



plan strathpine 2031

Strathpine Major Regional Activity Centre

Master Plan Report

FINAL | May 2011

ENDORSED BY COUNCIL 17TH MAY 2011



Australian Government
Department of Regional Australia,
Regional Development and
Local Government



BORNHORST + WARD
CONSULTING ENGINEERS
CIVIL AND STRUCTURAL



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1.1 PURPOSE OF THE MASTER PLAN

The South East Queensland (SEQ) Regional Plan defines a hierarchy of centres throughout SEQ. The SEQ Regional Plan seeks to focus regional centre development in well planned, vibrant, and accessible regional activity centres. Strathpine is designated as a Major Regional Activity Centre (MRAC), therefore is intended to provide a focal point for sub-regional business, service and major retail and convenience functions.

01

Introduction



Accordingly the purpose of the Strathpine MRAC master plan is to provide a strategy to guide the sustainable development of the centre over the next 20 years. The primary objective of the plan is to build upon the existing strengths of the centre and to supplement these with a range of new initiatives to reposition Strathpine and activate it as a primary employment, transit and mixed use development node within the Moreton Bay Regional Council area. The master plan aims to ensure Strathpine functions as a Major Regional Activity Centre, which:

- provides opportunities for economic investment and employment generation;
- accommodates higher density mixed use development
- facilitates development around the Strathpine and Bray Park rail stations to achieve transit-oriented development outcomes;
- creates a distinct and vibrant place which is a focus for government investments in major public transport, health, education, cultural and entertainment facilities;
- provides a network of streets and spaces that act as a focus for community and social interaction;
- manages private travel demand by providing legitimate public and active transport alternatives;
- provides opportunities for synergies between land use and transport to develop;
- defines a layout and built form which is legible, sustainable, visually attractive and integrates all elements of the centre;
- Provides a network of public utility infrastructure to service the MRAC planned development; and
- Provides a flow path for total water cycle management together with specific catchment and stream management preliminary scheme planning that will guide initiatives available to Council and the private development industry to enhance the natural environment within the study area.

1.2 STATUS OF THE MASTER PLAN

The master plan has undergone a process of consultation and Council review and has been finalised. The master plan was endorsed by Council on the 17th May 2011. The plan is supported by an Implementation Strategy documenting key actions and catalyst projects aimed at facilitating effective delivery of the initiatives enshrined in the plan.

1.3 REPORT STRUCTURE

To assist in the interpretation of this document, Figure 1.3.1 graphically describes the content of the master plan and the interrelationships between the component parts.

