p>	<p>A7.1 Landscaping incorporates a planting design which provides:</p> <ul style="list-style-type: none"> (a) a framework of predominantly endemic native and edible species (b) native palm species planted as small groups amongst other tree types as an emergent feature (c) visual interest through form, texture and variations in seasonal colour (d) compatibility with buildings, hard paved areas, overhead and underground services (e) scale relative to the size and nature of the development and its setting (f) creates an environment that supports physical activity; and (g) a network throughout buildings of mature trees. <p>AND</p> <p>A7.2 The opportunities for water infiltration on site are maximised by:</p> <ul style="list-style-type: none"> (a) draining portions of hard surfaced areas to permeable surfaces; (b) maximising areas of turf, garden beds and pervious paving types; (c) minimising the area of impervious surface finishes on the site; and (d) providing permeable surface treatments.
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Lively Streetscapes

Performance Criteria	Acceptable Solution
<ul style="list-style-type: none"> (a) Building frontages contribute to the creation of lively and active streetscapes with active frontages <ul style="list-style-type: none"> ▪ Buildings create subtropical streets integrating planting and planted courtyards. 	<p>Design incorporates activities that are likely to foster casual, social and business interaction for extended periods (such as shopfronts, indoor/outdoor cafes and restaurants).</p>



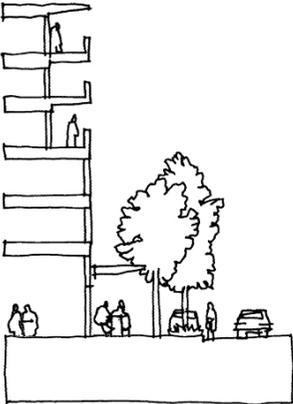
Planted courtyards can be integrated into active frontage to create subtropical streetscapes.



Full Active Frontage (100%)

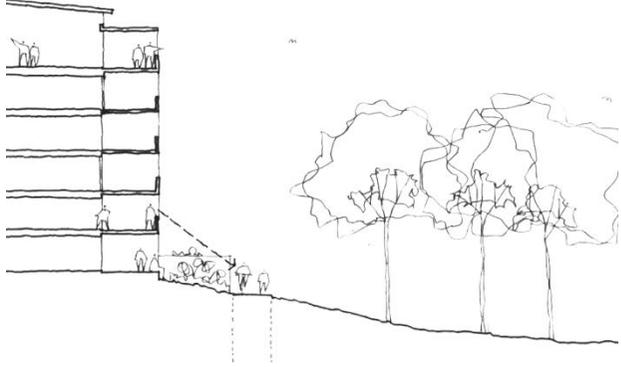
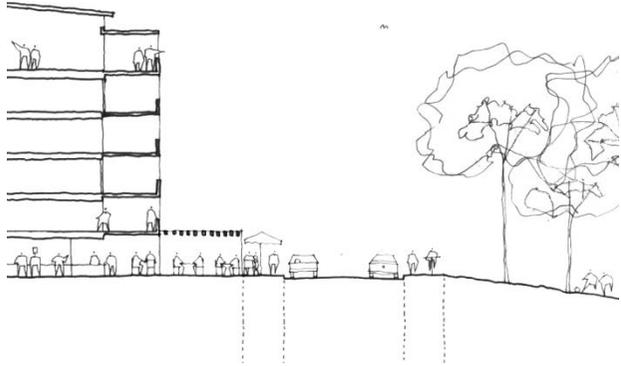
Along King Street and Morayfield Road/King Street intersection: -

- Active frontage is provided along 100% of King Street.
- Built form predominantly aligns the street edge, with allowable 20% frontage setback to allow planting on or within property boundary.

