

7.2.3.1 Urban living precinct

7.2.3.1.1 Purpose - Urban living precinct

1. The Urban living precinct applies to most of the area intended for urban development in the Caboolture West local plan area. The precinct is to be developed as a series of next generation neighbourhoods, that 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. Higher density development is predominately located within walking distance to centres, community facilities and high frequency public transport.
2. The Urban living precinct has an overall ~~net density of 22 dwellings per hectare (representing the combined mix of all development within the precinct)~~ to support a diverse range of services, facilities and high frequency public transport.

~~Note – Net density refers to the density of development of an area which includes land for local streets, local Parks⁽⁶⁷⁾ and developable land (i.e. Before development occurs). Council's density calculations for the Caboolture West Local Plan assume that 70% of an area is developable and that 30% of the area is taken up by local streets and parks⁽⁶⁷⁾.~~

~~Note – Refer to Planning scheme policy – Neighbourhood design, for average density calculation.~~

3. The Urban living precinct also accommodates a wide range of other non-residential activities to cater for the needs of all local residents. These other activities include:
 - a. identifiable and accessible local centres and neighbourhood hubs;
 - b. local employment areas providing locations for small scale, low impact and service industry land uses;
 - c. specific facilities and institutions such as Educational establishments⁽²⁴⁾, Child care centres⁽¹³⁾ and community facilities;
 - d. community open space and recreation areas;
 - e. other community infrastructure necessary for an urban community to function.
4. The Urban living precinct comprises a mix of the following sub-precincts, as identified on a Neighbourhood development plan (conceptually shown on Figure 7.2.3.1 - Caboolture West structure plan). Each sub-precinct contributes a different primary function and focus as described below:
 - a. Next generation sub-precinct - is the predominate form of development within the Urban living precinct consisting of mainly next generation residential activities supported by a mix of convenience retail, commercial, community, education, sporting, recreation and open space activities;
 - b. Local centre sub-precinct - several local centres are required within the local plan area and are primary locations for a mix of convenience retail, commercial and community activities that service multiple next generation neighbourhood catchments. A local centre will typically contain one full-line supermarket, a wide range of **speciality speciality** retail shops and commercial tenancies, health services and community facilities;

- c. Light industry sub-precinct - are primary locations for local low impact and service industry activities that are compatible with and complementary to adjacent uses in the Urban living precinct. The operation and viability of industrial activities in a Light industry sub-precinct are to be protected from the intrusion of incompatible uses, with the exception of caretaker's accommodation⁽¹⁰⁾.