

MORETON BAY REGIONAL COUNCIL

# Caboolture West

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## Consultation Outcomes Report

**December 2013**

## Executive Summary

The Caboolture West Project Plan was formally adopted by Council on 19<sup>th</sup> February 2013. A five phase staging plan was subsequently created summarising the main objectives, primary tasks and key outputs of each stage, as well as stakeholder identification and objectives and measurements of success. The five phases include and involve:

### Stage 1 – Project Inception

Stage 1 involved the inception of the Caboolture West project. During this stage a Project Manager was appointed along with the finalisation of Council's project team and key consultants. Stakeholder inception meetings and development of the Caboolture West webpage also occurred at this stage.

Stage 2 – Context & Study Area Analysis Stage 2 involved initial investigations into the Caboolture West area as well as the procurement of consultants and briefings and discussions with key stakeholders. This stage allowed the project team to better understand the scope of issues and planning targets.

### Stage 3 – Concept Design & Development Scenarios

Stage 3 involved the preparation and presentation of draft development scenarios incorporating agreed assumptions, design parameters, policies and principles derived from discussions and workshops in Stages 1 and 2. Key outputs from this stage included feedback from stakeholders on draft development scenarios, finalisation of consultant reports, and advancement of a preferred development scenario.

### Stage 4 – Draft Broad Land Use & Infrastructure Strategy

Stage 4 involved the drafting of the structure plan and infrastructure strategy as well as the determination of the process to include the structure plan and infrastructure strategy in the new planning scheme. The primary output from this stage was Council endorsing the structure plan and infrastructure strategy for inclusion in the new planning scheme.

### Stage 5 – Incorporation into Planning Scheme & Adoption

Stage 5 involved the documentation (maps, codes, policies and guidelines) being finalised for inclusion as part of Council's draft planning scheme to be advertised in early 2014.

For planning of such a strategically important area, the establishment of a communication plan was determined as one of the cornerstones of the project that will influence its success or failure. The communication plan included objectives, a communication and engagement timeline, and levels of engagement for each stakeholder group, which included how the project would engage with the public. The community engagement strategy for the project consisted of three occasions in 2013 where project material was presented to the public for viewing and comment, these being:

- March 20<sup>th</sup> and 21<sup>st</sup> – Upper Caboolture Farmers Hall and Wamuran Sports Hall
- June 24<sup>th</sup> and 27<sup>th</sup> – Upper Caboolture Farmers Hall and Wamuran Sports Hall
- December 18<sup>th</sup> and 19<sup>th</sup> – Upper Caboolture Farmers Hall and Wamuran Sports Hall

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## **1. Introduction**

Moreton Bay Regional Council (MBRC) is currently undertaking a comprehensive Master Planning process to include the Caboolture West Declared Master Planned Area into Council's new planning scheme by November 2015. As part of the planning process, extensive consultation with key stakeholders and the broader community has occurred over several stages of the project. This report details the communication and consultation techniques that were used throughout each stage to gain valuable input from stakeholders regarding the future urban development of the Caboolture West study area. Feedback from each stakeholder exercise is included to provide an overview of the consultation outcomes the project team received.

### **1.1. Purpose**

The purpose of this report is to provide a detailed summary of the key consultation techniques and outcomes that have informed the development of a final land use and infrastructure strategy for the Caboolture West study area.

### **1.2. Project Background**

The South East Queensland Regional Plan 2009-2031 (SEQRP) designates an area west of the existing Caboolture urban area as an Identified Growth Area. The intent of this designation is to identify land that can be considered for future urban development. In February 2012, the Queensland State Government gazetted the area a declared Master Planned Area (MPA). This designation marked the start of a planning process that requires Council to prepare a Land Use and Infrastructure Plan. MBRC commenced work on the Caboolture West project in February 2013 as a parallel exercise to the preparation of the new MBRC planning scheme. Upon completion the Caboolture West Land Use and Infrastructure Plan will form part of the new MBRC planning scheme by November 2015.

The Caboolture West project will integrate land use and infrastructure planning and establish a framework for the preparation of more detailed cadastral based neighbourhood plans by the Council or the private sector. The project will expedite the planning of a new master planned land release area in the Moreton Bay Region and will lead to the creation of a major new community west of Caboolture anticipated to be in the order of 70,000 people.

## 2. Project Plan

On 19 February 2013 the Caboolture West project plan was formally adopted by Council. The purpose of the project plan was to detail project management tasks, project scope, risks and mitigation measures, resource requirements, and communication/consultation strategies. Further information regarding the communication and consultation strategies is discussed below.

### 2.1. Project Staging

Upon reviewing the scope of the Caboolture West project, a five phase staging plan was created summarising the main objectives, primary tasks, and key outputs of each phase. A brief overview of the staging plan is shown below:

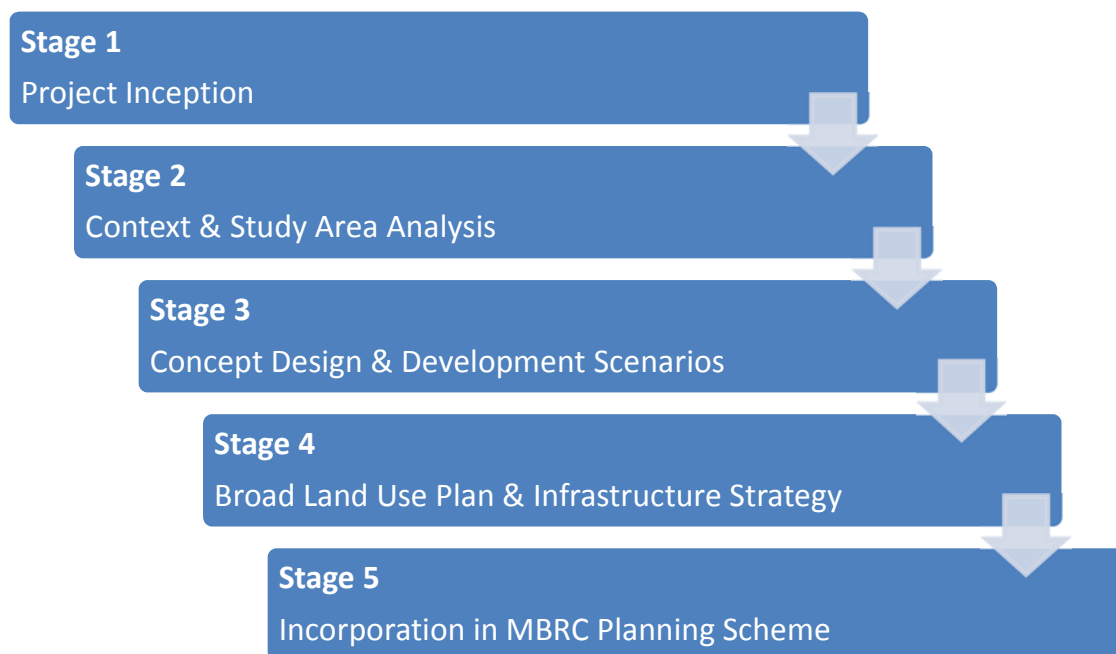


Figure 1 Project staging overview

In order to meet project requirements the five stages shown above were closely followed. As part of the staging process, several communication and consultation exercises were undertaken within each individual stage. Further detailed information regarding the exercises is contained within the remainder of the report. This includes a summary of the key consultation techniques used and an overview of the outcomes that have informed the development of the final land use and infrastructure strategy.

### 2.2. Stakeholder Identification

Stakeholder identification was a primary exercise undertaken as part of the Caboolture West project plan (*See Appendix A for an overview of the stakeholder identification table*). This process assisted in identifying all individuals and groups likely to have an interest or expectation regarding certain aspects significant to the project. As part of the complete project plan a communication and engagement

strategy was developed to detail the specific levels of engagement required for each stakeholder individual or group. A summary of the strategy is included within Section 3 - 'Communication & Engagement Process'.

## **2.3. Objectives & Measurements of Success**

To assist in completing a robust and successful planning project several objectives and measurements of success were determined. The following points detail the objectives and measurements of success pertaining directly to communication and consultation for the project.

### **Objectives**

- Ensure there is participation with major stakeholders in the plan making process so as to achieve buy-in at the planning stage and identification and commitment to the provision of long term infrastructure and other commitments for Caboolture West over the next thirty years.

### **Measurements of Success**

- All major stakeholders identified in the project plan have been properly consulted and provided input, as necessary, for the preparation of the land use plan and infrastructure strategy;
- The land use plan and infrastructure strategy addresses local and State government interests;
- Coordination and integration of infrastructure and land use planning jointly by the State Government and Council to deliver sustainable solutions; and
- Resolution of conflicts about land use, infrastructure and the environment, through the strategy rather than during the development assessment process.

### 3. Communication & Engagement Process

For the planning of such a strategically important area, the establishment of a communication plan was determined as one of the cornerstones of the project that will influence its success or failure. The following section provides an overview of the adopted communication and engagement process that helped underpin consultation exercises throughout the life of the project.

#### 3.1. Communication Objectives

The following objectives were determined as part of the Caboolture West project communication and engagement strategy:

- Undertake a detailed plan-making process to produce a broad land use and infrastructure plan for a new community;
- Ensure there is participation with major stakeholders in the plan making process to achieve buy-in at the planning stage and identification and commitment to the provision of long term infrastructure and other commitments for Caboolture West over the next 30 to 40 years; and
- All stakeholders to be consulted and provide input as necessary.

#### 3.2. Levels of Engagement

To assist in achieving the above communication and engagement objectives, specific levels of engagement were determined for each stakeholder group (Figure 2). Levels of engagement available include; inform, consult, involve, and collaborate.

		Levels of Involvement				Statutory Process
Group		Decision Making	Collaborate	Involve	Inform	Consult
Government Sector	State Government	<ul style="list-style-type: none"> <li>Funding &amp; Implementation</li> <li>Recommendations to Government</li> </ul>	<ul style="list-style-type: none"> <li>Recommendations to Council</li> <li>Presentations &amp; workshops</li> <li>Recommendations to Steering Group</li> <li>Design workshop or EBD</li> </ul>	<ul style="list-style-type: none"> <li>One on one meetings</li> <li>Briefings</li> <li>Input technical submissions</li> <li>Review task outputs</li> </ul>	<ul style="list-style-type: none"> <li>Website</li> <li>Mail Out (Councillors)</li> <li>Information Leaflet</li> <li>Information sessions</li> <li>Phone enquiries</li> <li>PD News Articles</li> <li>Press Briefings Press Release</li> </ul>	<ul style="list-style-type: none"> <li>Newspaper Ad. &amp; Articles</li> <li>Newsletter</li> <li>Invite submissions</li> <li>Review submissions</li> <li>Respond to submissions</li> </ul>
	Council					
	Project steering group					
	MBRC Working Group					
	Technical Working Groups					
	State Agency Coordination Working Group					
	State Agency Working Groups					
	Service providers working group					
Industry & Private Sector	Land Developers working group					
	Land owners & land holders					
	Adjoining Owners					
Broader Community Sector	Residents in affected corridors					
	District/Regional Community					
	District/Regional Residents					
	District/Regional Business Groups					

Figure 2 Communication and engagement matrix

### 3.3.Communication & Engagement Timeline

Figure 3 below shows the adopted Caboolture West communication and engagement timeline. The timeline was closely followed over the life of the project to ensure key consultation activities and tasks were completed on time and in the appropriate manner.

Cab West Project Communications and Engagement Strategy		Cab West Project Stages 2013											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Project Stages	Inception	Stage 1											
	Context and Study Area Analysis	Stage 2											
	Concept Design and Development Scenarios		Stage 3										
	Draft Structure Plan							Stage 4					
Levels of Involvement	Collaborate	Recommendations to Council	M	M	M	M	M	M	M	M	M		
		Design workshop or EBD											
		Presentations & workshops	M	M	M	M	M	M	M	M	M		
		Recommendations to Steering Group	M	M	M	M	M	M	M	M			
	Involve	one on one meetings	as required										
		briefings	as required										
		input technical submissions	as required										
		review task outputs	as required										
	Inform	Website		Bi-M		Bi-M		Bi-M		Bi-M		Bi-M	
		Mail Out (Councillors)		M	M	M	M	M	M	M	M	M	M
		Information Leaflet	as required										
		Information sessions			1			2				3	
		Phone enquiries	as required										
		PD News Articles	as required										
		Press Briefings Press Release	as required										
	Decision Making	Recommendations to Government											EoP
		Funding & Implementation											

M – Monthly  
Bi-M – Every two months  
EoP – End of Project

Figure 3 Communication and engagement timeline



## **4. Stage 1 – Project Inception**

Stage 1 involved the inception of the Caboolture West project. During this stage a Project Manager was appointed along with the finalisation of Council's project team. The project team and key consultants consisted of:

- Andrew Vanderent – Project Manager
- Peter Rawlinson - Regional Strategic Planner
- Mitchell Deaves – Planner
- Ryan Border – Planner
- Mike McKeown – Urban Design Consultant
- Evan Jones – Senior Consultant
- Kylie Grimley – Infrastructure Strategy Consultant

Several key tasks were also completed including:

- Key stakeholder identification;
- Project vision and key outcomes;
- Project inception workshops with stakeholders;
- Initial site visits by the project team;
- External consultancy identification; and
- Compilation of background project material.

Key outputs from this stage included an approved project plan, approved communication and engagement plan, internal resource allocations, and the establishment of communication with key stakeholders.

### **4.1.Stakeholder Inception Meetings**

Over the course of Stage 1 numerous inception meetings were held with key stakeholder groups in order to present background project information and to identify resource capabilities. Meetings with key stakeholders included infrastructure providers (e.g. Powerlink & Energex, SEQ Water, and NBN Co.) and State Agencies. A key inception meeting was also held with the Department of State Development, Infrastructure and Planning (DSDIP) to establish communication between Council's project team and the co-ordinating State Agency. Inception meetings with consultants were also held signalling the commencement of relevant background studies/investigations.

