

Caboolture Morayfield Principal Activity Centre



Volume 1, Part 1: Master Plan
Endorsed By Council 27th November 2012



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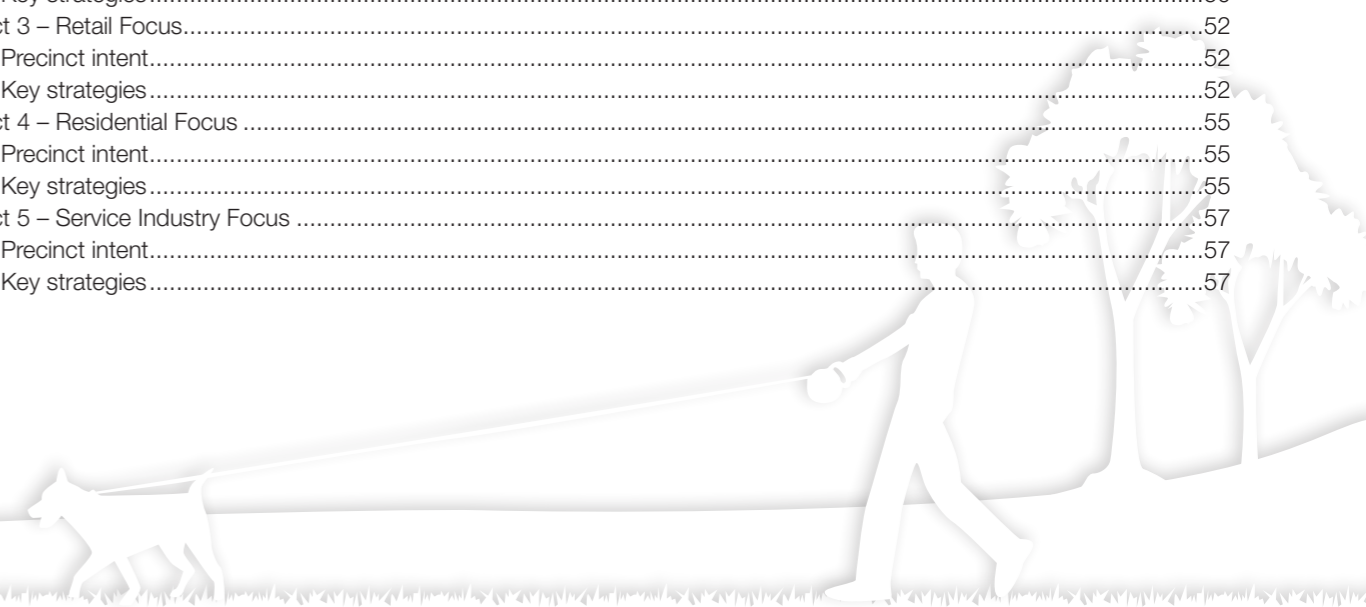
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Foreword

The Caboolture-Morayfield Principal Activity Centre Master Plan is a visionary document which seeks economic and urban transformation of the area into a successful and vibrant Principal Activity Centre.

The Master Plan provides strategic direction for the development of the entire Caboolture-Morayfield Principal Activity Centre (CMPAC), and proposes a positive transition in the urban fabric. The document is at a master planning level, and is designed to encourage investment and development which complements the subtropical climate, respects the topography and values the green open spaces of Caboolture and Morayfield.

These significant changes in the built environment and the local economy are based around a staged approach with the initial emphasis on the traditional centre of Caboolture.

Caboolture-Morayfield is endowed with immense potential and talent in the form of its people, its location and its open space which will be vital in achieving this vision. This change will be brought about through working towards the vision, which has driven this document and its companion parts. Real, permanent and deep seated change will take many years however, some spectacular changes are possible in the short term and these have been identified in this plan. While primary responsibility for this plan rests with Moreton Bay Regional Council (MBRC), the delivery of the strategies proposed will require on-going leadership and commitment from the Councillors, the input of many other dedicated people, interested agencies from all levels of government and the goodwill and interest of the residents and business owners of Caboolture and Morayfield.