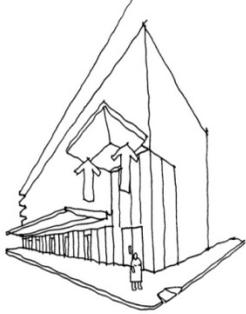
	<ul style="list-style-type: none"> ▪ Buildings, wherever possible, achieve a high degree of integration between indoor and outdoor spaces. <p>Substantial Frontage (85%)</p> <p><i>Along James Street, mid-block adjacent to the parking station and directly outside the train station:-</i></p> <ul style="list-style-type: none"> ▪ Active frontage is provided along 85% of frontage. ▪ Built form predominantly aligns the street edge, with allowable 20% frontage setback to allow planting on or within property boundary. ▪ Buildings, wherever possible, achieve a high degree of integration between indoor and outdoor spaces. 
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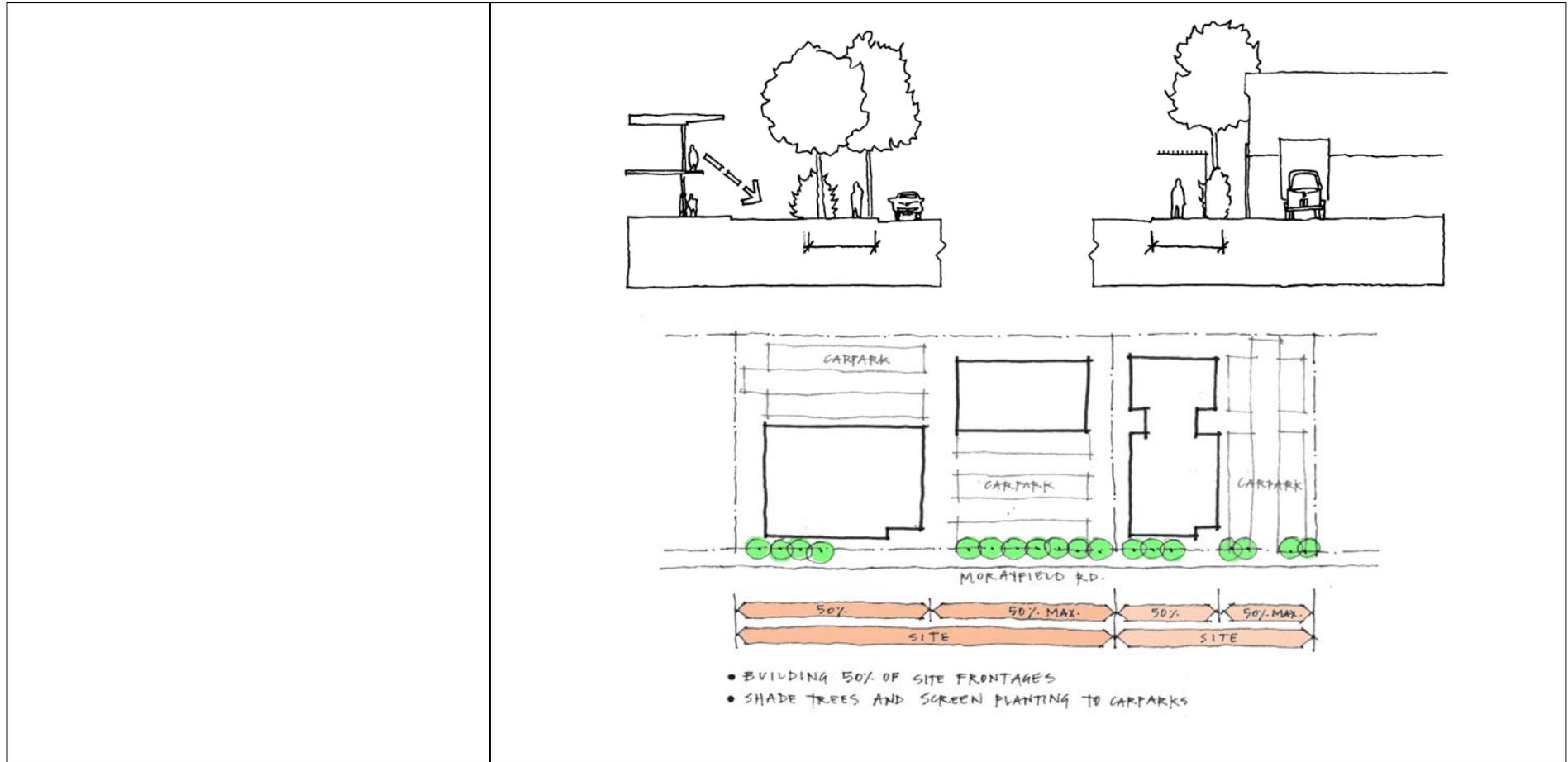
Parkland Edge