### **4.2.Webpage Development**

A dedicated Caboolture West Master Plan page under 'Major Projects' was created for the MBRC website. This page provides project background information, scope of the investigation area, a general timeline of the project, and links to further information provided on State government websites. It was envisaged that as the project progressed the webpage would be updated with new information. (Link to webpage - <http://www.moretonbay.qld.gov.au/cabwest/>)



Figure 4 Example of the Caboolture West project page on MBRC's website

## 5. Stage 2 – Context & Study Area Analysis

State 2 involved initial investigations into the Caboolture West area as well as the procurement of consultants and discussions with key stakeholders. Key tasks completed during State 2 include:

- Context and study area analysis;
- Initial briefings and workshops with key stakeholders;
- Procurement of consultants onto the project;
- First round of community consultation; and
- Major workshop with State Agencies and State MPs.

The main outputs of the stage included an understanding of the scope of issues and planning targets, procurement of consultants, and initial briefings to key stakeholders including the community, State Agencies, service providers and developers.

### 5.1.State Government Briefing

The first major State Government briefing and workshop regarding the project was held on 22 April 2013. A total of 29 people attended the briefing, including:

- Rob Molhoek MP, Assistant Minister for Planning Reform;
- Darren Grimwade MP, Member for Morayfield;
- 15 representatives from 10 State Agencies;
- 2 representatives from Unitywater;
- Members of the Caboolture West Steering Group;
- Senior Management (MBRC); and

The purpose of the briefing was to inform all attendees about the significance of the project and to begin collaborating in order to develop successful planning partnerships over the life of the project, including coming to an agreement that conflicts must be resolved as part of the structure plan rather

than leaving it until DA stage. The team presented background information and project aims, information relating to the structure plan and the MBRC/SEQ regional context, major engagement steps for the future, and the main interests associated with the preparation of the structure plan. A bus tour was also arranged to provide attendees with a context of the Caboolture West study area.

#### **5.1.1. Summary of Outcomes**

The following outcomes were recorded as part of the State Government Briefing:

- The project team successfully presented appropriate background information regarding the Caboolture West Master Planned Area and the process in which the project is taking place;
- Rob Molhoek MP responded to Council's presentations noting that the process being undertaken by Council is very proactive and a leading example;
- Rob Molhoek stated that State Agencies need to be proactive in order to work through issues and resolve conflicts prior to a formal State interest check.
- State Agencies raised a number of issues and concerns relating to their own agency's interests. However, a general consensus was that they were here to help but further information was needed before comments and detailed input could be provided.

### **5.2. Public Information Session #1**

Public information sessions were held over two evenings at two locations within the Caboolture West Investigation Area (Upper Caboolture Farmer's Hall and Wamuran Sports Hall) on March 20<sup>th</sup> and 21<sup>st</sup>. The community was notified of the timing and location of the sessions through Councillor Raedel's newsletter and updates to the Caboolture West webpage. The goal of the sessions was to provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions. The format allowed the community to review a large collection of maps as well as provide an opportunity to speak directly to the project team. Posters displaying Planning Aims were created in order to help the community better understand the project's vision.

#### **5.2.1. Summary of Outcomes**

A total of 228 residents attended the two information sessions. Feedback from the community was generally positive. Some residents voiced concern about the potential loss of the rural/country amenity and lifestyle in the area and over the clearing of native flora and how this would affect wildlife, not just koalas. Others valued the space and larger blocks and expressed concern that the area might become another North Lakes. Some expressed strong concerns over the lack of public transport to/from Caboolture and the impact of any increased traffic density on existing roads. Other concerns were around the provision of water, sewage and waste services, meaningful employment provision, no hazardous industry and the need for better shopping facilities. A number of residents noted that the newsletter advertising the events had only arrived the day prior, while others were not aware of the event at all until a neighbour or friend informed them.

### 5.3. Development Industry Briefing

An initial development industry briefing was held on 2<sup>nd</sup> May 2013. The purpose of the briefing was to establish initial communication links with interested development groups and to inform them about the project background, aims and predicted timeline. The information was well received

*(See Appendix B for examples of Stage 2 consultation material)*

## 6. Stage 3 – Concept Design & Development Scenarios

Stage 3 involved the preparation and presentation of draft development scenarios incorporating agreed assumptions, design parameters, policies and principles derived from discussions and workshops in Stages 1 and 2. Several key tasks were also completed including:

- Workshops with key stakeholders;
- Second round of public information sessions;
- Finalisation of consultant reports; and
- Compilation of draft development scenario feedback.

Key outputs from this stage included feedback from key stakeholders on draft development scenarios, finalisation of consultant reports, and advancement of a preferred development scenario.

### 6.1. Stakeholder Meetings

Over the course of Stage 3 a number of stakeholder briefings and workshops were held, including:

- Briefing to Seath Holswich, Member for Pine Rivers (24<sup>th</sup> April 2013);
- Briefings and meetings with State Government officers on Existing Environment Conditions/Constraints (7<sup>th</sup> May 2013);
- Briefing on transport issues/analysis with DTMR and Arup (9<sup>th</sup> May 2013);
- Briefing by Unitywater on water supply & sewerage planning (9<sup>th</sup> May 2013);
- Workshop with Economic Associates (16<sup>th</sup> May 2013);
- Workshop with State Government officers on environmental/agriculture/koala issues (21<sup>st</sup> May 2103);
- Workshop with DTMR and Arup on transport issues (28<sup>th</sup> May 2103);
- Meeting with DETE regarding public schools and a possible new delivery model (7<sup>th</sup> June 2013);
- Meeting with specialist consultant regarding assisting Council with the financial modelling (12<sup>th</sup> June 2013); and
- Workshop with internal stakeholders on the current development scenarios (13<sup>th</sup> June 2013).

### 6.2. State Government Workshop

The second major State Government briefing and workshop was held on the 3<sup>rd</sup> June. 34 people in total attended, including:

- Sixteen representatives from seven State Agencies;
- Two representatives from Unitywater;
- Caboolture West Project Team;
- Council officers; and
- Project consultants, including SMEC, Arup, Economic Associates and BMT WBM

The purpose of the workshop was to present and confirm four draft development scenarios for evaluation by all stakeholders. The workshop provided an update to the project as well as an explanation and description of the four draft development scenarios. Following this, group discussions and evaluation of the scenarios were carried out with general feedback recorded to better inform a preferred scenario.

#### **6.2.1. State Agency Feedback**

The project team was able to record comments/ideas from State Agency officers on a range of topics and issues relating to the four scenarios presented on the day. Additionally, all attendees were given the opportunity to provide further detailed responses to the four scenarios presented. Three State Agencies responded with Agency specific issues/concerns but also a broad assessment of each development scenario. Overall, development scenario 3 (a new town exemplifying urban and environmental sustainability) was the most favoured, averaging the highest score against each sustainability criterion.

### **6.3. Development Industry Briefing #2**

The second development industry briefing on 24<sup>th</sup> June 2013 presented similar material as that presented to the public in the second round of information sessions.

#### **6.3.1. Developer Feedback**

Developers were mostly supportive of the Medium and Large Town Scenarios at the briefing. However, subsequent formal feedback focused mostly on their respective land holdings and outcomes related to specific parcels of land. There were also limited comments relating to infrastructure arrangements and the centres network.

### **6.4. Public Information Session #2**

A second round of public information sessions was held on the 24<sup>th</sup> and 27<sup>th</sup> June 2013 at the Upper Caboolture Farmer's Hall and Wamuran Sports Club. The intent of the information sessions was to provide residents with an update on the project as well as allowing them to comment a number of draft development scenarios. In order to stimulate discussion, versions of the draft development scenarios were drawn up to reflect a Small Town, Medium Town and Large Town. These draft development scenarios were accompanied with associated information including population growth in MBRC and SEQ, housing and employment needs and forecasts, current conditions/constraints and the sustainability criteria used to evaluate the draft development scenarios.

#### **6.4.1. Community Feedback**

A total of 104 members of the community attended the two information sessions, compared with the first round of information sessions held in March where a total of 228 attended. Common questions/issues raised with the project team and also noted on feedback forms were:

- Public transport – shortage of buses, traffic impact on Caboolture and Bellmere
- Infrastructure – will there be a highway south-west of Caboolture?
- Size of blocks – suburban blocks do not mix with rural areas
- Employment – when will this occur in the area?
- What is the town centre going to look like?
- How will the new planning scheme manage the transition and blocks that have already been subdivided?

Following the information sessions, the public was given the opportunity to provide further feedback on the Small Town, Medium Town and Large Town development scenarios (published on the Caboolture West webpage shortly after). Feedback mostly focused on the impact of the Medium Town and Large Town development scenarios would have on local flora and fauna. Land owners were also concerned how the development scenarios will affect their parcel/s of land.

*(See Appendix C for examples of Stage 3 consultation material)*

### **7. Stage 4 – Draft Broad Land Use & Infrastructure Strategy**

Stage 4 involved the drafting of the structure plan and infrastructure strategy, as well as the determination and confirmation of the appropriate method and form of the structure plan and infrastructure strategy for inclusion in the new planning scheme. Several key tasks were also completed including:

- Publishing and distributing structure plan, infrastructure strategy and implementation plan
- Endorsement by key stakeholders of the structure plan and infrastructure strategy; and
- Documentation of Stages 2 and 3.

The primary output from this stage was a Council endorsed structure plan and infrastructure strategy produced in an appropriate form to include in the new planning scheme.

#### **7.1.State Government Design Workshop**

The August 'EBD' workshop was held on the 19<sup>th</sup> August 2013 in order to test and confirm a preferred Caboolture West land use scenario. 31 individuals from DSDIP, DETE, DTMR, DAFF, DEHP, DNRM, Council and consultants attended the workshop which included a project update, presentations, and three activities, comprising:

- Strategic Context & Purpose – overview of the wider context i.e. population, employment, in Caboolture City and SEQ

- Plan Proposals – overview of new information and studies, 4 scenarios down to 1 preferred plan, and testing the concept against the sustainability criteria to make sure it works.
- Plan delivery – what will be produced by MBRC and how.

A second day to discuss statutory requirements and processes was initially proposed, but was deemed unnecessary.

## **7.2.Internal Department Workshop**

The Internal Department Workshop was held on 18<sup>th</sup> September 2013 with several internal Council departments, including Statutory Planning, ECM, Transport Planning, Recreation and Open Space, and Environmental. The purpose of the workshop was to get further clarity on the ‘proof of concept’ and practicality of each element, including:

- Town location and design;
- Preferred green network plan;
- School and park locations and sizes; and
- Detailed street network.

Feedback received through sticky notes was placed on the plan and general comments were collected. The project team later responded to the comments and tagged ones that need to be followed up.

## **7.3.Development Industry Briefing #3**

### **7.3.1. Brookfield Multiplex – 100 Stern Road**

The Brookfield Multiplex property (100 Stern Rd) site tour and workshop was held on 12<sup>th</sup> September 2013. The project team and several individuals attended the site tour including:

- Erin Porter, Senior Environmental Officer (MBRC)
- Bernadette May, Senior Environmental Officer (MBRC)
- Julian Jakobs, Senior Parks and Open Space Planner (MBRC)
- Tim Connolly, UDIA representative (THG)
- Adam Wright, Brookfield Multiplex
- David Havill, Saunders Havill
- Murray Saunders, Saunders Havill
- Peter Richards, Deicke Richards

The following workshop allowed Peter Richards and Saunders Havill to present their findings on the site. Peter Richards presented his urban design investigation on the site, while Saunders Havill presented an Environmental Assessment of the area.

### **7.3.2. Stockland**

A Stockland developer briefing was held at the Caboolture Council office on 19<sup>th</sup> September 2013. The following attended the briefing:

- Andrew Vanderent, Project Manager Caboolture West Project
- Tim Connolly
- Adrian Allen – Stockland
- Matthew Byrne - Stockland

### **7.4. Council Workshop**

Members of the project team attended a Council workshop on the 26<sup>th</sup> September 2013 following general endorsement by the Steering Group on the 18<sup>th</sup> September 2013. The purpose of the meeting was to seek approval for the preferred land use plan by Council. Approval was given, subject to minor refinements, signalling the achievement of a key milestone for the project. After this, work began to progress towards final adoption.

### **7.5. Public Information Session #3**

A third round of public information sessions was held on the 18<sup>th</sup> and 19<sup>th</sup> December 2013 at the Upper Caboolture Farmer's Hall and Wamuran Sports Club respectively. The intent of the information sessions was to display to residents the outcomes of the Caboolture West master plan investigation in the form of the illustrative masterplan. Material displayed in previous information sessions was also on display, including associated information including population growth in MBRC and SEQ, housing and employment needs and forecasts, and the sustainability criteria used to evaluate the initial land use scenarios.

#### **7.5.1 Community Feedback**

Approximately 110 members of the community attended the two information sessions, compared with the March information sessions where 228 attended, and the June information sessions where 104 attended. Feedback from the public was mostly positive, with the majority of residents supportive of the illustrative masterplan as well the project in general. Questions/issues raised with the project team across both nights were:

- Valuation of land - some residents were concerned after viewing the illustrative masterplan that their land would decrease in value once the plan has been adopted. The project team explained that the illustrative masterplan was conceptual and that the life of development was 40+ years.
- Formal comment and review – residents were curious on when they would have the opportunity to review and comment on the local plan. The project team explained that the planning scheme would be available for comment and review once the state has finished their review (early next year)



The material presented to the community is planned to be made available through Council's website before late December 2013 / early January 2014.