This plan is bold and responds to the challenges facing the MBRC and CMPAC in the long term; and in accordance with the scope required by Council this plan is formed by the following documents:

- Part 1 Master Plan**
- Part 2 Implementation**
- Part 3 Economic Development Strategy**
- Part 4 Transport Plan and Capital Works Plan**
- Part 5 Infrastructure and Capital Works Plan**
- Part 6 Planning Scheme and Built Form Guidelines**

The Master Plan will need to be reviewed in the context of the realities of the regional and sub-regional growth, current and future investment commitments to major public infrastructure, and overall implementation tracking of the plan within the short-term. The first review of the Master Plan is recommended in 5 years from the plan's adoption by MBRC.

1. Introduction

1.1 Introduction

Moreton Bay Regional Council (MBRC) local government area is a growing residential area, with substantial rural, rural residential, commercial and industrial areas; located in the northern part of the South East Queensland Region, between Brisbane and Sunshine Coast local government areas (Figure 1.1).

The existing commercial district of Caboolture-Morayfield within the MBRC is a designated Principal Activity Centre (PAC) under the South East Queensland Regional Plan 2009–2031 (the Regional Plan). The position of PAC's within the regional activity centres network is highlighted by specific roles PAC's are to perform, including provision of:

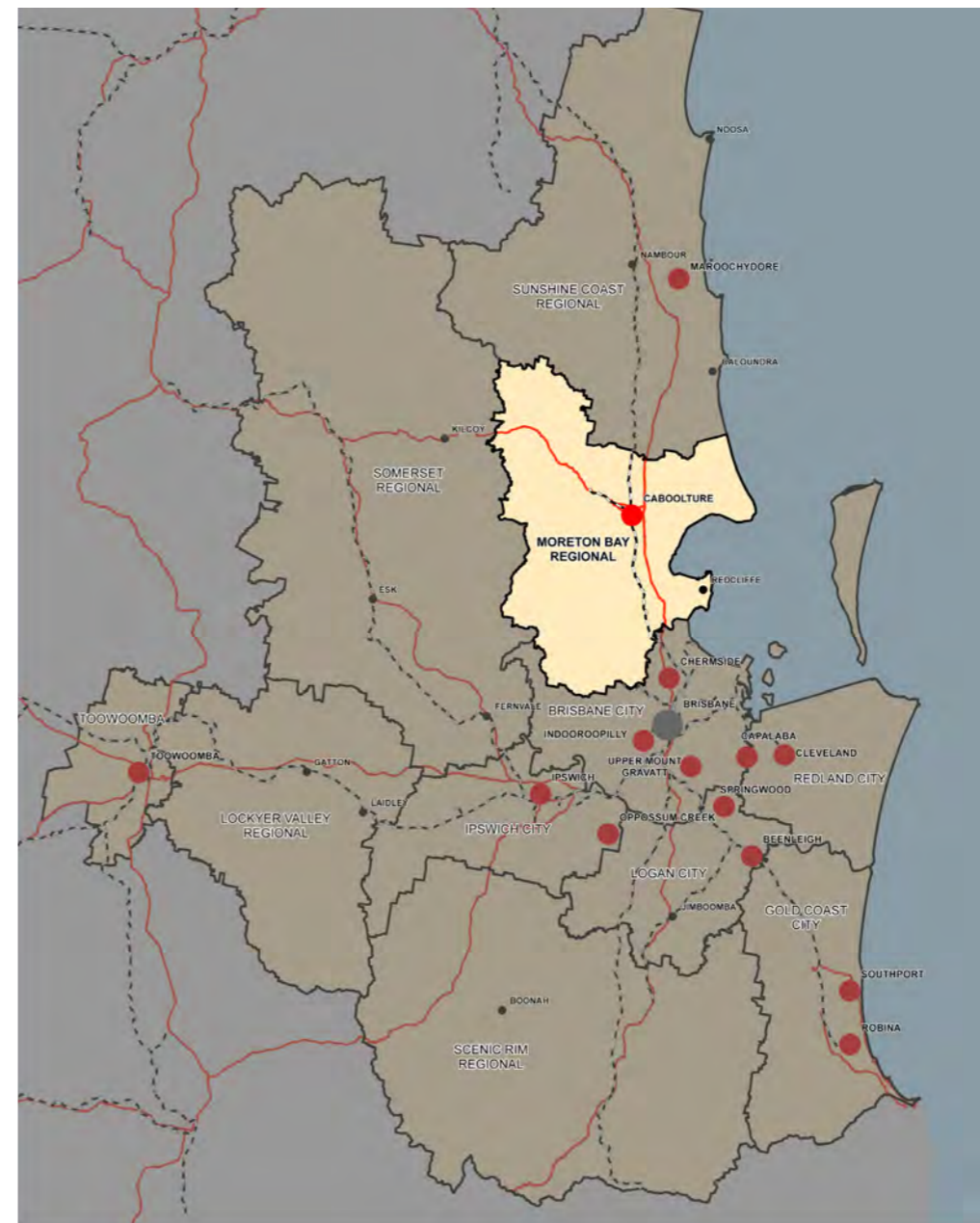
- regional-level employment, with the focus on strategic employment
- higher order comparison retail
- higher order recreation
- an efficient public transport network
- diversity of residential housing stock.