Performance Criteria	Acceptable Solution
<p>Any development that is adjacent to any public open space areas, the built form and associated areas must be designed to assist in crime prevention by providing good views and surveillance of publicly accessible spaces.</p>	<ul style="list-style-type: none"> ▪ Buildings that adjoin the open space network are designed to address the open space with balconies, outdoor living area or living room windows that allow for overlooking opportunities. ▪ Landscaping does not restrict sightlines and surveillance within a site. ▪ Boundary planting to public areas retains significant gaps to maximise casual surveillance. ▪ All streets and car parking areas are well lit and are designed to ensure casual surveillance. ▪ Habitable room windows, living areas and verandas face public open spaces and allow casual surveillance.

	
<p>Parklands housing provides activation of park edge wherever possible.</p>	<ul style="list-style-type: none"> ▪ Where a local access road between park and residences existing, ground floor uses directly address the street edge. ▪ Where viable, locate cafes and small scale retail/community facilities along the park edge. 
<p>Parklands define edge and addresses parkland.</p>	<ul style="list-style-type: none"> ▪ Buildings align and provide their predominant frontage to the park edge.

Morayfield Road

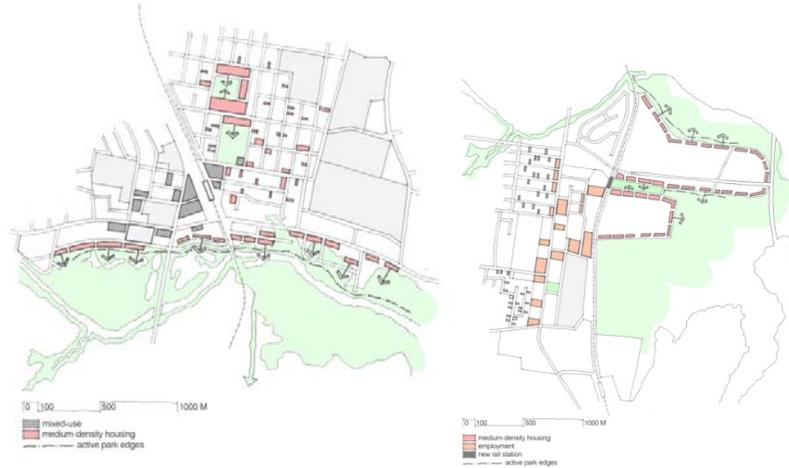
Performance Criteria	Acceptable Solution
<p>New development on Morayfield Road achieves a balance between car-oriented businesses and pedestrian and urban amenity.</p>	<ul style="list-style-type: none"> ▪ Buildings must clearly express their primary use and address their principal street frontage clearly. Building entries must be clearly visible.  <ul style="list-style-type: none"> ▪ All retail and commercial buildings are to have their most important façades and main public entrances close to, and directly facing, the principal street frontage. ▪ Where retail and commercial development is located on a corner site, the main entrance faces the principal street, or the corner. ▪ Where retail and commercial development is located on a corner site, the main entrance faces the principal street, or the corner. ▪ Buildings must clearly define, frame or enclose streets and other useable public and semi-public urban spaces. ▪ Buildings are located close to the frontages to streets and other important urban spaces for 50% of these frontages so that they create a substantial edge of built form to the street. ▪ Car parking areas, service areas and access driveways are located where they will not dominate the streetscape. ▪ The 2m planting street should permit visibility whilst contributing shade and amenity to footpaths.



New Residential Development in Existing Areas

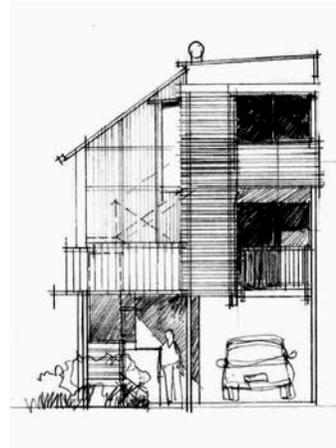
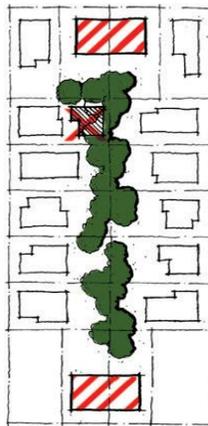
Performance Criteria	Acceptable Solution
Locate higher density near open space. To achieve a strong sense of the dominance of landscape and create a consolidated 'green' centre, new medium density housing should be	Type 1 location: overlooking green spaces within easy walking distance of public transport.

sited so that mature vegetation and vegetated corridors are retained. In addition, medium density housing should be sited so that it takes advantage of the vegetation and landscape outlook, offering the potential to create naturally ventilated buildings with indoor/outdoor living spaces that have a green outlook.