*(See Appendix D for examples of Stage 4 consultation material)*

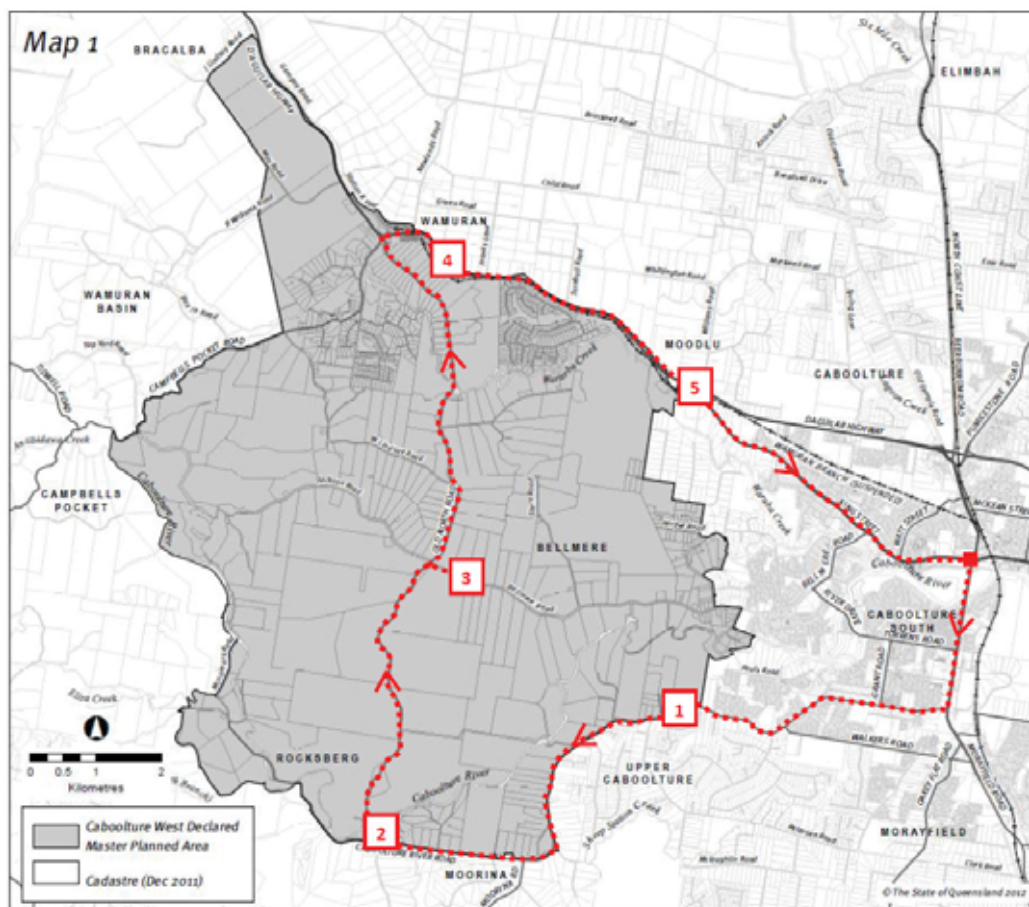
## Appendix A – Stakeholder Identification

Stakeholder	Responsibility	Interest or context
Council	ex officio member	Mayor
Council	Chairman	Councillor
Council	Strategic Planning Policy	Councillor
Council	Local Councillor	Councillor
Management	Overall Planning Advice	Director & project sponsor
Management	Legal Advice	Legal implications of project
CEO Office	Overall direction on project	Project Customer
Financial & Project Services	Provide advice / financial modelling	Financial impacts to Council
Growth Management	Provide advice / infrastructure modelling	Council trunk infrastructure and infrastructure planning
State Development, Infrastructure & Planning	Coordinate & assess input/responses from relevant State agencies	State coordinating agency, resolve conflicting State requirements
Queensland Health	Provide input on State interests	Health
Education, Training & Employment	Provide input on State interests	Education, Training & Employment
Queensland Police	Provide input on State interests	Police
Community Safety	Provide input on State interests	Community Safety
Transport and Main Roads	Provide input on State interests	Transport and Main Roads
Housing & Public Works	Provide input on State interests	Housing & Public Works
Agriculture, Fisheries & Forestry	Provide input on State interests	Agriculture, Fisheries & Forestry
Environment & Heritage Protection	Provide input on State interests	Environment & Heritage Protection
Natural Resources & Mines	Provide input on State interests	Natural Resources & Mines
Energy & Water Supply	Provide input on State interests	Bulk Water/Distributor Retailers
Local Government	Provide input on State interests	NA
Communities, Child Safety & Disability Services	Provide input on State interests	No longer involved in land use planning?
National Parks, Recreation, Sport & Racing	Provide input on State interests	National Parks
Department of Justice & Attorney general	Provide input on State interests	
Unitywater	Water and Sewerage Strategies	Unitywater
Linkwater	Bulk Water Supply	Linkwater
SEQ Water		
Energex	Electricity Distribution	Energex
Powerlink	Electricity Transmission	Powerlink
NBN Co.	Broadband	NBN Co.
Origin Gas	Gas	Origin Gas
Significant Landowners:	Land use and Infrastructure Costs	Developer (171ha)
Residents	Property Interests	Various
Neighbours	Property Interests	Various
Interest groups	Affected Interests	Various
Ratepayers	Property Interests	Various
Significant Business Owners	Property Interests	Various

## Appendix B – Stage 2 Communication & Consultation Material

### 22 April 2013 - State Government Briefing & Workshop (Summary of Facilitated Discussion)

State Department	Comment/ Interest
<i>Environment &amp; Heritage Protection (DEHP)</i>	<ul style="list-style-type: none"> <li>Agreed to re-vegetate water corridors to the probable maximum flood extent.</li> <li>Will need to provide detailed input into matters such as agricultural land, total water cycle management and any cultural heritage.</li> </ul>
<i>Transport &amp; Main Roads (DTMR)</i>	<ul style="list-style-type: none"> <li>Currently completing MITS with Council.</li> <li>Happy with the work that Council is currently undertaking.</li> <li>Would like to further discuss the modelling Council is working on with ARUP.</li> </ul>
<i>National Parks, Recreation, Sport &amp; Racing (DNPRSR)</i>	<ul style="list-style-type: none"> <li>Concerned with the associated impacts that Caboolture West will have on any surrounding vegetation areas within the region (e.g. Mt Mee).</li> <li>Will have input into access, transport corridors, general maintenance and facilities.</li> <li>The department has a capital works program that will need to be reviewed once Cab West is developed.</li> </ul>
<i>Queensland Police Service (QPS)</i>	<ul style="list-style-type: none"> <li>Will need to be involved once further detailed planning has been completed.</li> <li>Other elements to consider are the location, accessibility and design aspects for any facilities.</li> <li>Thought has been given to co-locate all emergency services. This is something that could be looked into.</li> </ul>
<i>Justice &amp; Attorney General (DJAG)</i>	<ul style="list-style-type: none"> <li>Concerned with any hazardous/noxious industry land uses.</li> <li>Should be mindful of chemical storage associated with agricultural land uses and any other uses within the enterprise &amp; employment area.</li> </ul>
<i>Unitywater (UW)</i>	<ul style="list-style-type: none"> <li>A base case has been developed for the Cab West study area. This scenario should not drastically change as a result of the various scenarios.</li> <li>Strategies need to be developed regarding implementation and funding for water and sewer.</li> <li>Unitywater need to have a proactive role in acquiring the necessary corridors for infrastructure.</li> </ul>
<i>State Development, Infrastructure &amp; Planning (DSDIP)</i>	<ul style="list-style-type: none"> <li>The department is committed to assisting with the co-ordination of the structure plan.</li> <li>Hoping that the State interest review will be a smoother process than normal. This will be determined by the level of input each department has into the process prior to any review.</li> <li>Garth is happy to assist in any way with all stakeholders.</li> </ul>
<i>Education, Training &amp; Employment (DETE)</i>	<ul style="list-style-type: none"> <li>Focused on looking at strategic longer-term planning elements.</li> <li>There are certain benchmarks that the department follows regarding the provision of schools and other facilities.</li> <li>Other elements to consider are the location, accessibility and design aspects for any facilities.</li> </ul>
<i>Natural Resources &amp; Mines (DNRM)</i>	<ul style="list-style-type: none"> <li>Recognises that GQAL and SCL are critical elements relating to the preparation of a structure plan.</li> <li>The department has provided updated mapping, further data will be provided.</li> <li>A key factor for this department is the need to include key decision makers who have the power to decide upon these matters ASAP.</li> </ul>
<i>Housing &amp; Public Works (Architecture &amp; Urban Design) (DHPW)</i>	<ul style="list-style-type: none"> <li>Malcolm would like to be involved with the Cab West project from an architecture and urban design point of view.</li> <li>Can provide peer reviews and any input into the design process.</li> <li>Able to convene a group of State/National members who can add value to the design scenarios.</li> </ul>



# fact sheet



## Declared Master Planned Area

The State Government declared Caboolture West a Master Planned Area (MPA) under the provisions of the Sustainable Planning Act on 17 February 2012. This declaration marked the start of the Council led process of preparing a plan for the Caboolture West area to be included in Council's new planning scheme by 22 November 2015.

The plan for the MPA is required to set out the broad environmental, infrastructure and development intent to guide the detailed planning for the area.



## Area & Scope

The master planned area declaration covers approximately 6,413 hectares of land immediately west of Caboolture and Morayfield. The area is bound to the north by the D'Aguilar Highway and Caboolture River Road to the south.

## Key Issues

The preparation of plan requires research and investigation into a range of issues such as:

- Housing needs;
- Environmental and ecological values;
- Future employment and business needs;
- Economic and financial impacts;
- Needs assessment for parks, open space & community uses; and
- Infrastructure requirements (public transport, roads, water, sewerage & stormwater).

## Timeframe

Council approved a project plan for the Caboolture West MPA on 19 February 2013.

The following are key milestones for the project:

- Context and Study Area Investigations completed in March 2013
- Conceptual Development Scenarios formulated by July 2013
- Finalise development feasibility and preferred scenario by September 2013
- Adoption of broad land use plan & infrastructure strategy by Council in December Qtr 2013

## Further Information

Further information regarding the Caboolture West Master Plan can be found on Council's website as follows:  
<http://www.moretonbay.qld.gov.au/general.aspx?id=102816>

## ***20 & 21 March 2013 – Public Information Session #1 (Summary of Outcomes)***

### **Meetings were held at:**

1. Upper Caboolture Farmer's Assembly Hall - 5 pm to 8 pm on 20 March 2013 and
2. Wamuran Sports Hall - 5 pm to 8 pm on 21 March 2013

### **Attendance**

A total of 228 members of the community attended the two information sessions. For Upper Caboolture attendance was 116 and at the Wamuran Sports Ground Hall attendance was 112.

### **The intent of the information sessions was to:**

- Provide residents with project background materials and an update on the Caboolture West Master Planned area;
- Provide residents with an overview of the process and timelines involved in the project;
- Provide residents with an opportunity to review maps showing the information currently held by council for the investigation area;
- Provide an opportunity for residents to speak with council officers to ask questions and raise their concerns about issues affecting the area;
- Gauge the level of interest from the community with contact information for future communication.



## Appendix C – Stage 3 Communication & Consultation Material

*3 June 2013 - State Government Workshop & Presentation of Development Scenarios (Photos)*



Photos from 3<sup>rd</sup> June State Workshop & Scenario Presentation (Tina Joyce, MBRC)

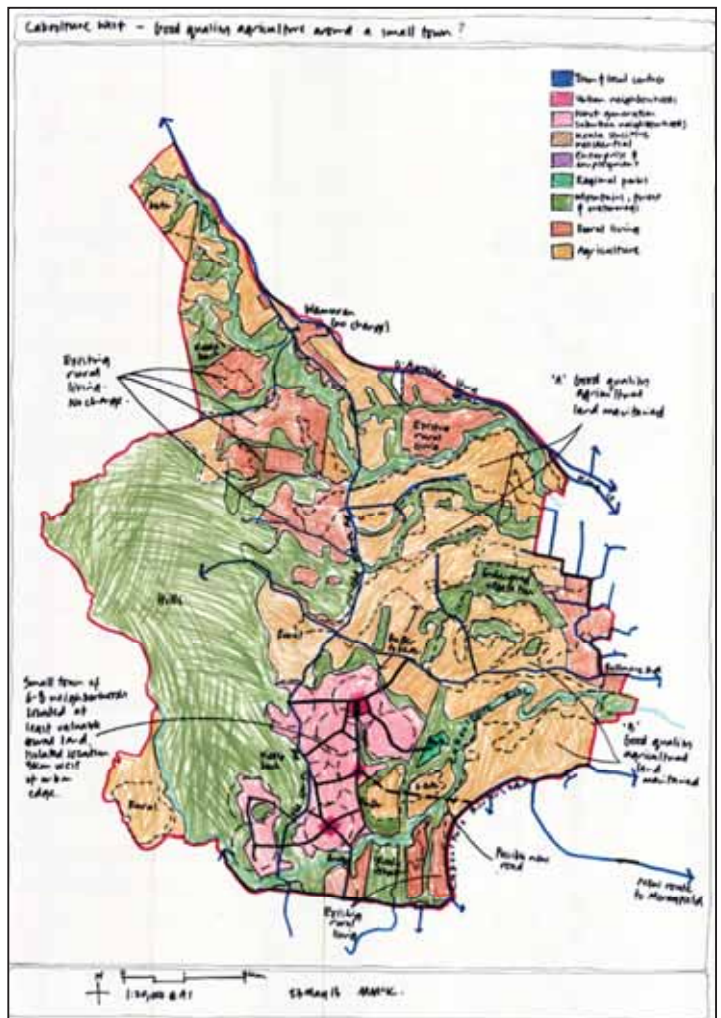


### Scenario 1 – Good quality agricultural land around a small town

- Generally not supported;
- Transport infrastructure isn't cost effective;
- Moderate to high demand on road network;
- Travel distances too great to foster active transport; and
- Poor integration with Cab-Morayfield.

- Retains most of existing remnant veg, limited potential impacts on existing remnant veg;
- Minimises conflict with agriculture land by preserving majority of the agricultural land;
- Large areas of non-urban land where clearing
- of remnant vegetation subject to VMA 1999 requirements; and
- Limited viable green corridors linking habitat areas.

- Minimal impacts on biodiversity;
- Intrusion of two residential neighbourhoods to the west will compromise koala corridor;
- Isolated community with significant infrastructure costs; and
- Lacks connection to existing urban communities (Cab-Morayfield).







