

# Caboolture West

## Structure Plan Summary

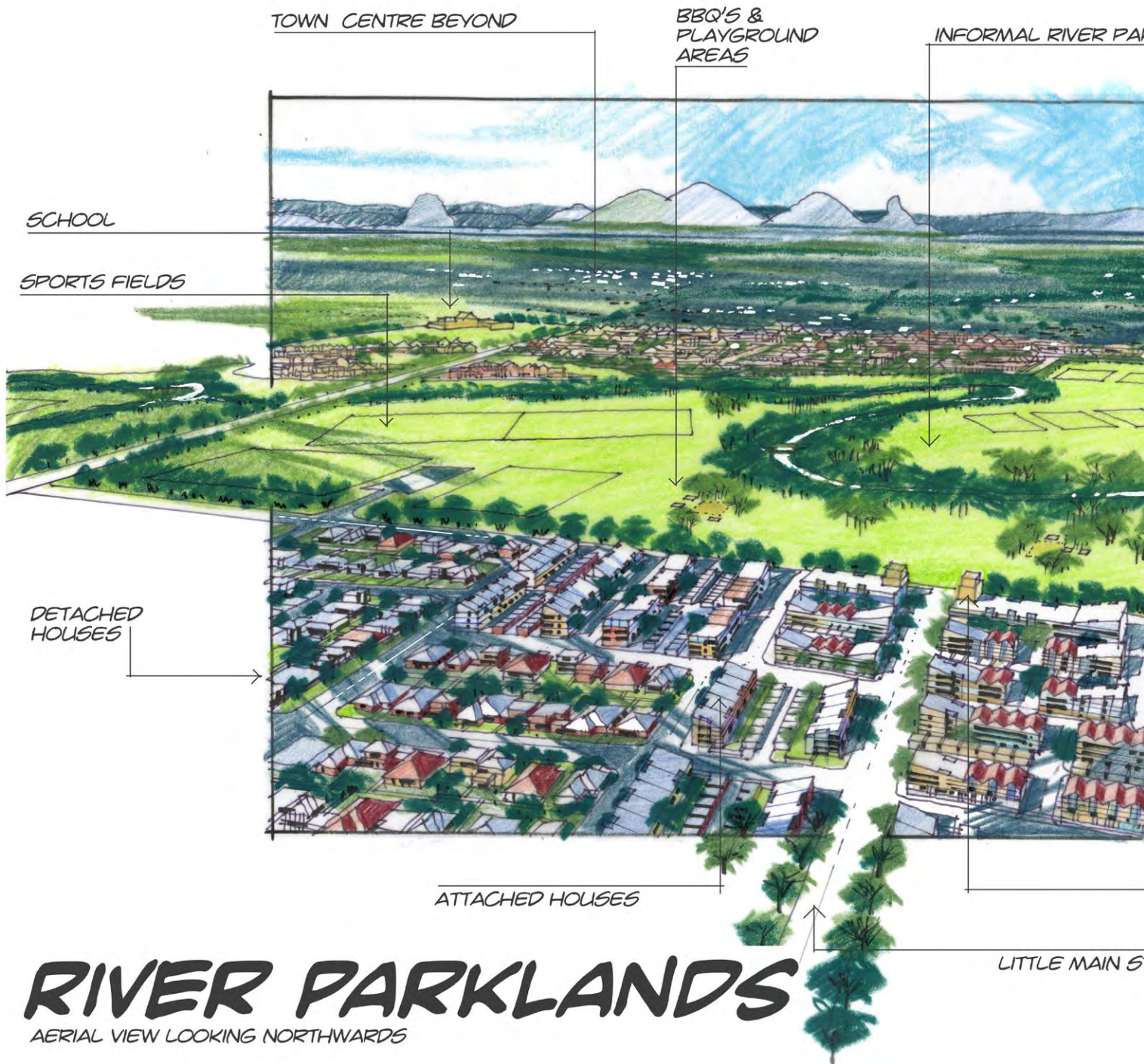
Master Planned Area Investigation

December 2013

Revision 2









# 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



# Caboolture West 2050 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.