Type 2 location: At the ends of existing rectilinear blocks, but not in the middle, where there is the potential to create a relationship with 'borrowed' landscape established in other people's backyards rather than in the back of blocks.

Type 3 location: The creation of small units of increased density within the same scale as existing residences – i.e. 2 storeyed duplexes, which allow deep planting on the block. Maximum of 40% site cover.

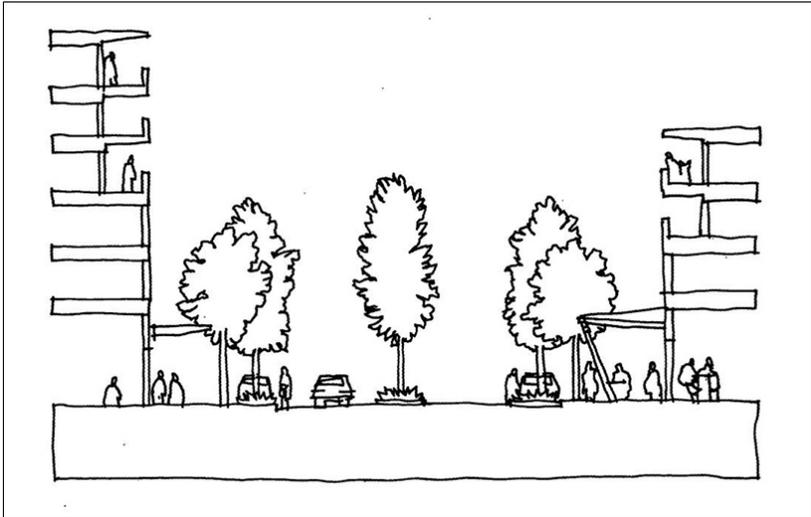


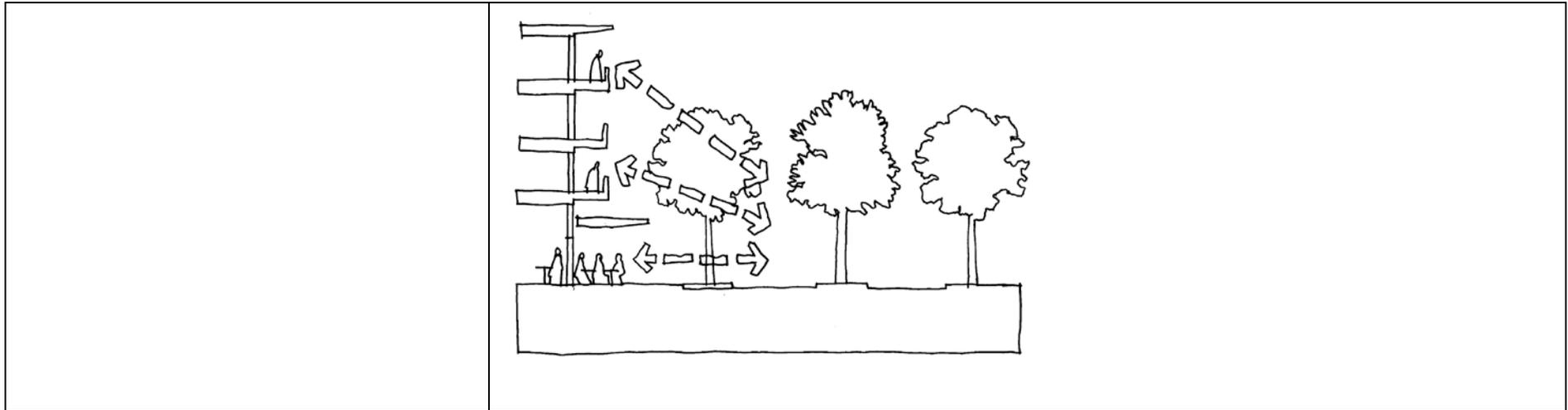
Urban growth with increased tree cover.