While Caboolture-Morayfield has long been identified as a centre of strategic importance, at present it is still an emerging centre that does not fulfil its intended role as a PAC. Economic development, social and urban quality issues have been identified as long standing issues for Caboolture-Morayfield.

In 2009, MBRC, in partnership with the then Queensland Government Department of Infrastructure and Planning (DIP), commissioned Parsons Brinckerhoff (PB) to prepare a visionary Master Plan that will identify strategies to achieve economic and urban transformation of Caboolture-Morayfield to a fully-functioning Principal Activity Centre.

This document presents the Caboolture-Morayfield Principal Activity Centre (CMPAC) Master Plan, supported by an Implementation Plan, and is a culmination of the rigorous technical and design work, that was conducted by the project team over 2009–2012.

Figure 1.1 MBRC and CMPAC location



1.2 Role of the Master Plan and its implementation

Preparation of a Master Plan for a Principal Activity Centre is a requirement under the Regional Plan.

The CMPAC Master Plan is a non-statutory strategic document that aims to provide a unified vision for CMPAC 2031 and identify key strategies for achieving the vision. A key component of this Master Plan is an Implementation Plan (provided as Part 2 of this Master Plan) that identifies key actions and delivery mechanism required to facilitate implementation of the Master Plan.

The role of the Master Plan is to provide strategic policy guidance to MBRC on issues with relevance to CMPAC development. The outcomes of the Master Plan are to be used to inform the preparation of the new Moreton Bay Regional Council Planning Scheme. In the interim it will also be used to provide advice on development applications and prelodgement meetings until such time as these provisions are reflected in the new planning scheme.

In addition, the Master Plan places a significant emphasis on other non-statutory means of implementation. The Master Plan includes an Economic Development Strategy for CMPAC (Part 3), which relies heavily on the cross-council support and implementation for MBRC-wide economic development strategies and the establishment of a robust Governance Structure for CMPAC. Implementation of the Master Plan will require public and private investment over the next twenty years to achieve the vision for Caboolture-Morayfield. Council will take a lead role in this process through investment in Catalytic Projects with the State Government required to invest further in services and infrastructure to support the growth of the centre.

1.3 Master planning process

1.3.1 Project timeline and key stages

The CMPAC project timelines and major stages are highlighted in Figure 1.2.

The key stages of the master planning process included:

1. Stage 1 – Project inception
2. Stage 2 – Technical review
3. Stage 3 – Scenarios development and evaluation
4. Stage 4 – Draft Master Plan and Implementation Plan
5. Stage 5 - Finalisation

1.3.2 Master plan development process

The Master Plan development process is illustrated in Figure 1.3. Technical investigation and community and stakeholder input formed the basis for development of the CMPAC Master Plan framework, development of scenarios and identification of the preferred scenario.