Sustainability Assessment  
Criteria

"Sustainability"



Sustainability Assessment  
Criteria

"Sustainability"



Sustainability Assessment  
Criteria

"Sustainability"



Sustainability Assessment  
Criteria

"Sustainability"



## Scenario 2 – A large new town

### DTMR

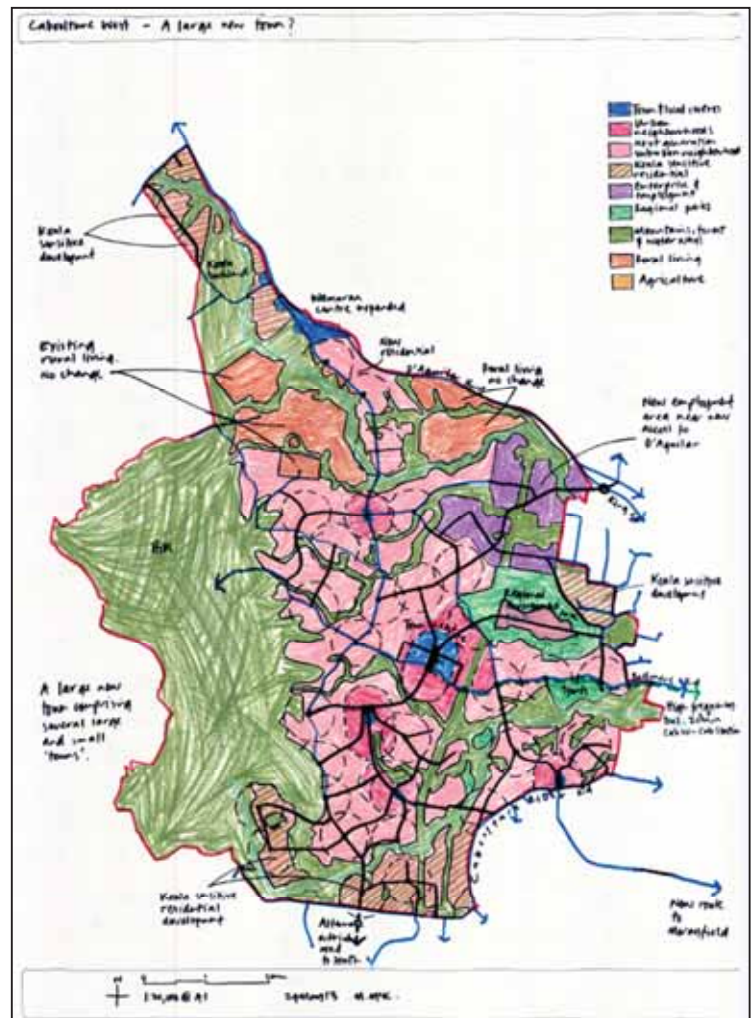
- Mostly supported;
- Substantial provision of transport infrastructure required, but more cost effective per dwelling/business than most other scenarios;
- High costs associated with developing transport infrastructure on steeper lands;
- High level of HFPT via scheduled services and C-Bahn/HFP links;
- Concerns travel distances to work could be significant for many residents if employment is not provided; and
- Integration into Cab-Morayfield better than other scenarios.

### DNRM

- Areas identified as green not remnant veg have limited ecological value, in particular the large green corridor over the powerline easement;
- Presents potential for greater clearing of remnant veg than Scenario 1;
- Does not support agricultural land practices, expect perhaps small scale agriculture within existing rural living areas;
- Proposed koala sensitive residential development inconsistent with Policy Outcomes; and
- Recommended Scenario is amended to remove residential component from the separation area located on Lot 79 on CG3787 while KRA 44 remains in force.

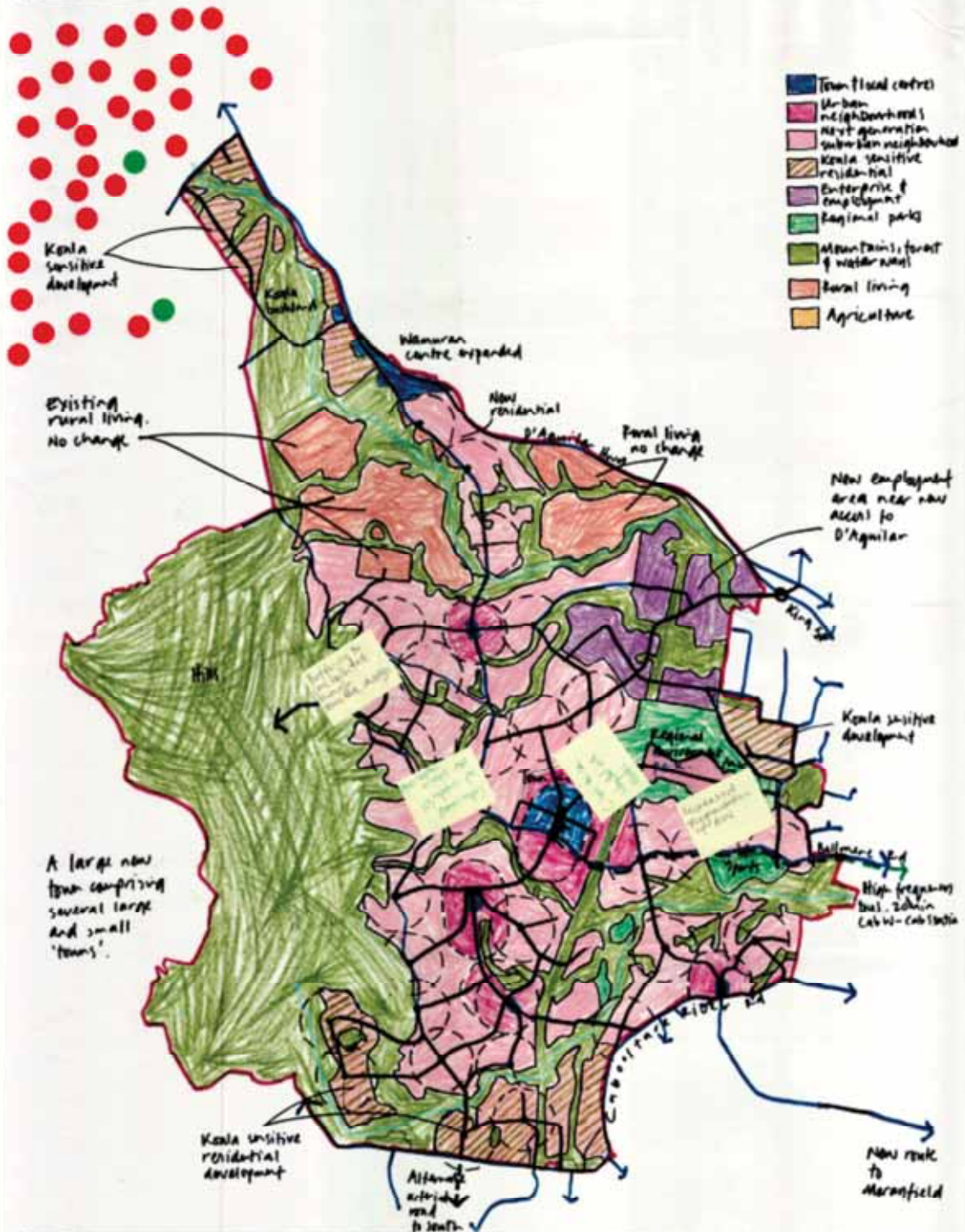
### EHP

- Scale is too ambitious, multiple centres for business;
- Will result in residential sprawl with loss of scenic amenity and 'sense of place';
- Poor ecological outcomes from loss, fragmentation and consequential degradation of habitat; and
- Koala sensitive residential development will compromise environmental corridor integrity.





# Cabletown West - A large new town?



1:70,000 @ A1 24/04/13 M.M.C.

2010 APPROVED WORKSHEET 3rd JUNE 2012

DRAFT

# Sustainability Assessment

Criteria

'Springgreen'



## Sustainability Assessment

Criteria

'Springgreen'



## Sustainability Assessment

Criteria

'Springgreen'



## Sustainability Assessment

Criteria

'Springgreen'



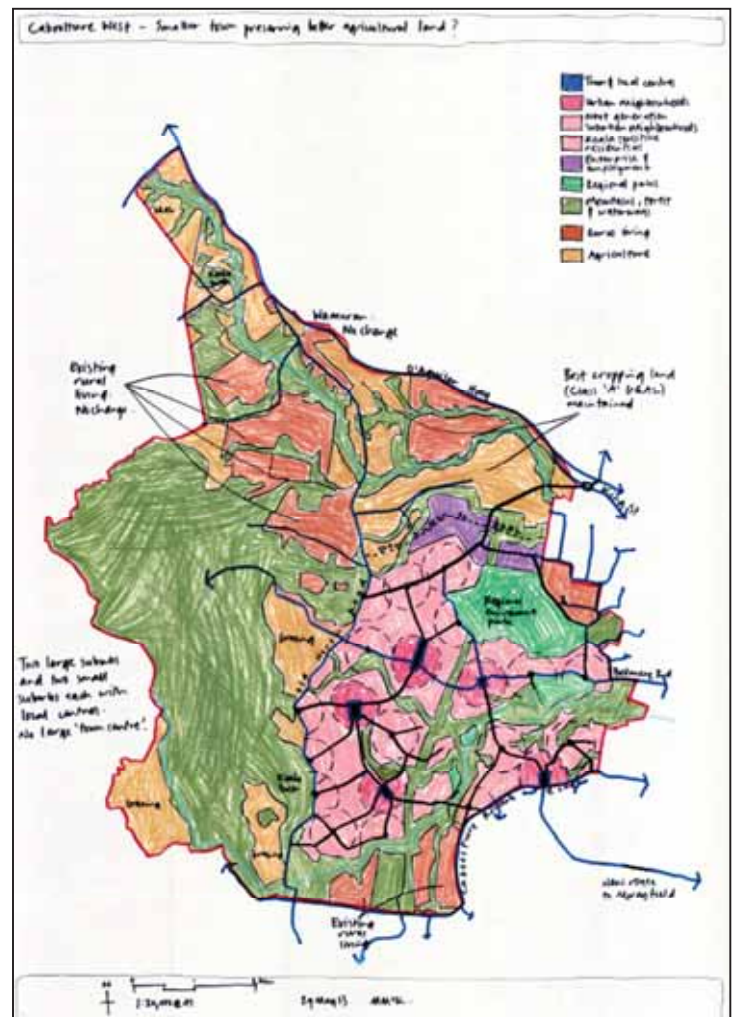
### **Scenario 3 – A smaller town preserving better agricultural land**

## DTMR

- Neutral outcome;
- Fairly cost effective, but may not provide optimum population for viable HFPT services;
- Moderate to high demand on road network as it is unlikely that the area would generate sufficient range of jobs to result in high levels of employment self-containment;
- Limited PT within town centre depending on densities and permeability; and
- Moderate integration with Cab-Morayfield.

## DNRM

- Areas identified as green not remnant veg have limited ecological value, in particular the large green corridor over the powerline easement;
- Presents potential for greater clearing of remnant veg than Scenario 1 and 2; and
- Supports some areas of agricultural land, however, some areas do not have clear buffers identified. This may cause conflict between agriculture and urban interfaces.

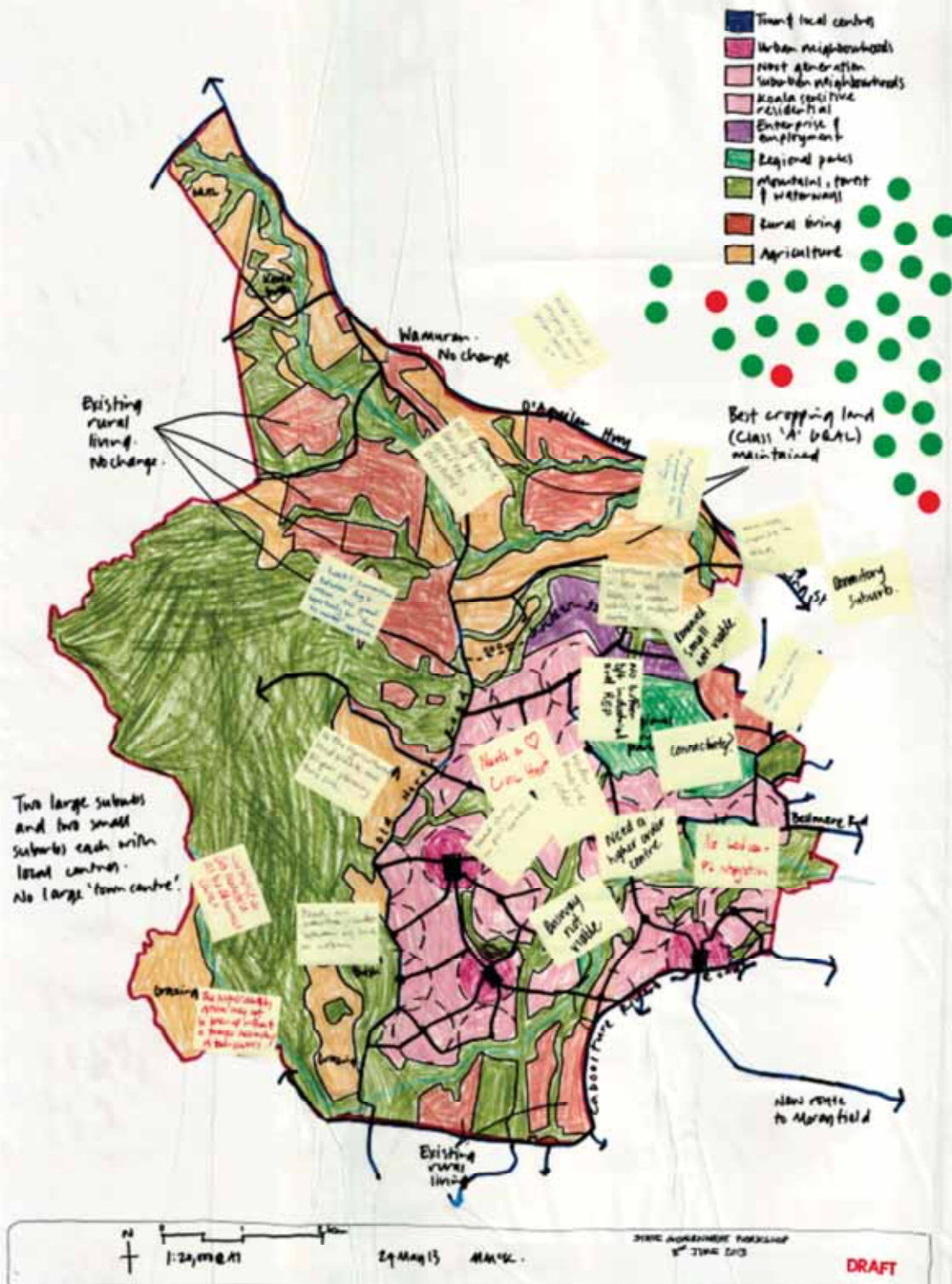


## EHP

- Good koala conservation strategy outcomes due to preservation of grazing and rural land to the west of Old North Road and to the south of Caboolture River;
- Suitable buffer strategy is required to adequately separate incompatible land uses (rural/residential interface) which may require a 500m setback distance;
- Large connected corridor with urban area supported;
- Recognition of values and adequate zoning is required; and
- No town centre or public transport hub. An obvious location is on the edge of the regional environment park but separated from the existing endangered regional ecosystem.



