

Planning Scheme Policy Caboolture West Local Plan - Neighbourhood Development Plan No.1 (NDP1)



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Planning scheme policy – Caboolture West Local Plan - Neighbourhood Development Plan No.1 (NDP1)

Adoption

Moreton Bay Regional Council adopted this planning scheme policy on 20 October 2021.

Commencement

This planning scheme policy will take effect from 26 October 2021.

1. Introduction

This policy supports the Moreton Bay Regional Council Planning Scheme and has been made by Council in accordance with Chapter 2, Part 3, Division 2 of the *Planning Act 2016*.

1.1 Purpose

The purpose of this policy is to provide an overview of the land use and infrastructure planning rationale in preparing Neighbourhood Development Plan No.1 (NDP1) as shown in Figure 7.2.3.9 in section 7.2.3.1 of the Caboolture West Local Plan code. This has been informed by Part 1 Section 3 of Planning Scheme Policy - Neighbourhood Design.

1.2 Application

This policy relates to development requiring assessment within Neighbourhood Development Plan No.1 (NDP1) of the Caboolture West Local Plan as shown in:

- Schedule 2 LPM-03.01 Caboolture West - Neighbourhood Development Plan (NDP1) Boundary and sub-precincts; and
- Figure 7.2.3.9 in section 7.2.3.1 of the Caboolture West Local Plan code.

This planning scheme policy is to be read in conjunction with the Caboolture West Local Plan code and the planning scheme where relevant.

1.3 Interpretation

Some terms used in this planning scheme policy are defined in Schedule 1 – Definitions of the planning scheme. Where a term is not defined in Schedule 1, section 1.3 Interpretation of the planning scheme applies.

2. Neighbourhood Development Plan No.1 (NDP1)

2.1 Background

Neighbourhood Development Plan No.1 (NDP1) is the first sequenced development area of the Caboolture West Local Plan. Neighbourhood Development Plan No.1 (NDP1) identifies key land uses, the green network, and the provision of infrastructure networks for roads, active transport, open space and community facilities.

The area defined as NDP1 is located at the south-east corner of the Caboolture West Local Plan Area and is defined by the existing residential suburb of Upper Caboolture to the east, Caboolture River Road to the south and Caboolture River to the north and west (see Figure 1). It has substantial frontage to Caboolture River Road which affords good access to the Caboolture-Morayfield Principal Regional Activity Centre and the Bruce Highway.

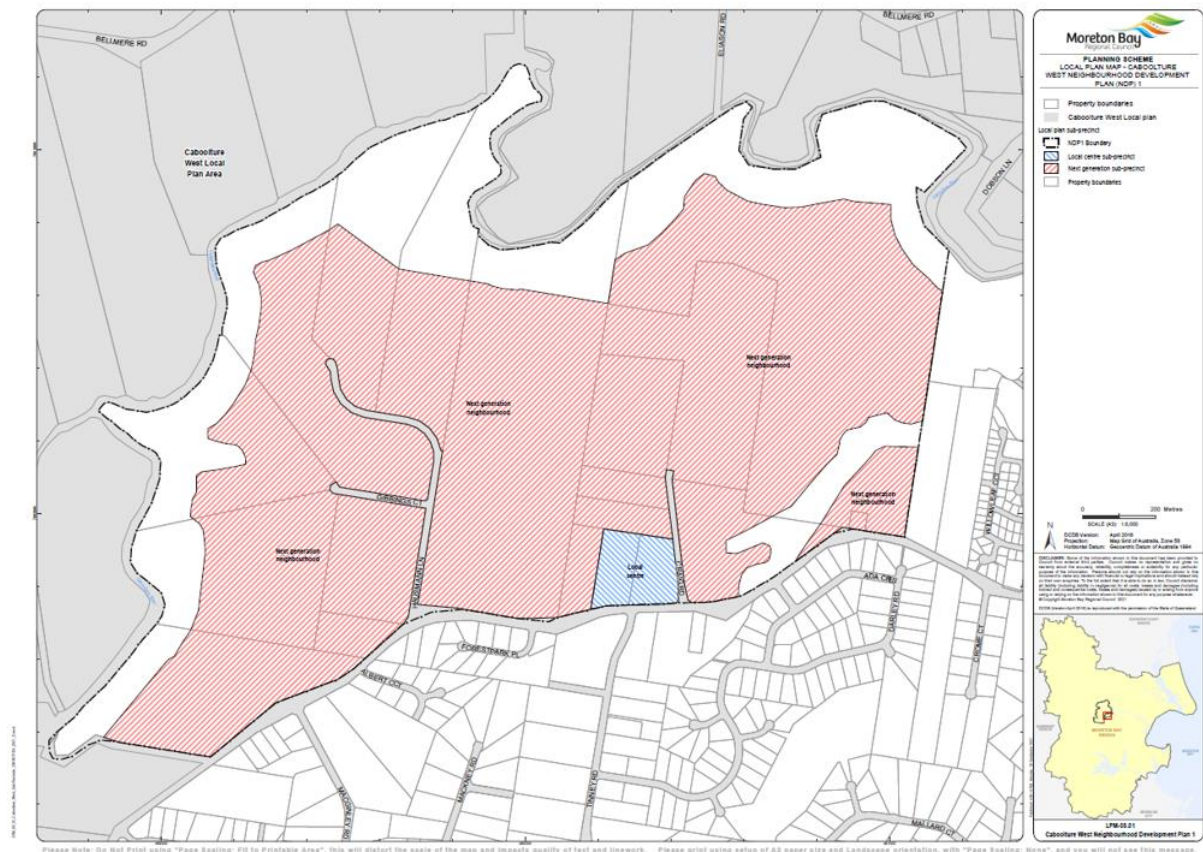


Figure 1 - Neighbourhood Development Plan (NDP1) Boundary and sub-precincts (map - taken from Schedule 2 LPM-03.01 Caboolture West - Neighbourhood Development Plan (NDP1) Boundary and sub-precincts).

