



Narangba East Local Development Area Plan

Final Planning Report - November 2012

ENDORSED BY COUNCIL
20th NOVEMBER 2012



Document:

Narangba East Local Development Area Plan: Final Planning Report

This document has been prepared for:



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Endorsed by Moreton Bay Regional Council 20th November 2012 (GM20121122 MP 12/2131)

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PART A: INTRODUCTION

- Provides an introduction on the study area and the Narangba East Local Development Area Plan Process.

1. Overview

1.1 Purpose

In August 2010, PSA Consulting was engaged by Moreton Bay Regional Council to prepare the Narangba East Local Development Area Plan (NELDAP).

The NELDAP seeks to deliver an integrated land use and infrastructure plan that will guide future development in a coordinated and sustainable approach. Once the NELDAP is incorporated into the Caboolture ShirePlan, it will ensure urban development occurs in accordance with comprehensive local area planning which:

- Draws together and integrates all the necessary components of the built and natural environment, including transport planning in an orderly, integrated and coordinated land use pattern;
- Resolves any physical land constraints, ensuring environmental values are identified and protected so that undesirable impacts are mitigated;
- Ensures infrastructure and services are planned for;
- Delivers an integrated green space network;
- Protects koala habitat;
- Recognises water, both natural and potable, as a precious resource and provides for its conservation;
- Addresses housing choice and diversity; and
- Provides for local employment.

This planning report investigates a sustainable urban framework for future land use development in Narangba East Local Development Area (NELDA) based on a design process driven by contemporary principles of sustainable Transit Oriented Development, housing diversity, community planning, and infrastructure delivery.

1.2 Study Area

The NELDA encompasses approximately 1168 hectares and is located approximately 10 kilometres south of the Caboolture/Morayfield Principal Regional Activity Centre and 30 kilometres to the north of the Brisbane Central Business District (Figure 1).

The site is approximately three kilometres east to west and approximately four kilometres north to south. The NELDA boundaries are defined by:

- New Settlement and Pitt Roads to the north;
- Old Gympie Road to the east;
- Boundary Road to the south; and
- The Caboolture rail line to the west.

The study area also extends to a small area west of the Narangba Rail Station to include the existing Narangba commercial centre and a number of allotments in proximity to the station and commercial centre (Figure 2). With the exception of the local commercial centre, the NELDA is presently developed for low density residential purposes and is predominantly characterised by rural residential dwellings.