- Site design delivers high quality sub-tropical landscape amenity that promotes a landscape environment that is shaded, light and cool.

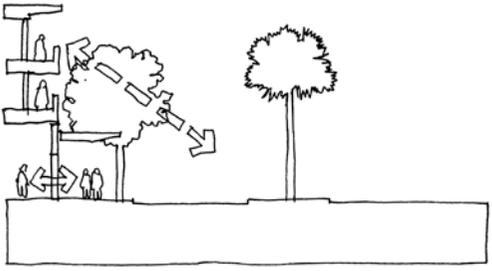
	<ul style="list-style-type: none"> ▪ Development includes unobstructed deep planting zones. ▪ Landscape is integrated with built form and should be of a subtropical character with appropriate robust and colourful sub-tropical species. ▪ Where possible existing vegetation should be retained and incorporated into landscape corridors and /or contribute to open space networks. ▪ Views overlooking established and future landscape pockets and corridors are to be protected and retained.
<p>Built environment integrated with nature.</p> <p>Balance building heights and vegetation.</p>	<p>Building designs reflect a contemporary urban subtropical character that promotes:-</p> <ul style="list-style-type: none"> ▪ Environment that is shaded, light and cool. ▪ Outdoor or semi-enclosed public spaces that complement adjoining indoor spaces. ▪ Openness and relationship to landscape. ▪ Buildings incorporate the use of screening, sun shading devices and recesses in response to facade orientation to create comfortable internal and external spaces. ▪ Buildings, wherever possible, achieve a strong relationship to landscape through a high degree of integration between indoor and outdoor spaces. ▪ Landscape is integrated with built form and should be of a subtropical character with strong textures, colours and robust subtropical species. ▪ Generous outdoor living spaces are incorporated into the design. <p>Create environments where built form and vegetation have equal prominence.</p> <p>Applicants should submit site context studies showing height of buildings against dominant canopy height, and plans demonstrating quantum of mature trees and how buildings are set within vegetation.</p>
<p>Ensure new development makes good neighbours and streetscapes.</p>	<ul style="list-style-type: none"> ▪ The site layout contributes to the streetscape and overall residential amenity by buildings facing streets and on-site open spaces so that residents are provided with a sense of address and privacy. ▪ The development has a clear and prominent principal entrance to the street frontage and/or individual entrances to individual ground floor units. ▪ Carparking is conveniently located but does not dominate the street frontage.

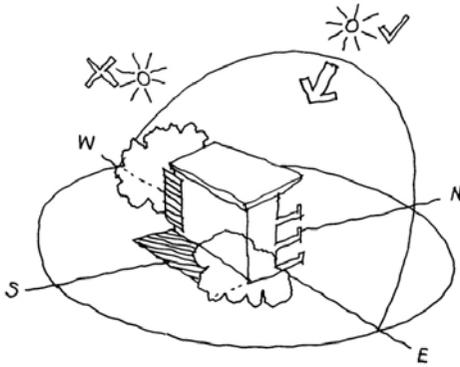
Hayes Street

Performance Criteria	Acceptable Solution
<p>Ensure Hayes Street is a lively, activated pedestrian links with high amenity.</p>	<p>Built form defines the street edge, with allowable 20% of frontage setback to allow planting on or within property to boundary.</p> <p>Active ground floor frontage to 40% of frontage intersections.</p>  <p>Built form provides strong 'natural surveillance' of Hayes Street, with residential uses incorporating generous verandas that overlook the street.</p>