# Key Features

## 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 68,000 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

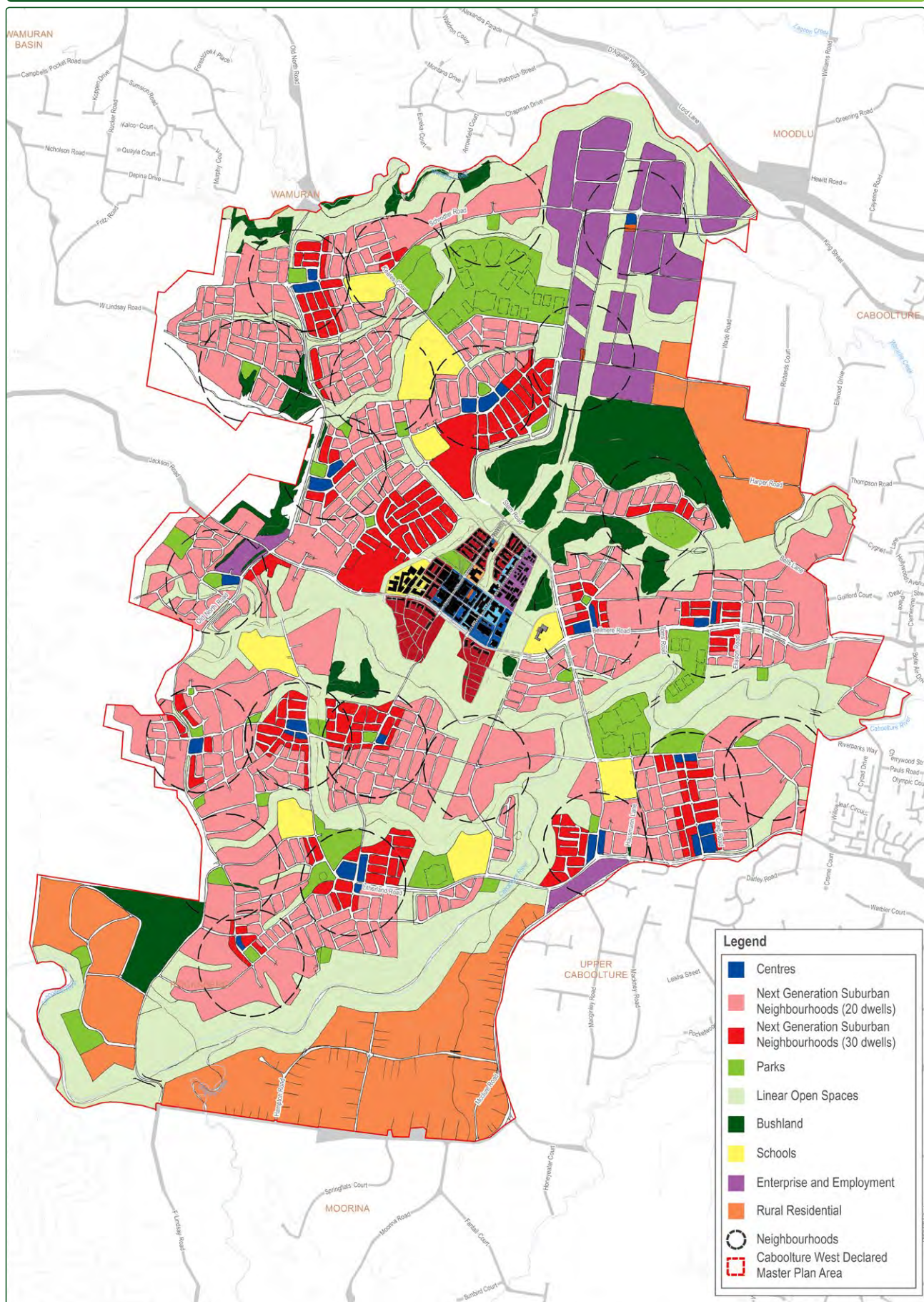
An infrastructure network is planned of natural, semi-natural and engineered green spaces that provides ecosystem services and contributes to regional biodiversity and environmental reliance.