Cabotville West - Smaller town preserving better agricultural land?



Sustainability Assessment Criteria

"Spidegrout"



Sustainability Assessment Criteria

"Spidegrout"



Sustainability Assessment Criteria

"Spidegrout"



BACK #3 Smaller than the level

Sustainability Assessment Criteria

"Spidegrout"



Red #4



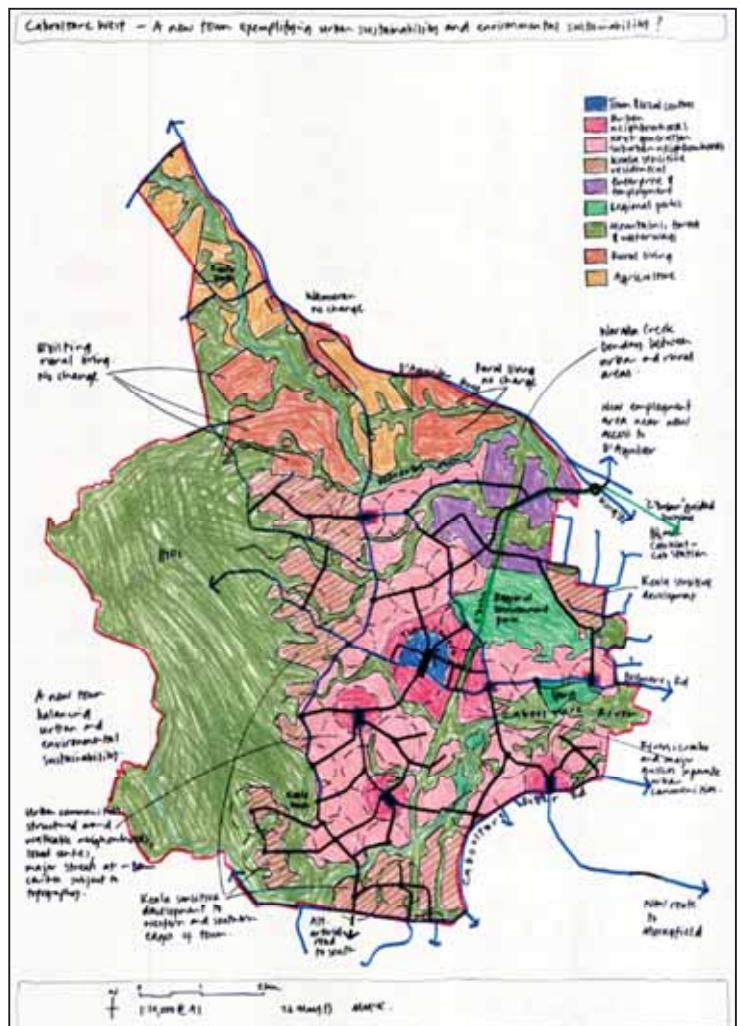
### **Scenario 4 – A new town exemplifying urban and environmental sustainability**

## DTMR

- Generally supported;
- Substantial provision of transport infrastructure, but more cost effective pre dwelling/business than other scenarios;
- High costs developing transport infrastructure on steeper lands west of Old North Rd, more so than Scenario 2.
- High level of HFPT services via scheduled C-Bahn/HFPT links;
- Integration with CMPAC better than less developed scenarios (1 & 3).
- Consideration of Moreton Bay West transport corridor crucial to ensure that this road will be able to function as a higher order road as planned (links to Beerburum Rd in very long term).

**DNRM**

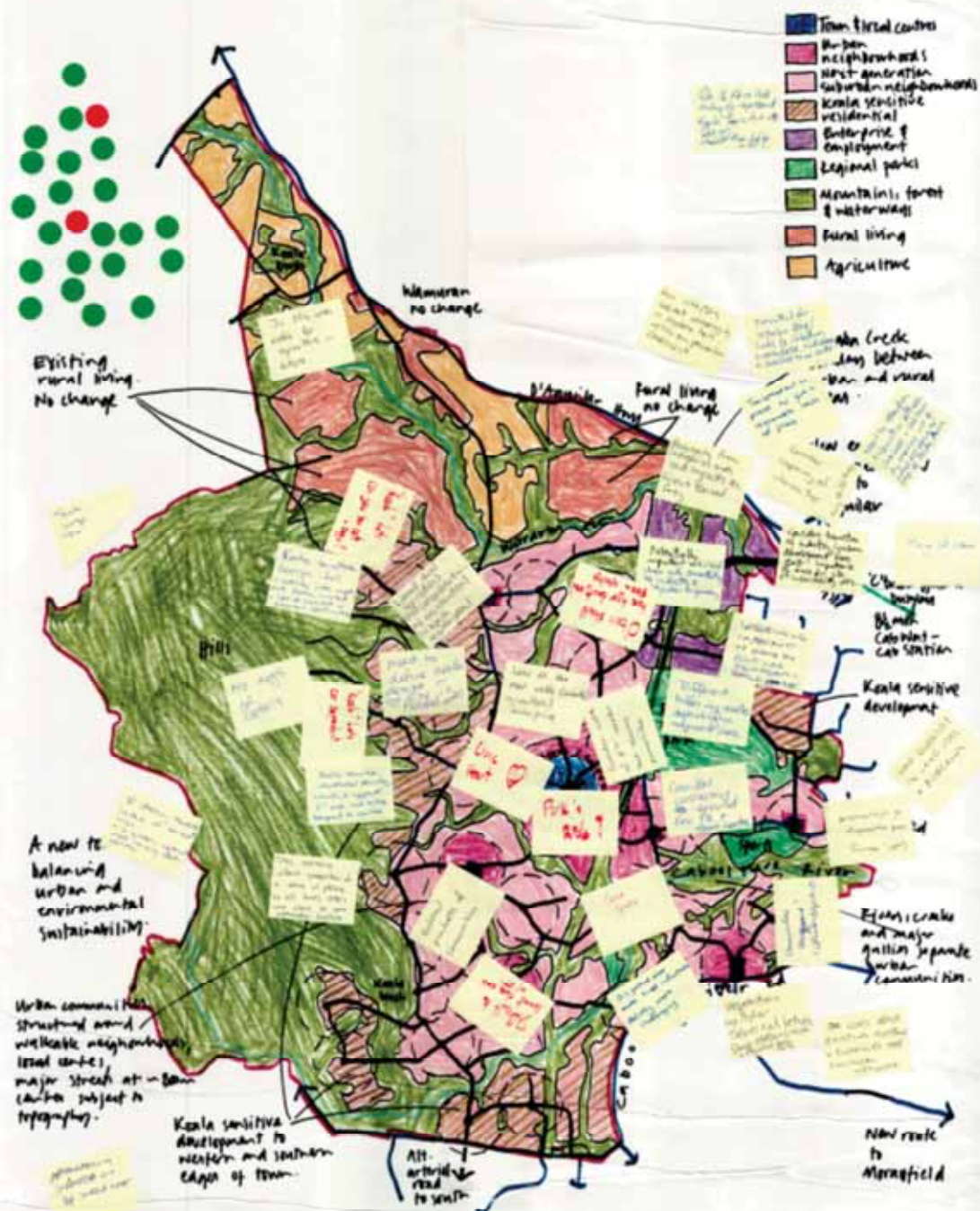
- Presents same location and extent of native remnant veg as Scenario 2.
- Limits agricultural land, however, buffers have been provided by the regional parks land use areas. This would reduce the amount of land use conflict at the agricultural land and urban interfaces.



## EHP

- Poor ecological outcomes from loss, fragmentation and consequential degradation of habitat in State bioregional corridors.
- Koala sensitive residential development in the west and south will compromise environmental corridor integrity; suggest removal of these areas.
- Corridor zoning is important to buffer impacts of urban uses
- Centralised town centre adjacent to Regional Park will contribute to sense of place.
- Dedicated train linkage would ideally service this town.
- Multi-storey apartments conforming to TOD principles would be an efficient way to provide a compact but densely populated civic heart.
- Enterprise and employment district well sited for proximity to highway and potential rail corridor.

Calabrore West - A new town exemplifying urban sustainability and environmental sustainability?



DATE RECEIVED: 10/10/1984  
5th FLOOR 1018

**DRAFT**

Sustainability Assessment  
Criteria  
'Spidegreen'

Scenario 4  
PK



Sustainability Assessment  
Criteria  
'Spidegreen'

Scenario 4  
PK



Sustainability Assessment  
Criteria  
'Spidegreen'

Scenario 4  
PK

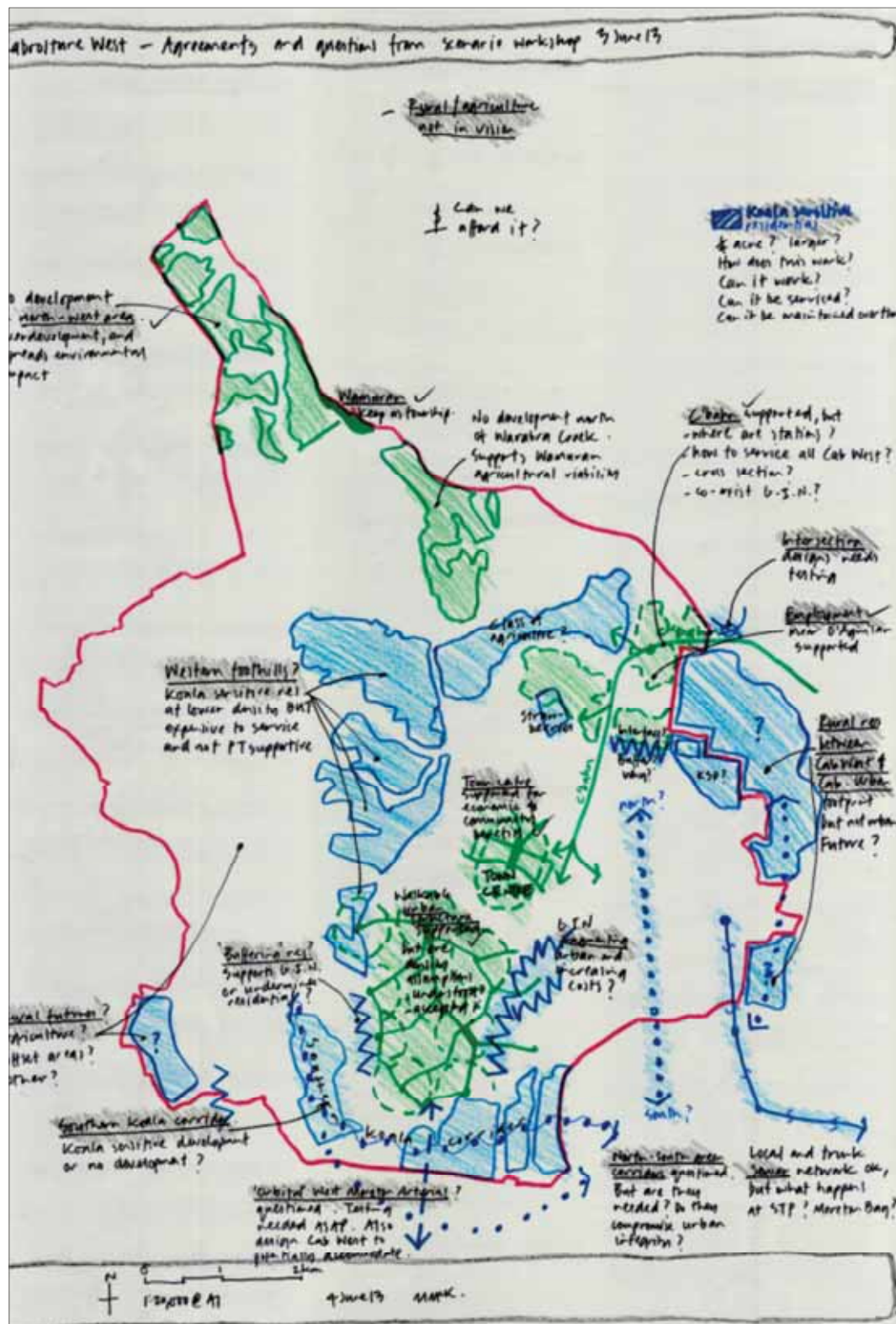


Sustainability Assessment  
Criteria  
'Spidegreen'

Scenario 4  
PK

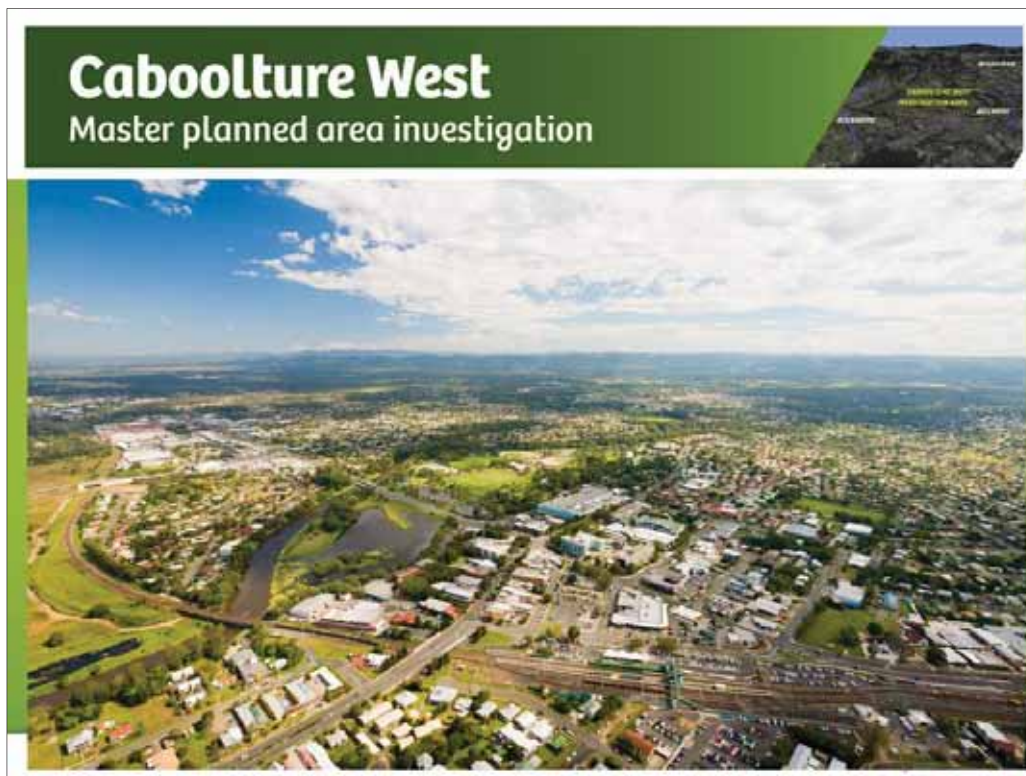






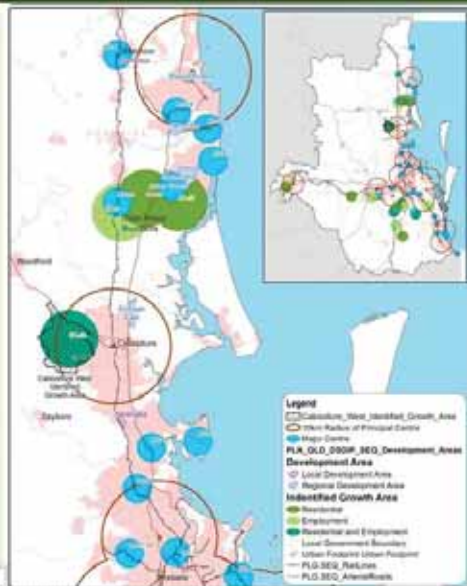
Agreements and questions from 3<sup>rd</sup> June Workshop