Figure 1.2 Project timeline and major stages

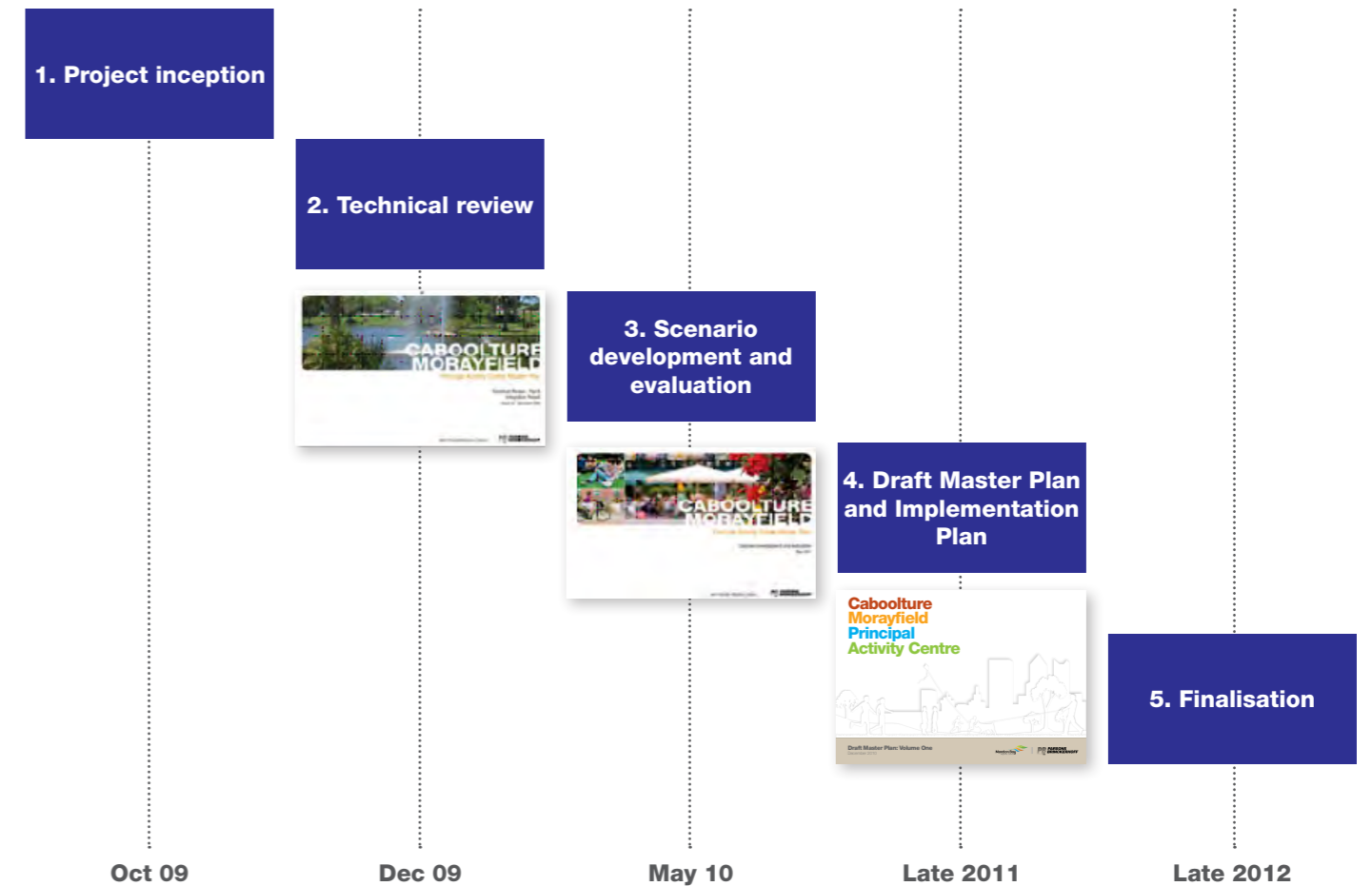
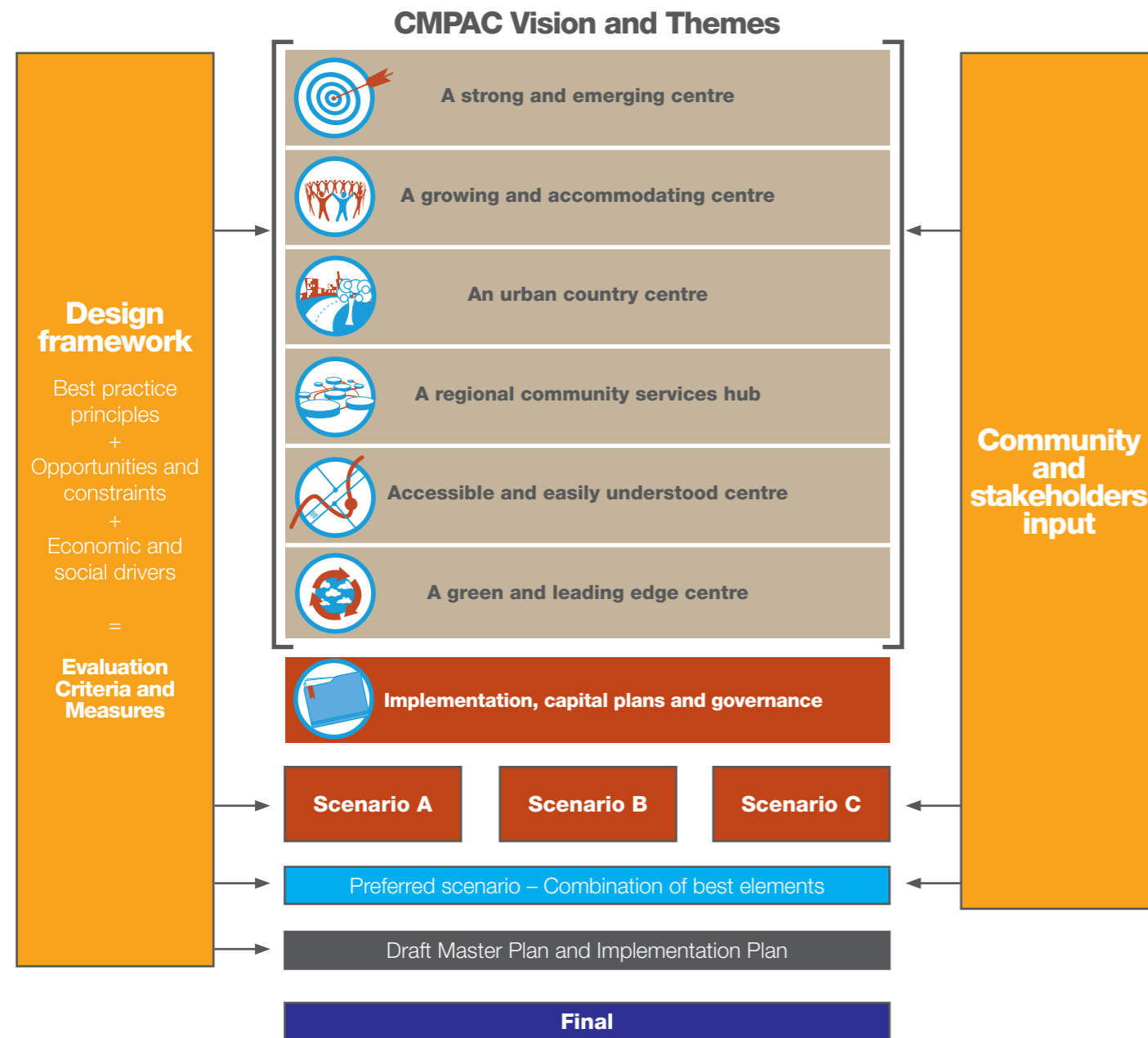


Figure 1.3 Master Plan development process



1.4 Structure of the Master Plan

The Master Plan is structured in the following way (refer Figure 1.4).

Part 1 – Master Plan (this report), documents the master planning framework, the CMPAC 2031 Vision and the strategic approach, incorporating 9 key strategies, for achieving the Vision.

Part 2 – Implementation, builds on the Master Plan (Part 1) and its supporting components (Part 3 – Part 6), documents key deliverables, identifies potential funding sources, and proposes a governance framework for implementation of the Master Plan.

Part 3 – Economic Development Strategy, supports implementation of the Master Plan by providing an economic development strategy for the CMPAC.

Part 4 – Transport Plan and Capital Works Plan, supports implementation of the Master Plan by providing an integrated transport strategy and identifying required transport infrastructure upgrades and improvements.

Part 5 – Infrastructure Plan and Capital Works Plan, supports implementation of the Master Plan by identifying required water cycle and other physical infrastructure upgrades and improvements.

Part 6 – Planning Scheme and Built Form Guidelines, supports implementation of the Master Plan by providing advice on its incorporation into the new planning scheme.

Figure 1.4 CMPAC Master Plan structure