## 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.

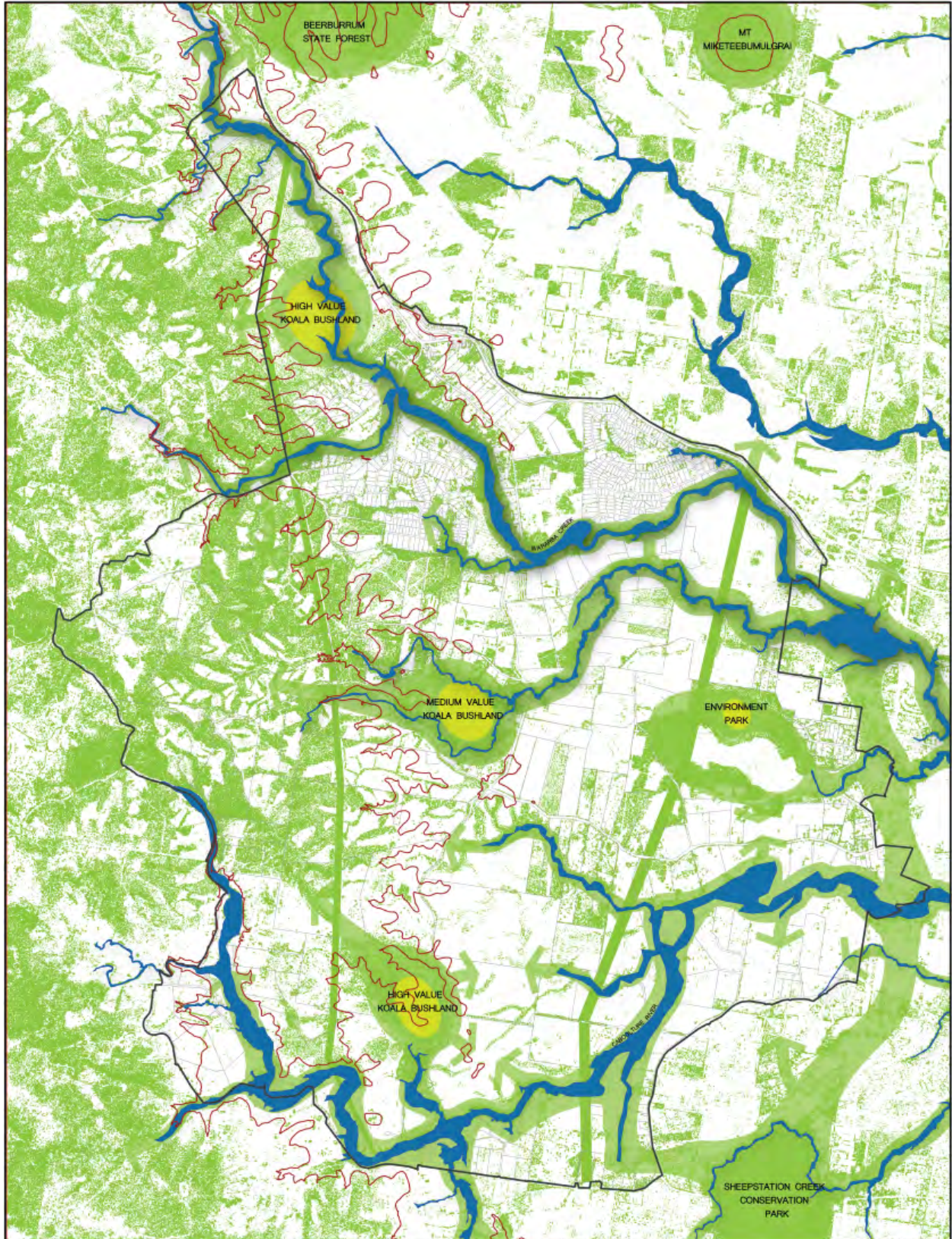
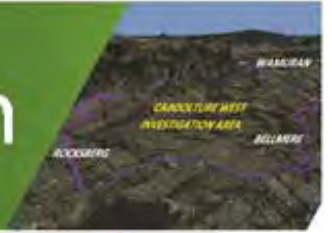