2.2 Land Uses and Infrastructure Networks

2.2.1 Land Use and Urban Structure

Neighbourhood Development Plan No.1 (NDP1) features an integrated next generation community based on a series of walkable neighbourhoods framed around key community destinations along with open space and movement networks.

It is serviced by a local centre located north of the existing intersection of Tinney Road and Caboolture River Road. The extension of Tinney Road north of Caboolture River Road creates a two-sided centre that:

- capitalises on vehicle movement and exposure to Caboolture River Road;
- establishes a central gateway into NDP1 and creates a main street spine providing a focus for activation, interaction and public realm to define the local centre; and
- is within an approximate 10 minute walk from surrounding neighbourhoods.

The existing Hausmann Lane alignment provides access to support a community node allowing for an indicative State primary school and District sports park. This District sport park location also allows for the possible sharing of facilities with a potential multi-purpose community centre (that is not currently a committed project by Council and is subject to further planning and feasibility assessment). The local heritage listed Upper Caboolture Uniting Church (see ID 67 in PSP - Heritage and landscape character) reinforces this community node by providing a strong historical landmark in the area.

2.2.2 Green Network Precinct

The Green Network Precinct is based on the areas identified in Figures 7.2.3.1 and 7.2.3.4 of the Caboolture West Local Plan code. The area has been refined following further assessment relating to the location of flood hazard, slopes and significant vegetation. This is based on the following:

- Existing waterways - Caboolture River is a major freshwater stream of high ecological value within the MBRC determined hydrological network;
- Waterways Buffer (W1) - 100m setback from the top of the geomorphic stream channel;
- Waterways Buffer (W3) - 20m setback from the top of the geomorphic stream channel;
- Matters of State Environmental Significance (MSES) as mapped in the State Planning Policy 2017;
- Landslide hazard areas being land with a slope of 15% or greater; and
- Flood Hazard Overlay - Medium risk flood hazard areas and high-risk flood hazard area.

2.2.3 Parks and Community Facilities

The allocation of parks and community facilities within NDP1 meets the demands of this new community and contributes towards the overall provision for the Caboolture West Local Plan area.

The location of the District sports park:

- is adjoining the Green Network Precinct utilising an active transport network linking several neighbourhoods internal and external to NDP1;
- is relatively free of natural hazards, has suitable topography and does not contain any environmentally significant vegetation;
- can form a node consolidating a range of other community uses including an indicative State primary school, a potential multi-purpose community centre and the local heritage listed Upper Caboolture Uniting Church;
- is situated on a major entry point into NDP1 with access to Caboolture River Road, existing residential neighbourhoods to the south and new neighbourhoods in Caboolture West; and
- captures 20 hectares of relatively unconstrained land in accordance with Council's Desired Standard of Service requirements.

A District recreation park forms part of northern area of the Green Network Precinct. The identification of the District recreation park creates a specific community focus for a higher-level park that includes appropriate embellishments and functionality.

Local parks form a network to ensure residents are within a 5 minute walk (400m) of passive and active recreational open space.

2.2.4 Transport and Connectivity

The road network is a key structural element for Neighbourhood Development Plan No.1 (NDP1) that provides a framework for the pattern of land use and the configuration and alignment of local streets and other infrastructure networks.

It is highly connected and permeable and supports bicycle and pedestrian networks. Walking and cycling are to be prioritised for short trips and to access public transport.

The location of the higher order (collector and above) road network has been determined according to the following:

- creating opportunities for the provision of public transport routes;
- connecting with planned major routes to other parts of Caboolture West, including the future town centre to the north and future local centre to the west of the NDP1 area; and
- safe and efficient access from neighbourhoods to key destinations including the District sports park and active transport network within the Green Network Precinct.

Neighbourhood Development Plan No.1 (NDP1) shows the ultimate road network however the staged delivery of this infrastructure can be resolved through implementation arrangements in the development assessment process (e.g. conversion of a local collector to a main street when alternative access is required via high order streets).

A regional active recreation network in the form of a combined cycle/ pedestrian path is included along the Green Network Precinct. This follows the course of the Caboolture River with river crossings proposed at key nodes including a connection to Bellmere State School to the north east of the NDP1 boundary. This active transport network will ultimately connect along the full length of the Caboolture River throughout the Caboolture West Local Plan Area as indicated on Figure 7.2.3.3 - Movement, walking and cycling in the Caboolture West Local Plan code.

2.2.5 Stormwater

The overland flow path located at the northern end of the local centre aligns with an opportunity for an east-west local road link. Overland flow paths are shown in the Overland flow path overlay mapping in Schedule 2.

Stormwater mitigation will be required to address flooding of the tributary of Dobsons Creek as a result of development, most likely in the form of a detention basin north of Caboolture River Road.