24<sup>th</sup> and 27<sup>th</sup> June 2013 – Public Information Sessions #2 (Storyboards & Scenarios)





# Growth Areas within SEQ

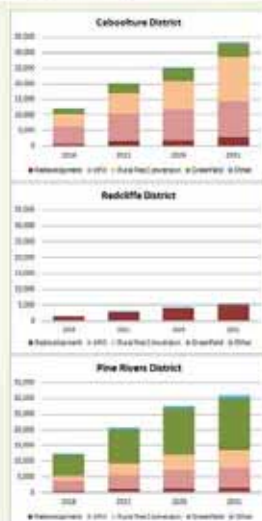


Within the MBRC area the SEQ Regional Plan includes:

- The Elimbah East employment area and the Narangba East residential and employment area. These development areas are close to existing infrastructure networks.
- The Caboolture West Identified Growth Area which is close to the Caboolture Morayfield Principal Activity Centre and adjoins the urban footprint.



# Sources of new land for housing and employment



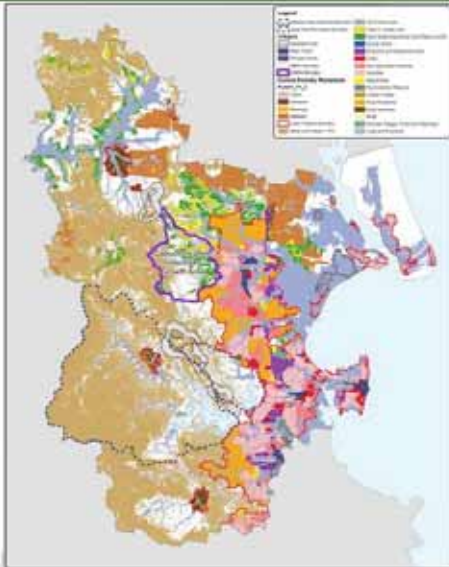
New Residential development within MBRC can come from:

1. Redevelopment to higher densities;
2. Infill of existing urban areas;
3. Converting selected established rural residential areas for new urban housing;
4. Developing rural land for new urban housing.

*Caboolture West needs to be developed because redevelopment, infill and conversion of rural residential land is slow, more expensive and cannot meet the MBRC growth needs.*



# Why Caboolture West?

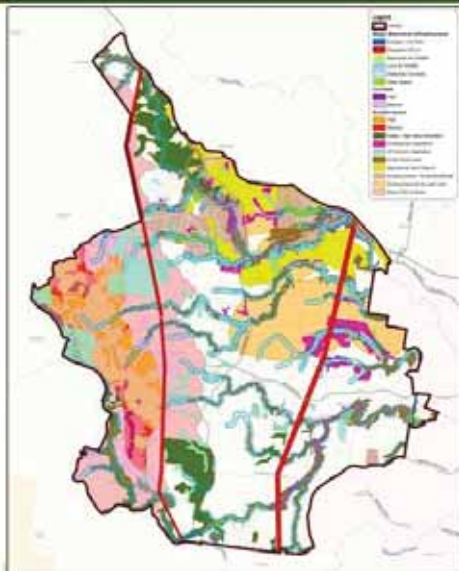


Within MBRC the Cab West area is the only area that adjoins an existing urban area and is not significantly affected by slope, flood, water supply catchment areas, Class A agricultural land and other major constraints.

It is rare to find a large greenfield area just a few kilometres from a principal activity centre that is potentially suitable for and capable of urban development.

The Cab West site is uniquely placed to provide new housing and jobs that support and complement balanced development of a future Caboolture City over the medium and longer term.

# Cab West Investigations



## Consultant Studies

- Environmental Studies – SMEC
- Transport studies ARUP
- Total Water Cycle Management - BMTWBM
- Retail, Commercial and Community Facilities – Economic Associates
- Water & Sewerage – Unitywater/MWH

## In House Studies

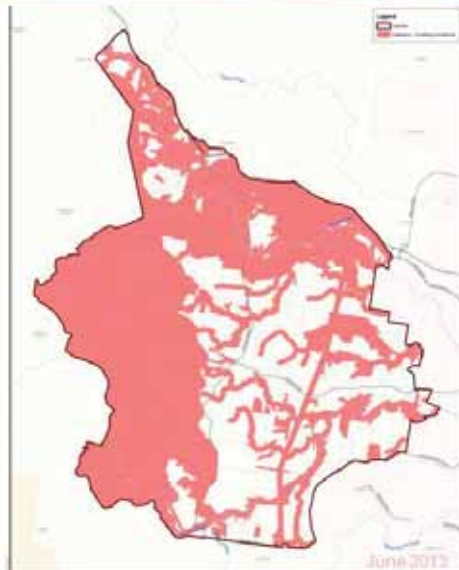
- Existing Conditions
- Flooding
- Open Space
- Scenic Amenity
- Land Use and Housing
- Financial Analysis
- Sustainability Criteria
- Application of SPP

## Design Process

- McKeown Plan Design



# Suitability, Capability & Scenario Preparation



www.moretonbay.qld.gov.au | Phone 3206 0555

The Cab West investigations have included an assessment of the existing conditions within the large study area. The result of this analysis work which has included consideration of the wider agricultural and environmental frame has led to the identification of a smaller area that is capable of development and able to be provided with infrastructure for urban purposes in the medium and longer term.

Scenarios have been prepared to explore the potential of this smaller area for development.

1. As set out before in Suitability and Capability, the first process to refine the part of the study area suitable for urban development was land capability.
2. The second process was to develop 3 development scenarios – from a large to a medium and small town in order to test how development would perform.

The scenarios that follow are indicative for testing purposes only.

The Council may adopt any of a mix of the scenarios, or change the scenarios as other information comes to hand. They should not be taken to be a development footprint.



# Cab West Vision Statement



## *Caboolture West 2050:*

*Caboolture West is one of the best areas to live in South East Queensland. Natural bushland and wildlife are retained in the area as well as many parks and open space areas. There is a range of homes that people can afford that reflect the needs of all residents from families with children to retirees, singles and extended families. The area has a "sense of place" with views to the range, river and mountains.*

*It is easy to move around due to many choices in how you can travel. Many people walk or cycle to local destinations such as shops, schools and other services that are easily accessed by dedicated pathways. Nearly all the services and shops needed are in the Caboolture West area. You don't have to travel long distances to work and there is a convenient public transport/bus service connecting to these sites.*

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# Scenario Evaluation

MBRC has developed a checklist for evaluating the Cab West scenarios. The criteria are based on a range of factors that Council has had regard to in its investigation of the suitability and capability of the Cab West investigation area to accommodate new residential and employment growth.

The criteria are:

- A well planned town
- A healthy environment
- Excellent travel choices
- A prosperous community
- Housing choices for all budgets
- Welcome to Caboolture West – sense of place
- Value for money
- Supports regional agriculture

Each of the criteria were scored from a 1 which was considered a poor outcome to a 5 which was considered a good outcome. The graphs on the right summarise the results of the assessment of the three scenarios against the above criteria.

*The larger the coloured area the better the overall result.*



**'Large Town' (2,500 Ha)**  
Proposed new residential neighbourhoods could accommodate up to 80,000 people and 30,000 homes. A new town centre, local centres, schools and community facilities and a large employment area would be key to providing 18,000 jobs required by the residents. Wamuran would become a local centre.



**'Medium Town' (2,200 Ha)**  
Proposed new residential neighbourhoods could accommodate up to 60,000 people and 23,000 homes. A town centre, local centres, schools and community facilities and a large employment area would be key to providing 16,000 jobs required by the resident population.



**'Small Town' (500 Ha)**  
Proposed new residential neighbourhoods could accommodate up to 19,000 people and 7,000 homes. Local centres, community facilities and services could accommodate 2,000 jobs.

## Scenario – Small New Town

**Targets:**  
19,000 people  
2,000 jobs  
7,000 homes  
42 p/jha  
(500ha)



### Considerations:

- Is this a town you'd want to live in?
- Can a 3km urban and infrastructure break be overcome?
- Does GQAL = viable agricultural industry, either today or tomorrow?
- Does the town make farming less or more viable?
- Where will the rest of the new residents of Moreton Bay go?
- Does this plan represent sustainable urban development?

## Scenario – Medium New Town

**Targets:**  
 60,000 people  
 16,000 jobs  
 23,000 homes  
 34 p/jha  
 (2,200ha)



### Considerations:

- Does this plan represent sustainable urban development?

## Scenario - Large New Town

**Targets:**  
 80,000 people  
 18,000 jobs  
 30,000 homes  
 39 p/jha  
 (2,500ha)



### Considerations:

- Do we need an urban extension this big?
- What impacts would it have on Caboolture-Morayfield?
- What about the transport networks?
- Where would this leave the agriculture industry north of Wamuran?
- How many people and jobs do we need here to support services and PT?
- Does this plan represent sustainable urban development?

# Evaluation Criteria

*Our planning goals and how we assess the land use scenarios*



**A WELL PLANNED TOWN**  
Plan a town where shops, schools, parks, jobs and community services are close to homes. Neighbourhoods should be easy to walk and cycle around, supporting healthy lifestyles.



**A HOUSING CHOICE FOR ALL BUDGETS**  
Housing affordability and cost of living is a big community concern. A master plan local services and efficient use of land and infrastructure will help. A variety of homes of all sizes and types are needed to support a diverse population.



**A HEALTHY ENVIRONMENT**  
Identify and protect significant plant and animal species. Maintain healthy creeks and river. Improve the environment over time by building a Green Infrastructure Network.



**'WELCOME TO CABOOLTURE WEST' – A SENSE OF PLACE**  
Views to the range and Glasshouse Mountains, as well as local design features, create an identity recognised and enjoyed by residents.

**EXCELLENT TRAVEL CHOICES**  
Viable local travel on foot and by bike, including to any town centre. Excellent public transport access, reducing cars on the road and reducing pollution. A street network that is direct, easy to navigate and safe.



**VALUE FOR MONEY**  
Ensure that development supports sustainable infrastructure delivery and maintenance over the long term. Plan for an equitable financial commitment between developers and the community.



**A PROSPEROUS COMMUNITY**  
Many residents are employed at Caboolture West and many others in Caboolture-Morayfield. At least 70% of residents work in Moreton Bay. A new town centre and a employment area could support these goals.



**SUPPORT REGIONAL AGRICULTURE**  
Support Moreton Bay and Caboolture area's agriculture industry, viability and growth over time. Maintain good quality productive agricultural land around Wamuran. Where urban development is planned, productive farms are not displaced prematurely.



## ***24<sup>th</sup> and 27<sup>th</sup> June 2013 – Public Information Sessions #2 (Summary of Outcomes)***

### **Meetings were held at:**

1. Upper Caboolture Farmer's Assembly Hall - between 5 pm and 8 pm on 26 June 2013 and;
2. Wamuran Sports Hall - between 5 pm and 8 pm on 28 June 2013

### **Attendance**

A total of 104 members of the community attended the two information sessions, compared with the first information session held in March where a total of 228 attended. For Upper Caboolture attendance was 77 (116 in March) and at the Wamuran Sports Ground Hall attendance was 27 (112 in March). Four project officers and one support officer were in attendance to support the event.

### **Intent**

- Provide residents with an updated on the Caboolture West Master Plan Area investigation;
- Provide residents with an opportunity to review a number of draft development scenarios;
- Provide an opportunity for visitors to speak with council officers to ask questions and raise their concerns about issues affecting the area.

### **Observations on the event**

The lower numbers of visitors could have been a consequence of the seasonal dark winter evenings and school holidays. In March Channel 9 held a 'Think Tank on Caboolture' at the RSL in Caboolture which may have generated local interest in the area at that time. The Councillor's newsletter was distributed earlier this time, rather than reaching residents the day before the last meetings. This could have meant people noted the dates on their calendars but on the day decided not to attend. The venues were suitable for the each of the two events.

The display boards and table layout in the room provided a welcome and plenty of space for visitors to browse through the information and ask questions of the Council officers.



### **Steps following information sessions**

- Website update to show the meetings have taken place.
- Steering group to consider publishing the development scenarios and maps to Council's website.
- Questions raised by visitors to be used to update the frequently asked questions on Council's website.



## **Appendix D – Stage 4 Communication & Consultation Material**

### ***18<sup>th</sup> and 19<sup>th</sup> December 2013 – Information Sessions #3***

#### **Meetings were held at:**

3. Upper Caboolture Farmer's Assembly Hall - between 5 pm and 8 pm on 18 December 2013;
4. Wamuran Sports Hall - between 5 pm and 8 pm on 19 December 2013

#### **Attendance**

Approximately 110 members of the community attended the two information sessions, compared with the March information sessions where 228 attended, and the June information sessions where 104 attended. For Upper Caboolture attendance was approximately 70 and at the Wamuran Sports Ground Hall attendance was approximately 40. Four project officers and one support officer were in attendance to support the event (the support officer was not in attendance at 19 December information session).