# Illustrative Masterplan





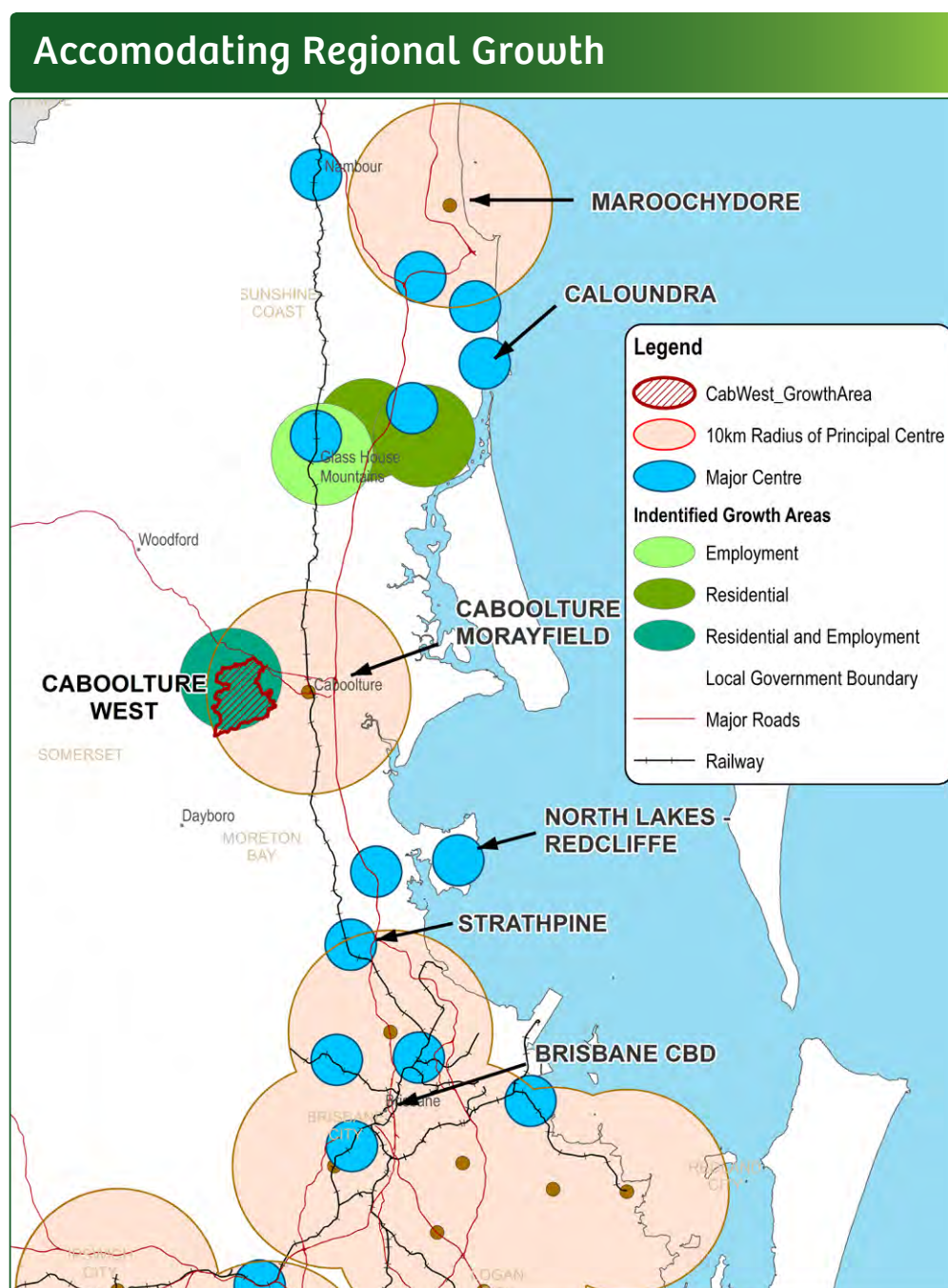
# Green Infrastructure Vision





# 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.
- 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.

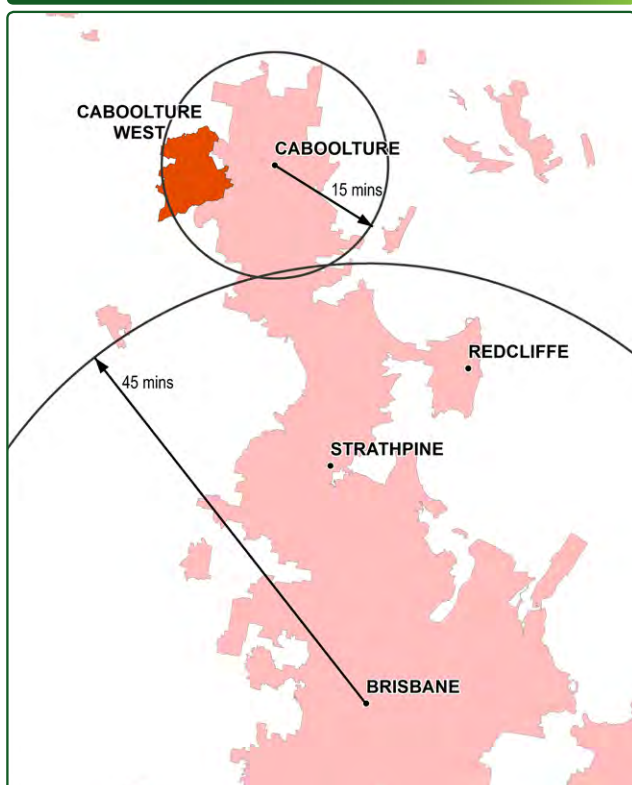