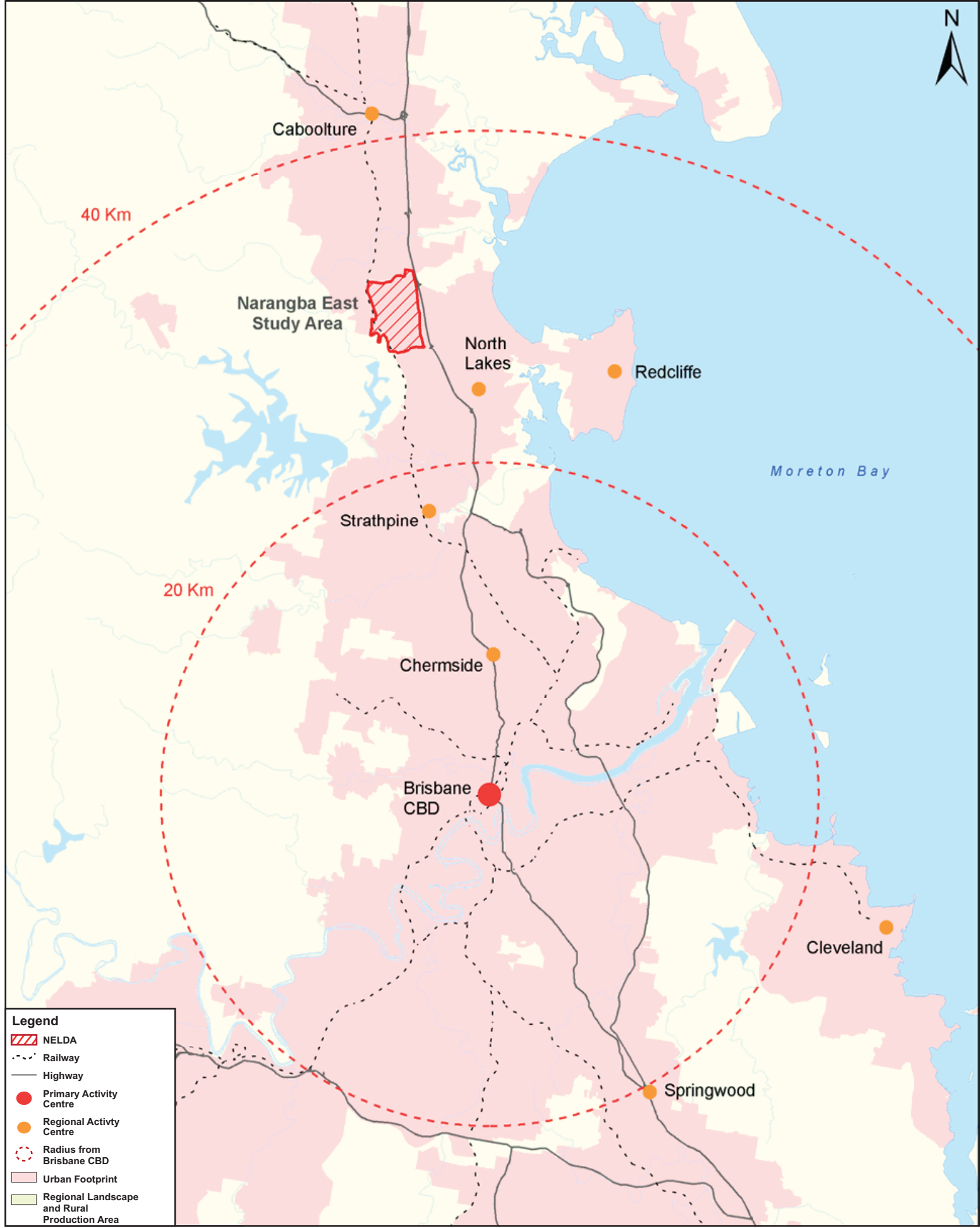
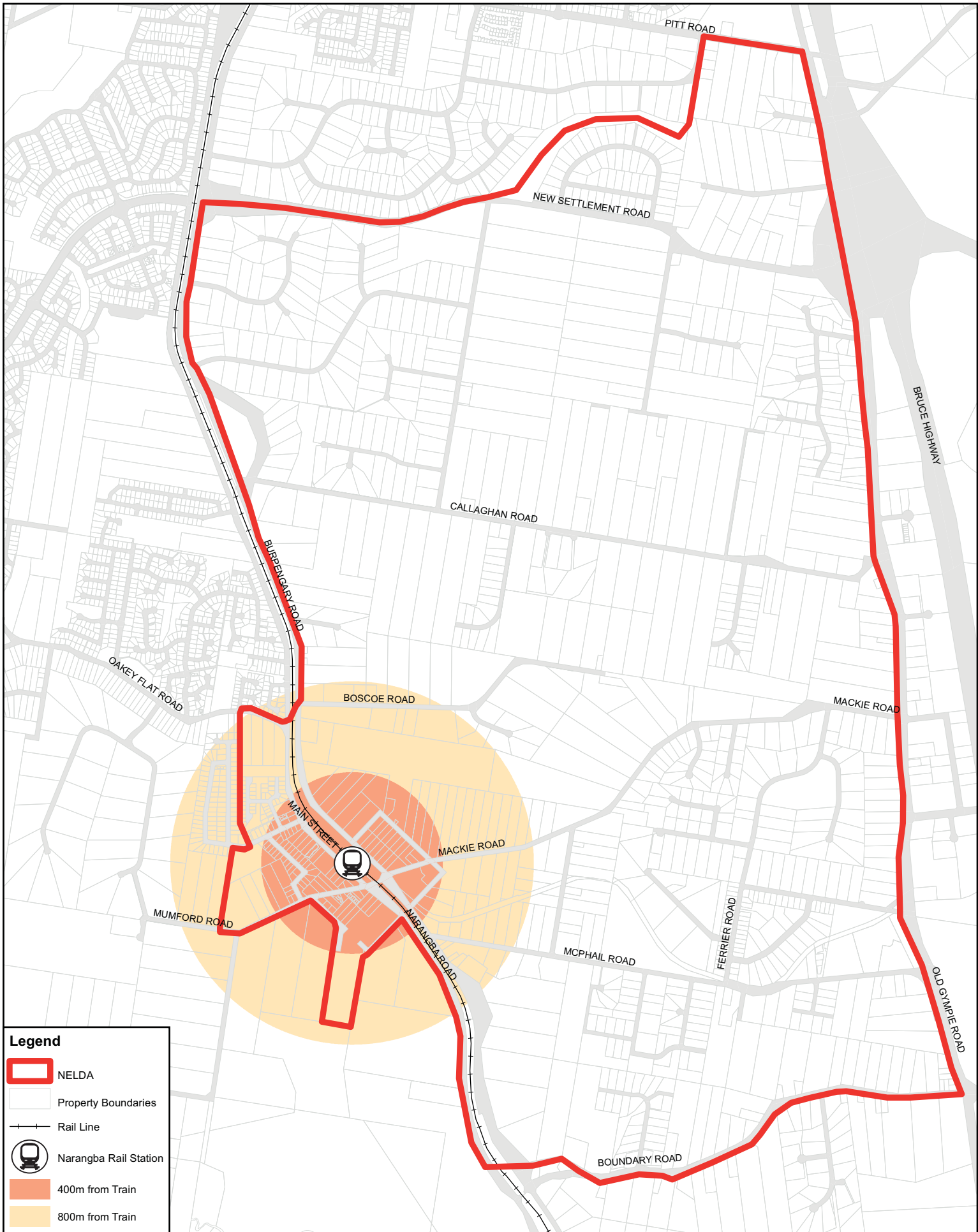








Figure 1
 Narangba East Local
 Development Area
 Regional Context



Legend

-  NELDA
-  Property Boundaries
-  Rail Line
-  Narangba Rail Station
-  400m from Train
-  800m from Train



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Figure 2
Narangba East Local Development Area (NELDA)

N

0 0.2 0.4 0.8 km

DATUM GDA 1994, PROJECTION MGA ZONE 56

VERSION : 1
 LAST MODIFIED : 01/04/2011

1.3 Report outline

This planning report presents in detail the planning process and legislative requirements undertaken in delivering a Local Development Area Plan for NELDA. The report is structured as follows:

- Part A: Introduction – provides an overview on the study area and the NELDAP purpose;
- Part B: Structure Plan – presents the NELDAP, and describes the structure plan map, strategies, land use intent, infrastructure intent, and an implementation plan to manage future development within NELDA.
- Part C: Background
 - discusses the strategic planning elements, the legislative background and the key drivers, influences and considerations in the development of the NELDAP, and presents the project methodology;
 - provides a summary of the land use, environmental, social, economic, employment and infrastructure issues, detail on community and stakeholder consultation, and inputs towards developing the NELDAP options; and
 - provides the criteria used to evaluate a preferred draft option, and presents the preferred draft option.