#### **Intent**

- Provide residents with a the findings and conclusions of the Caboolture West master plan investigation; and
- Provide an opportunity for visitors to speak with council officers to ask questions and raise their concerns about issues affecting the area.

#### **Steps following information sessions**

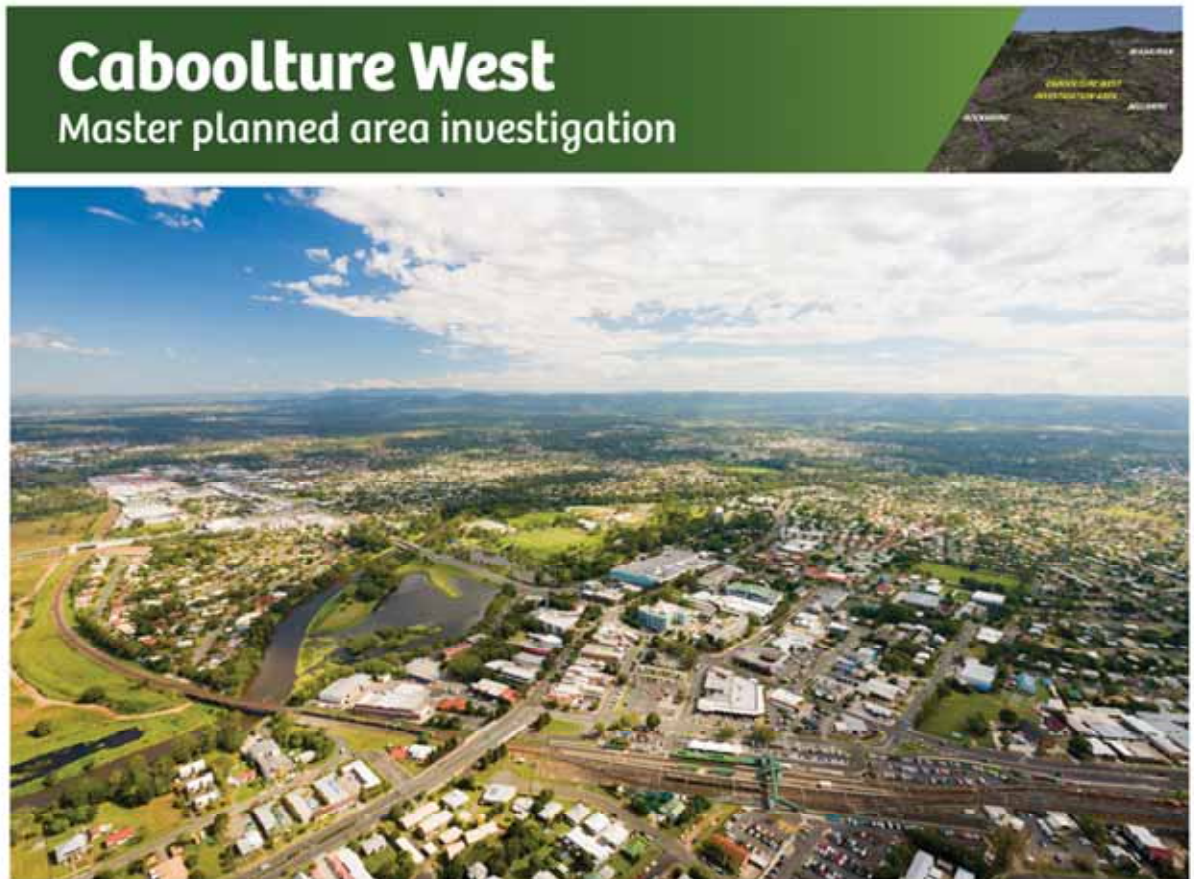
- Website update to show the meetings have taken place.
- Material presented over both nights to be available through Council's Caboolture West webpage.

*Photos from 19 December 2013 Information Session at the Wamuran Sports Hall*





*Material presented to the community at the 18 and 19 December Caboolture West Information Sessions.*



# Study Area



Cabooture West Structure Plan



# Planning Process

- Moreton Bay Regional Council (MBRC) is undertaking a comprehensive planning process to investigate the urban development opportunities in Caboolture West for inclusion in the new MBRC planning scheme to be advertised in 2014.

- The SEQ Regional Plan 2009-2031 had envisaged that urban growth at Caboolture West area would only occur before 2031 in exceptional circumstances, but the MBRC considered that Caboolture West would be needed for land supply in the short to medium term.

- In response, the former State Government declared Caboolture West a Master Planned area (MPA) under the provisions of the Sustainable Planning Act on 17 February 2012. The declaration initiated the current structure planning process for Caboolture West.

- The Caboolture West Structure Plan is being prepared on a joint basis – local Government planning partnership with the Caboolture West Structure Plan to be completed before 2014.

- The planning process has been intensive and comprehensive, encompassing a wide range of issues and considerations including the following:

- Environmental and ecological values;
- Housing needs;
- Future employment and business needs;
- Infrastructure requirements (public transport, roads, water, sewerage and stormwater);
- Public open space and community uses; and
- Socio-economic and cultural impacts.



- Input has been sought from key stakeholders through the multiple project stages and has assisted in forming the adopted vision and strategies shown within. Along the way, the community has been kept up-to-date through periodic updates on the Caboolture West website, public forums and consultation with Council and Council members who are involved in the area.

- Key milestones of the project are:
  - Concept and study area investigations completed in March 2013
  - Conceptual development scenario formulated in July 2013
  - Selection of preferred scenario in September 2013
  - Finalised Development Framework in December 2013
  - Adoption of the final framework and preliminary structure plan in December 2013
  - Submission of new planning scheme to State Government December 2013



# Planning Aims – Natural Places

- Incorporate scenic amenity, views and vistas into design of development.
- Minimal changes to the natural landform.
- Buildings and other development respond positively to climate and natural hazards.
- Protect water quality through Total Water Cycle Management measures incorporated into development.
- Reinstatement of significant waterway corridors – Caboolture River, Wararba Creek, and other major waterways
- Protection of biodiversity.
- Wildlife corridors provide natural areas and isolated habitats.
- Provide net gain in Koala Habitat.





## Planning Aims – Urban Neighbourhoods

- Walkable neighbourhoods focused around local centres, schools and open spaces.
- Emphasis on place making and urban design principles to promote overall liveability.
- Diversity of affordable housing choices.
- Appropriate mix and scale of activities.
- Well-designed, attractive & safe public spaces and places.



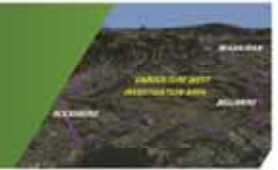


## Planning Aims – Employment and Business Needs

- A new district centre to service growth.
- New local centres to provide services and facilities to residential neighbourhoods.
- A mixed industry and business area to provide new business and employment opportunities.



## Planning Aims – Infrastructure Requirements



- Promotion of active travel choices and behaviour.
- Integrated transport network with a wide range of options and availability.
- Affordable infrastructure.
- Integration with the existing infrastructure network.

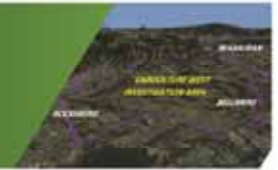


## Planning Aims – Parks, Open Space and Community Uses

- New community facilities and services to meet population needs.
- High quality open space network to promote an active and healthy community.
- Wide variety of active places and spaces for all community members to enjoy.
- Preservation of existing areas cultural heritage.



# Caboolture West Vision



Caboolture West is one of the best areas to live in South East Queensland. There is a lot of natural bushland and wildlife retained in the area as well as many parks and open space areas. There is a range of homes that people can afford that reflect the needs of all residents from families with children to retirees, singles and extended families. The area has a "sense of place" with views to the range, river and mountains.

It is easy to move around due to many choices in how you can travel. Many people walk or cycle to local destinations such as shops, schools and other services that are easily accessed by dedicated pathways. Nearly all the services and shops needed are in the Caboolture West area. You don't have to travel long distances to work and there is a convenient public transport/bus service connecting to these sites.



## Caboolture City

The new growth centre of Caboolture West will assist the development of Caboolture City as a well-planned city with a clear role in South East Queensland. Caboolture City will be a self-contained regional network of economic and urban developments that includes the Caboolture-Morayfield Principal Activity Centre, Caboolture West, North East, Business Park, Airport and Elimbah East employment areas, and the growing suburbs of Morayfield-Burpengary.

## A Town Centre

A new town centre will service the day to day needs of 60,000 people by providing a range of district level community facilities and services, and retail and commercial business and employment opportunities that complement the range of services, facilities and opportunities provided in the nearby PAC.

## An Enterprise and Employment Area

A new enterprise and employment area with access to the D'Aguilar Highway will provide additional opportunities for mixed business, industry and bulky goods and associated employment for the growing population of Caboolture City.

## Next Generation Neighbourhoods

The Caboolture West community is designed as a series of walkable neighbourhoods each with a local centre providing local business opportunities, community services, facilities and jobs, open space and recreation opportunities, a mix of housing types, a connected network of streets and main streets connected to public transport.

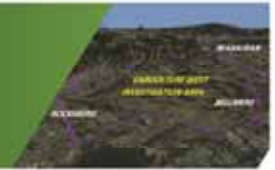
## Green Network Plan

An infrastructure network is planned of natural, semi-natural and engineered green spaces that provides ecosystem services and contributes to regional biodiversity and environmental resilience.

## Transport Linkages

Bus and road linkages to the Town Centre, the Caboolture-Morayfield Principal Activity Centre (PAC), and other employment centres, together with a Rapid Bus System – the C-Bahn that will link the Caboolture West Town Centre with Caboolture Central in a 10 minute journey.

# At a glance



## At a Glance

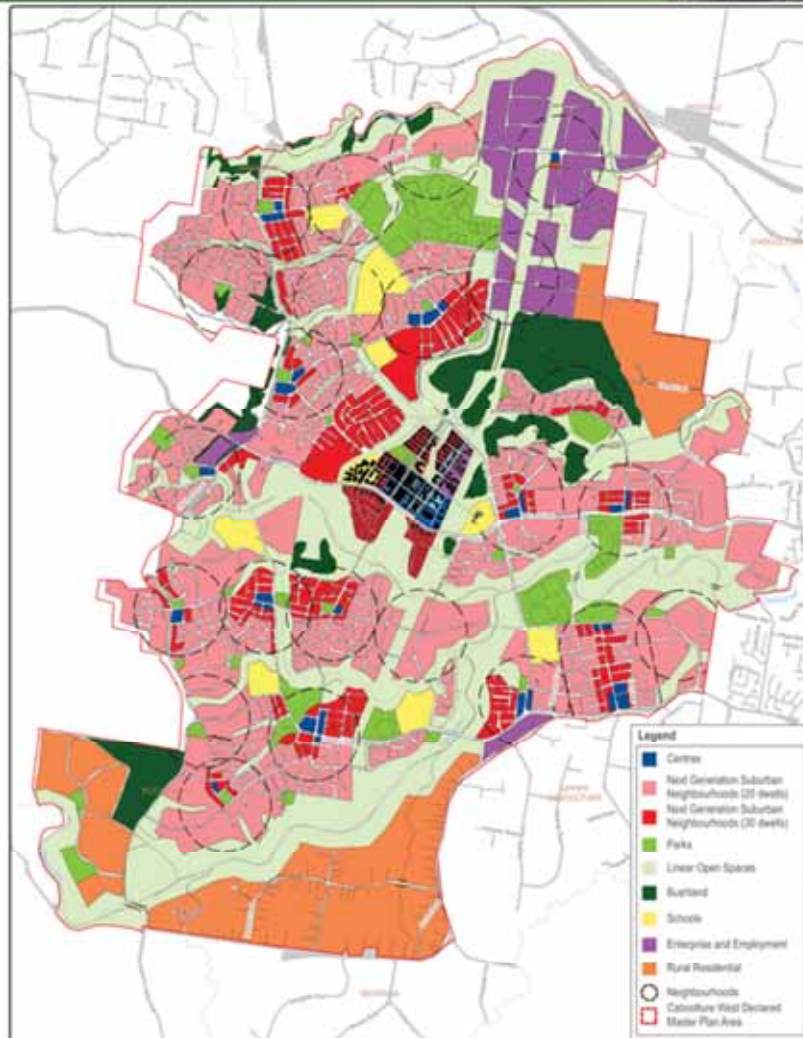
- Study Area approx. 6,663 ha
- Structure Plan approx. 3,174 ha
- Project time frame 40 + years
- Development Value est. 9,500 million
- Urban Area 1,787 ha
  - Town Centre 106 ha
  - Enterprise and Employment 160 ha
  - Urban Living 1,521 ha
- Rural Living 355 ha
- Green Network 1,011 ha
- Population 68,700 residents
- Dwellings 26,900
- Jobs 17,000
- 6 local centres,
- 13 neighbourhood centres
- TAFE and private hospital
- 3 high schools, 9 primary schools
- C-Bahn Bus rapid transport connection to Caboolture Central