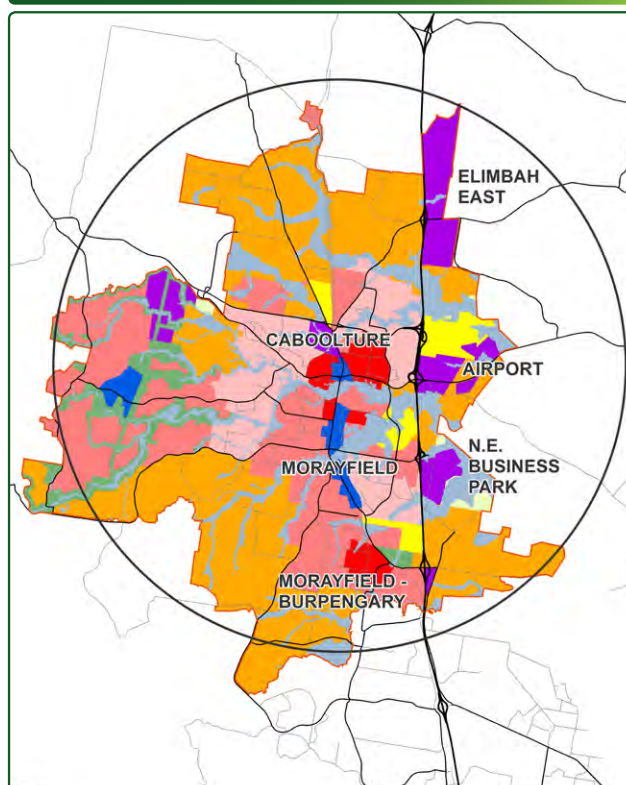
# Caboolture City

- 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**



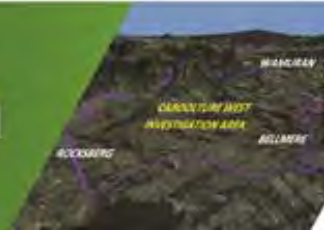
**Caboolture City - a network of economic and urban development**