Local small scale retail and commercial development in CMPAC

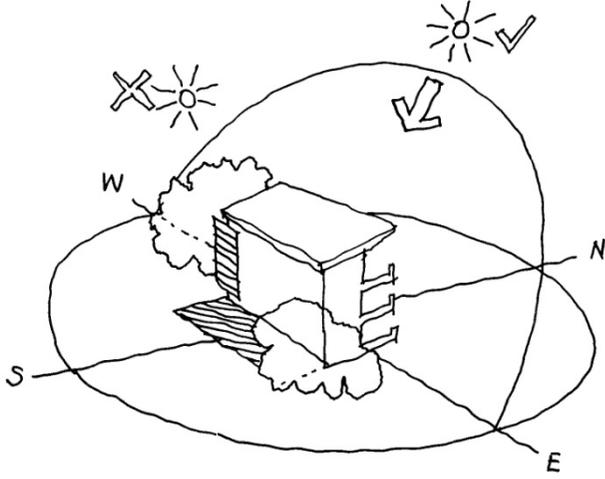
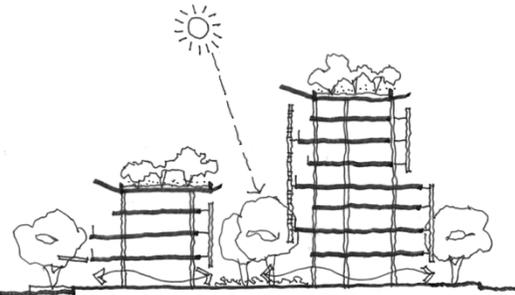
Performance Criteria	Acceptable Solution
<p>Ensure any new small scale local retail or commercial development addresses and provides activation to the street.</p>	<p>Built form defines the street edge, with allowable 20% of frontage setback to allow planting on or within property to boundary.</p> <p>Active ground floor frontage to 60% of frontage at intersections.</p> <p>Uses above ground floor overlook the street and provide 'natural surveillance'.</p> 

Performance Criteria	Acceptable Solution
<p>Building layout and orientation should be designed to facilitate use of natural ventilation and daylight</p>	<p>Buildings to be located and orientated in such a way that:-</p> <ul style="list-style-type: none"> ▪ Maximises internal cross ventilation and prevailing cooling breezes. ▪ Maximises northern sun and screen undesirable western sun. ▪ Reduces demands on non-renewable energy sources for cooling and heating. 

Overall Provisions

Ecologically Sustainable Design Provisions

Performance Criteria	Acceptable Solution
<p>Building layout and orientation should be designed to facilitate use of natural ventilation and daylight.</p>	<p>Buildings to be located and orientated in such a way that: -</p> <ul style="list-style-type: none"> ▪ Maximises internal cross ventilation and prevailing cooling breezes. ▪ Maximises northern sun and screen undesirable western sun. ▪ Reduces demands on non-renewable energy sources for cooling and heating.

	 <p>A diagram showing a 3D perspective of a rectangular building. A compass rose is overlaid on the building, with 'W' at the top, 'S' at the bottom, 'N' on the right, and 'E' on the left. A sun symbol with a checkmark is in the upper right, and a sun symbol with an 'X' is in the upper left. A downward-pointing arrow is also present.</p>
<p>Plan depths and overall built form should be designed to minimise use of active energy systems for cooling and heating.</p>	<p>Buildings should be designed as: -</p> <ul style="list-style-type: none">▪ Shallow plan buildings which optimise opportunities for natural ventilation and mixed mode operation.▪ Allow for the maximum penetration of natural light and cooling breezes.▪ Utilises northern sun for winter warming and excludes summer sun through sun shade control.  <p>A diagram showing a side elevation of a building with a sun symbol above it. A dashed line with an arrow points from the sun to the building. There are trees in front of the building.</p>

<p>Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites and adjoining street frontages to mitigate impacts of storm-water run-off.</p>	<ul style="list-style-type: none"> ▪ On site re-use and water quality improvement devices are incorporated into buildings. ▪ Footpaths incorporate one of the following possible solutions. ▪ Buffer strips, porous pavements, bio-retention systems and landscape swales incorporating basins and sand filters.
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Landscape Provisions

Performance Criteria	Acceptable Solution
<p>Planting design positively contributes to the amenity of the development and to the diverse subtropical character and ecology of the precinct.</p>	<p>Landscaping incorporates a planting design which provides: -</p> <ul style="list-style-type: none"> ▪ A framework of predominantly endemic native species. ▪ Native palm species planted as small groups amongst other tree types as an emergent feature. ▪ Visual interest through form, texture and variations in seasonal colour. ▪ Compatibility with buildings, hard paved areas, overhead and underground services. ▪ Scale relative to the size and nature of the development and its setting. ▪ A network throughout buildings of mature trees.

5. Conclusion

This document has provided direction on how the intentions of the CMPAC Master Plan can be appropriately reflected in the new Moreton Bay Regional Council Planning Scheme.