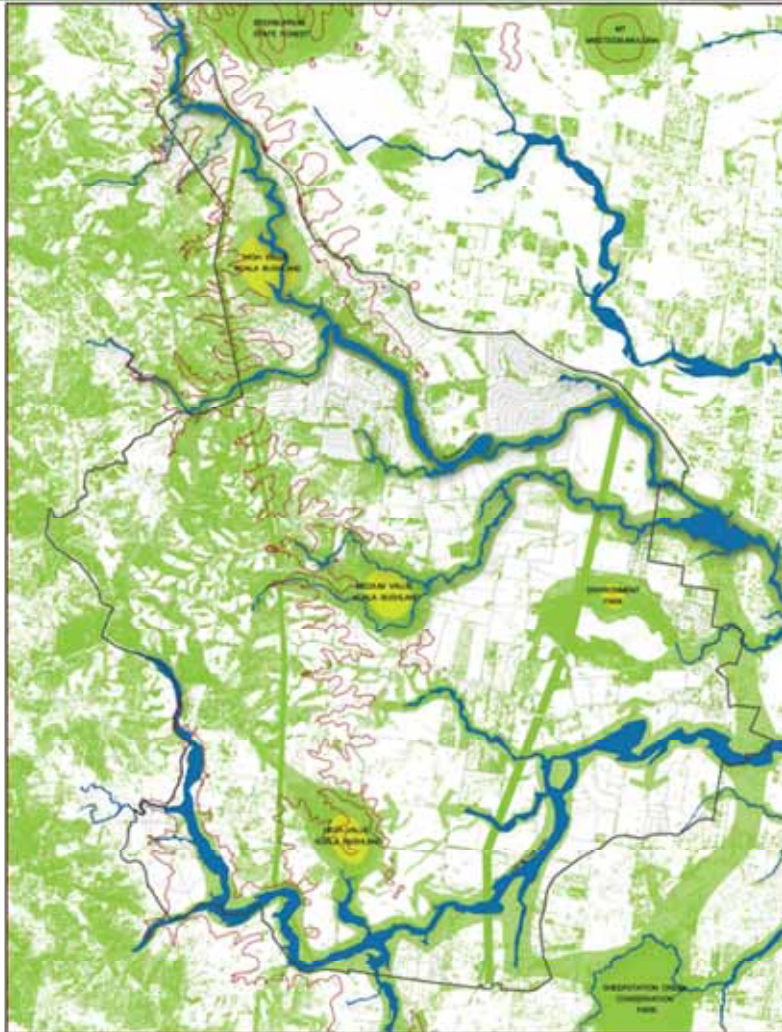
# Aerial View



# Illustrative Masterplan



# Green Infrastructure Vision





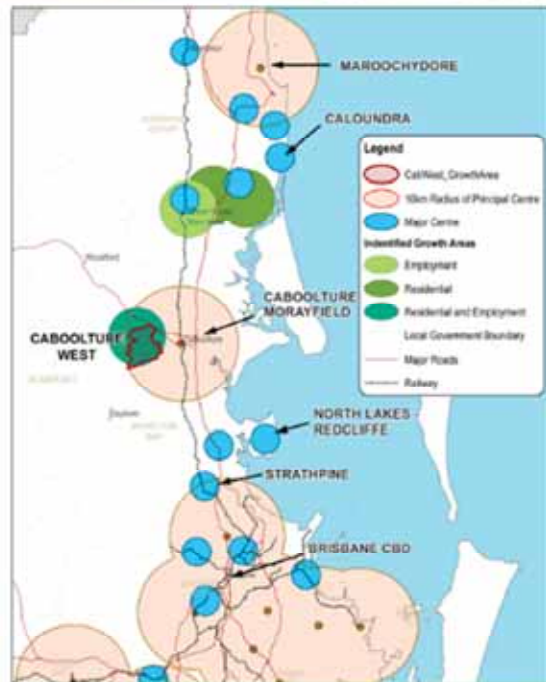
# Accommodating Regional Growth

The urban corridor extending from Brisbane City in the south to the Sunshine Coast to the north is expected to grow by approximately 300,000 people over the next 20+ years. The Moreton Bay Region is expected to accommodate at least half of this projected growth.

A new greenfield land supply is needed in Moreton Bay as the alternatives of redevelopment, infill and conversion of rural residential areas to urban development cannot accommodate the projected growth at a sufficient rate.

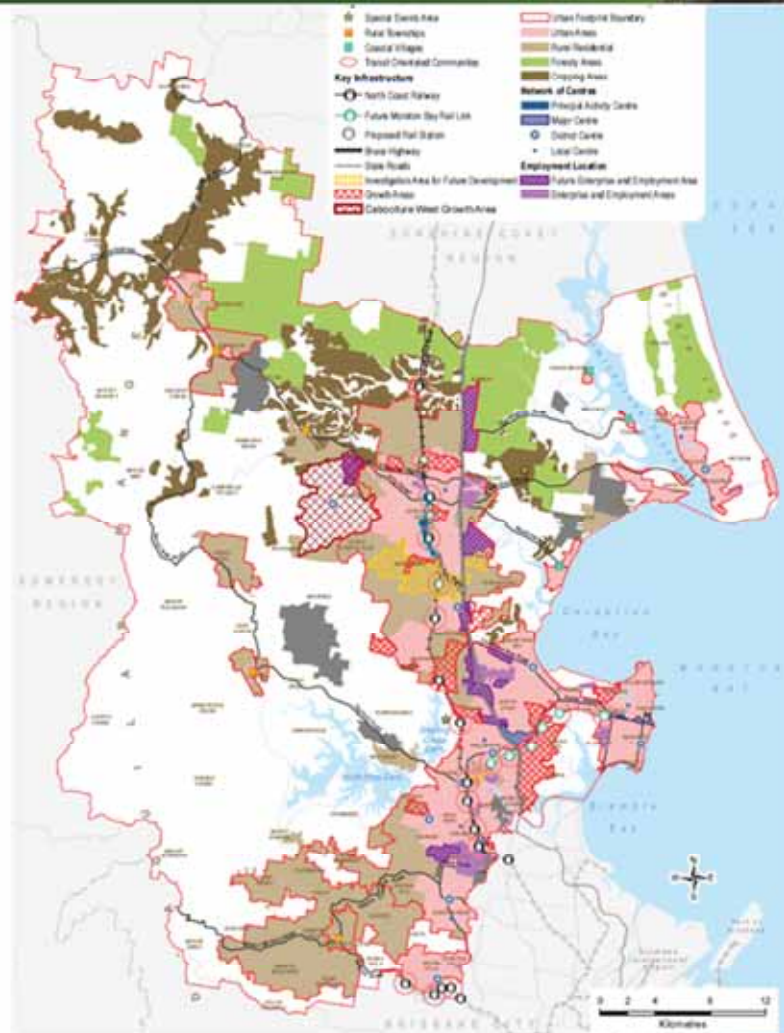
Caboolture West is well-located as it is within 10km of the Caboolture-Morayfield PAC and rail stations, water and sewerage services are able to be efficiently extended and existing community infrastructure is readily accessible.

Caboolture West is the only new greenfield location in Moreton Bay of sufficient size to accommodate projected housing growth housing in a timely and affordable manner to meet projected housing needs.

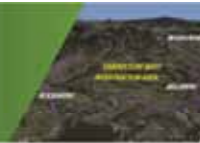




# Strategic Framework



# Caboolture City



- The growth of Caboolture City is part of a balanced growth strategy for the Moreton Bay Region.
- The Caboolture-Morayfield Principal Activity Centre is vital to the Moreton Bay Region as it provides jobs, retailing and a mix of other commercial activities including health and education. This role of the centre is to be strengthened in the draft MBRC strategic framework into a vibrant and dynamic location.

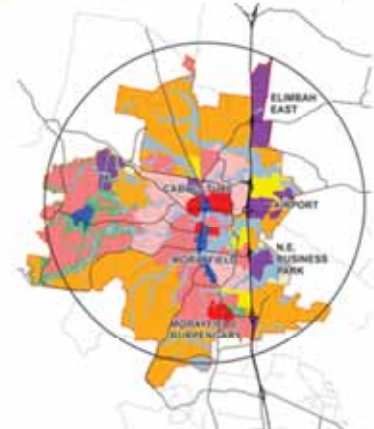
Caboolture City- a 15 min city, beyond the Brisbane Suburbs



Caboolture-Morayfield is within reach of central regional catchment as it is outside the 45 min bus ride to the central Brisbane CBD and is a 15 min drive to its own regional opportunities to widen and deepen job and business opportunities.

Caboolture City is a regional city with the potential of commercial and urban development within the Caboolture-Morayfield Principal Activity Centre catchment. This provides the retail and business services of Caboolture-Morayfield to the North East Brisbane Coast. A proposed Elmhurst employment areas, the existing growth centre of Morayfield-Sunpura and the new growth centre of Caboolture West.

Caboolture City- a network of economic and urban development

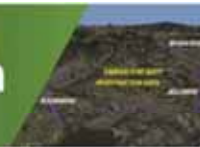


Caboolture West also has a vital role to play in becoming part of the future Caboolture City and will encourage people into the Northern Corridor of Brisbane that would be accommodated elsewhere.

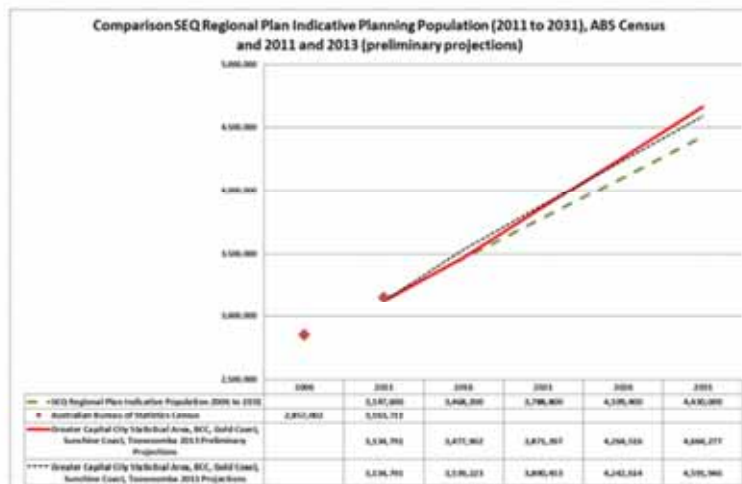
Caboolture West will ease the Caboolture-Morayfield PACE through:

- Supporting the national trend of population required to grow and diversify the PACE
- Providing a central business district, including office space to attract business that will create a new population of working, young professionals, families, challenging a diverse labour force including higher proportions of ethnic and migrant populations and a diverse range of skills and experience
- Generating employment from land development, building and infrastructure projects that support a wide range of jobs and skills and creating significant commercial centres to the PACE.

# Population & Housing Growth



- Moreton Bay Regional Council is the fifth largest growing local government in Queensland (Queensland Treasury) and is a sizeable source of new Greenfield lot sales into the SEQ land market.
- SEQ population forecasts have consistently shown the importance of addressing challenges to the capacity of the Moreton Bay Region to accommodate projected growth.
  - The 2009 SEQ Regional Plan indicated planning population for the bulk zone of 6.5 million people (based on 5.5 million people (median estimate) in the ten years from the regional plan was approved.
  - The late 2012 edition of the 2013 population projections by ABS indicates an almost 50% increase in dwelling generated in the Moreton Bay region 2012-2030 dwelling from the 2013 forecast of the SEQ Regional Plan.
  - Dwelling generation and density in the Moreton Bay region is expected to increase in the future as the level of activity and demand in the SEQ Regional Plan, confirming the projected increases.
- Progressing Caboolture West is vital to supply sufficient housing to meet the underlying dwelling requirements in the SEQ to 2031 and maintain the balance of new dwelling production in the SEQ to maintain the level of growth in development to 2031 and 2036.
- Without Caboolture West there will be a major housing supply deficit in the SEQ in the medium to long term.
  - Greenfield development opportunities in the SEQ will fall from planned 15,000 to around 2,000 beyond 2021.
  - Infill and redevelopment (including residential conversion) would have to exceed planned targets of 4,000 and much need to rise to meet and offset the gap.



# Economic Development Opportunities

- MBRC had an estimated 114,000 jobs in 2011. It is the fourth largest local government in Essex based by the number of businesses and local employment in any LGA, but has also 45% level of self-employment of jobs.
- Increasing the level of job self-employment in MBRC is a critical issue. Major planning for Chesham West has sought to address this by helping to stimulate and support the economic development of the Ashen Greenham City and the Chesham Greenfield PDE.
- Chesham West also provides an opportunity to directly provide 17,600 jobs and 4,500 new business opportunities:
- 8,000 centre based jobs located in a new town centre, together with local centres co-located with community facilities and commercial activities.
- 5,000 enterprise and employment jobs located at large enterprise and employment area and three small local employment areas.
- 4,600 dispersed jobs in community facilities and services, working from home and construction activities.

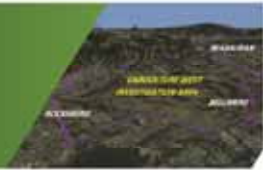




# Town Centre



# Town Centre



# Sustainability Assessment



It is proposed to achieve sustainable development by seeking economic, social and environmental gains jointly and simultaneously through the planning, design, delivery and operation of the new community of Caboolture West.

**Criterion 1: Healthy ecological systems** – to support the physical and social well-being of the community.

**Criterion 2: Healthy ecological systems** – to support the physical and social well-being of the community.

**Criterion 3: Accessibility and Travel Choice** – to promote liveability and transport efficiency that reflects the complementary role of Caboolture West to Caboolture City.

**Criterion 4: Affordable Living** – support an affordable lifestyle with housing choices for a broad population.

**Criterion 5: Building Community** – to ensure a cohesive, inclusive and healthy community with access to a full range of services and facilities that meet diverse community needs.

Caboolture West will support and enhance the important environmental values and natural processes of the area over time by building a Green Network Plan made up of interconnected natural elements – forests, wetlands, rivers and streams – that work together to sustain ecological values and functions.

**Criterion 6: Agricultural Land** – to ensure important agricultural lands are conserved.

Caboolture West and Caboolture City will be linked with public transport corridors to ensure multimodal transportation choices to reduce car trips and kilometres travelled.

**Criterion 7: Governance** – to establish effective, land use planning and value-for-money infrastructure provision.

MSRC is of sufficient scale and expertise to deliver Caboolture West as major growth centre – with the support of a partnership with State agencies in the planning and development of Caboolture West.

**Criterion 8: Prosperous community** – to deliver Caboolture West as major growth centre – with the support of a partnership with State agencies in the planning and development of Caboolture West.

Caboolture West will have a healthy and inclusive community with equitable access to a full range of services and facilities that meet diverse community needs. This will allow for opportunities for interactions between members of the community through safe and accessible environments and developments.

**Criterion 9: Quality places** – to deliver Caboolture West as major growth centre – with the support of a partnership with State agencies in the planning and development of Caboolture West.

Caboolture West is part of a balanced strategy for the Moreton Bay Region to maintain agricultural production in key areas whilst accommodating urban growth.

**Criterion 10: Healthy ecological systems** – to support the physical and social well-being of the community.

MSRC is of sufficient scale and expertise to deliver Caboolture West as major growth centre – with the support of a partnership with State agencies in the planning and development of Caboolture West.

1. A POOR score reflects a proposal that is likely to result in a worse outcome than current practice.
2. Existing accepted practice in South East Queensland is poor.
3. Good practice is accepted practice with minor innovation.
4. Very good practice is innovative or innovative or an innovation likely to lead to best practice.