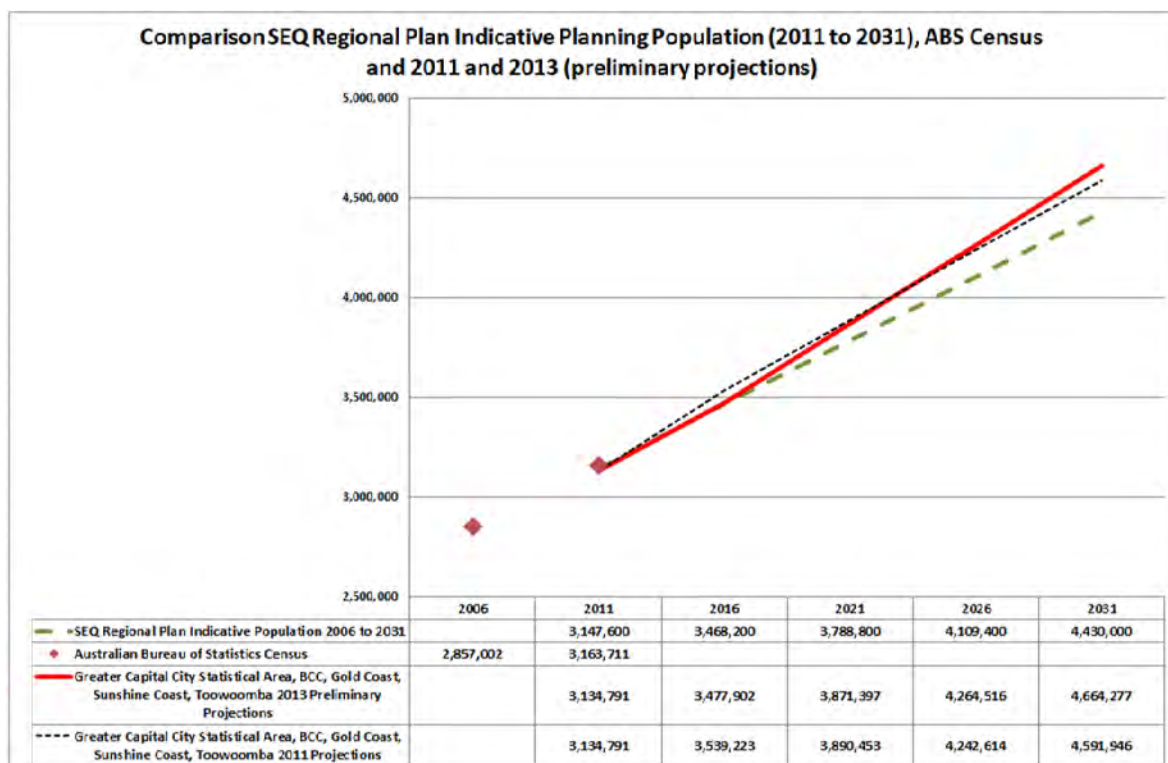
- Caboolture-Morayfield is within a self-contained regional catchment as it is outside the 45 minute travel-time constant to Brisbane. So it needs to look to its own regional opportunities to widen and deepen job and business opportunities.
- Caboolture City looks regionally at the network of economic and urban development within the Caboolture-Morayfield Principal Activity Centre catchment. This includes the retail and services centres of Caboolture-Morayfield, the North East Business Park, Airport and Elimbah East employment areas, the existing growth centre of Morayfield-Burpengary and the new growth centre of Caboolture West.
- Caboolture West also has a vital role to play in forming part of the future Caboolture City as it will encourage people into the Northern Corridor of Brisbane that would not be accommodated elsewhere.
- Caboolture West will assist the Caboolture-Morayfield PAC through:
  - Supporting the critical mass of population required to grow and diversify the PAC
  - Providing residential diversity, including affordable to premium housing that will support greater population diversity (e.g. young professionals, families, etc.) ensuring a diverse labour force including higher levels of white collar workers who are vital to underpin retail and commercial diversification of the PAC
  - Generating employment from land development, building and infrastructure projects that supports a wide range of jobs and skills and creating significant economic value to the PAC.



# 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 risen over the last several years, which presents challenges to the capacity of the Moreton Bay Region to accommodate projected growth:
  - The 2009 SEQ Regional Plan's indicative planning population for the MBRC area of 513,000 people increased by 20,000 people (medium series) within the four years since the regional plan was approved.
  - The latest 2013 review of the MBRC population projections by OESR indicates an almost 50% increase in dwellings needed in Moreton Bay to 123,200 dwellings from the 84,000 forecast of the SEQ Regional Plan.
  - Dwelling construction activity in MBRC urban footprint is also well in excess of the level of activity anticipated 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 MBRC to 2031 and maintain the balance of new dwelling production in MBRC between infill and greenfield development to 40% and 50%.
- Without Caboolture West there will be major housing supply shortfalls in MBRC in the medium to longer term:
  - Greenfield land development opportunities in MBRC will fall from a planned 60% to around 20% beyond 2021.
  - Infill and redevelopment (including rural residential conversion) would have to exceed planned targets of 40% and would need to rise to an unrealistic 80% by 2031.





# Economic Development Opportunities

- MBRC had an estimated 114,000 jobs in 2011. It is the fourth largest local government in Queensland by the number of businesses and local employment in any LGA, but has a low 48% level of self-containment of jobs.
- Increasing the level of job self-containment in MBRC is a critical issue. Master planning for Caboolture West has sought to address jobs by helping to stimulate and support the economic development of the future Caboolture City and the Caboolture Morayfield PAC.
  - Caboolture West also provides an opportunity to directly provide 17,000 jobs and 4,000 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;
    - 4,000 dispersed jobs in community facilities and services, working from home and construction activities.





CIVIC HUB BUILDING

TOWN CENTRE PARK

SECONDARY  
& TERTIARY  
CAMPUS

RESIDENTIAL  
MEDIUM  
DENSITY  
2-3 STOREY

RETAIL & RESIDENTIAL  
MAIN BOULEVARD

BUS STATION

# TOWN CENTRE

AERIAL LOOKING NORTHWARDS TOWARDS GLASSHOUSE MOUNTAINS



BUSINESS BOULEVARD

POWERLINE  
CORRIDOR

RETAIL  
SHOWROOMS

P. EDGELEY  
NOVEMBER 2013

TATION

BELLMERE ROAD



# Sustainability

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.

## **Criteria 1: Quality Places – well planned urban systems to supports lifestyle, health and wellbeing.**

Caboolture West is to be developed as a balanced community with a diversity of land uses and employment opportunities that integrates with Caboolture City, Moreton Bay and South East Queensland.

## **Criteria 2: Healthy ecological systems and natural processes**

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 interconnected natural elements – forests, wetlands, rivers and streams – that work together to sustain ecological values and functions.

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

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

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

A socially equitable and engaging community will be promoted at Caboolture West by ensuring that there is a range of housing types and sizes available to suit a range of economic levels, household types and sizes, and age groups.

## **Criteria 5: A Prosperous Community – to encourage a balanced community with a diversity of employment opportunities**

Economic development and high levels of sustainable business, employment and education opportunities are planned across Caboolture City to maximise employment self-containment and avoid unnecessary commuting.

## **Criteria 6: 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 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.

## **Criteria 7: Agricultural Land – to ensure important agricultural lands are conserved**

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

## **Criteria 8 Governance – to establish effective, land use planning and value-for-money infrastructure provision**

MBRC 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.

# Planning Process

- Moreton Bay Regional Council 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 as a joint State – Local Government planning partnership with the Caboolture West Structure Plan to be completed by December 2013.
- The planning process has been intensive and comprehensive, encompassing a wide range of issues and considerations including the following:
  - Environmental and ecological issues;
  - Housing needs;
  - Future employment and business needs;
  - Infrastructure requirements (public transport, roads, water, sewerage and stormwater);
  - Parks, open space and community uses; and
  - Economic and financial 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 webpage, public information sessions at halls in the area and Councillor newsletters distributed in the area.
- Key milestones of the project are:
  - Context and study area investigations completed in March 2013
  - Conceptual development scenarios formulated in July 2013
  - Selection of preferred scenario in September 2013
  - Finalised Development Feasibility in November 2013
  - Adoption of broad land use plan and infrastructure strategy in December 2013.
- Submit with new planning scheme to the Queensland Government in December 2013

State  
Declaration

Project  
Initiated

Planning  
Investigations

Public  
Information  
Sessions

Detailed  
Planning

Adoption of  
Structure  
Plan

Implementation  
of Structure  
Plan through  
Planning Scheme





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