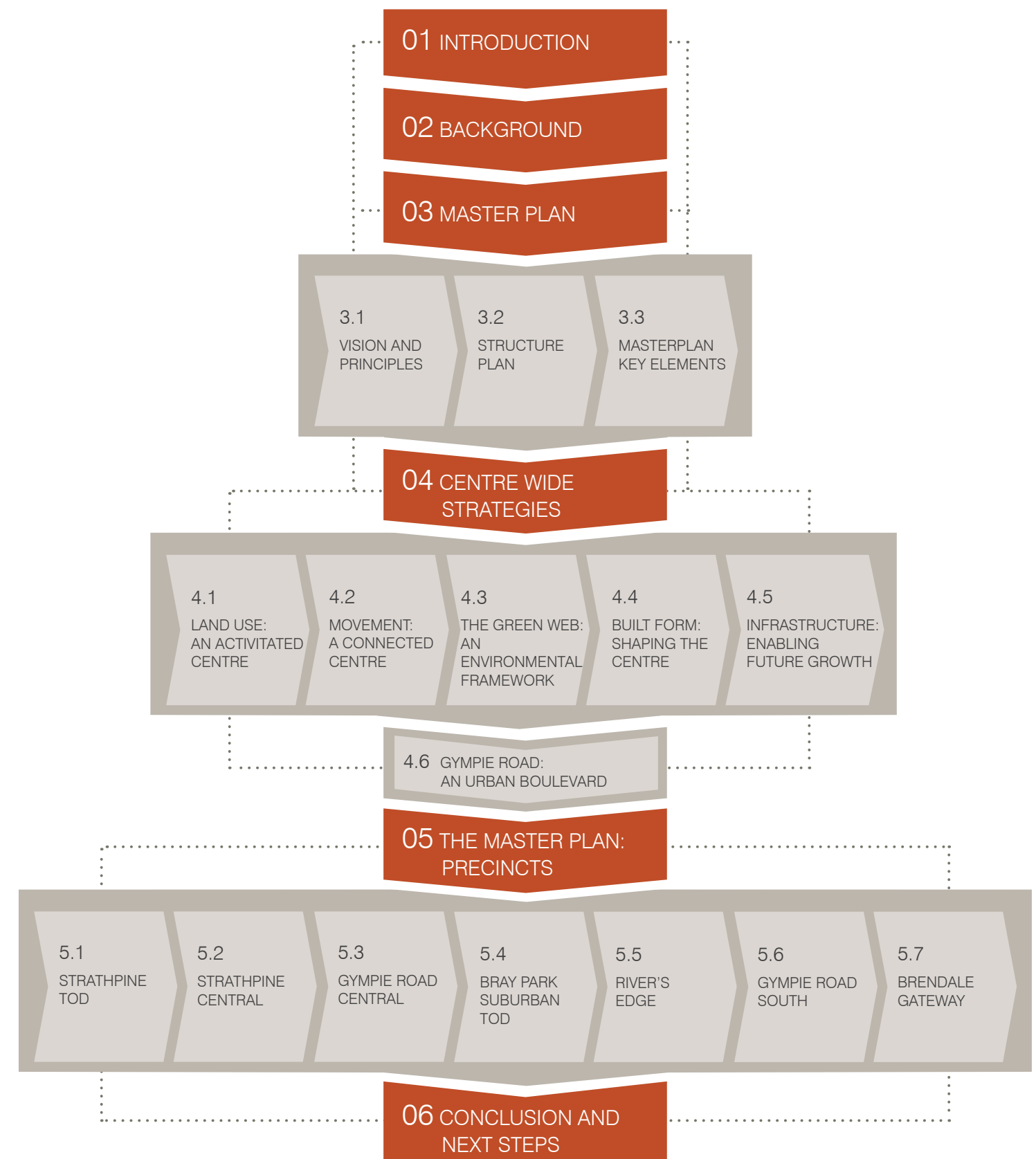


Figure 1.3.1 Document Navigator

1.4 STUDY AREA

Context

The Moreton Bay region covers some 2,000 square kilometres and has a population of approximately 355,000 people. Strathpine is the central business district of the Pine Rivers District of the Moreton Bay Regional Council area and is considered a gateway to the hinterland of Brisbane.

Strathpine is classified as a Major Regional Activity Centre under the SEQRP, being a major centre for business, education, services and social interaction. Strathpine also provides a sub-regional focus for administration accommodating sub-regional or branch offices of Government, cultural and entertainment facilities of regional significance and provides a focus for residential intensification.

Beyond the immediate centre area, Strathpine incorporates a range of important facets. Key features of this region include the Industrial Activity Centres of the Caboolture Airport, Morayfield, Burpengary, Brendale and Narangba, which provide a range of industrial facilities whilst also providing long term opportunities for expansion and future development.

Major employment nodes include the Moreton Bay Shire Council offices, Westfield Strathpine, and the Brendale Industrial Estate.

Study Area

The Strathpine Major Regional Activity Centre (SMRAC) study area is centered on the Gympie Road retail strip located between Strathpine and Bray Park Railway Stations (refer Figure 1.4.1). The area encompasses a range of centre uses including the Westfield Strathpine Shopping Centre, civic uses including Council offices, courthouse and library, Pine Rivers High School, the Riverview Private Hospital, main street retail and services, and industrial uses associated with the northern section of Brendale industrial area. The SMRAC core area is surrounded by a residential hinterland comprised primarily of low density housing but including a number of community title attached housing precincts of a relatively low density.



Figure 1.4.1 Strathpine Activity Centre Boundary

- Study Area Core
- Study Area Frame

1.5 RELATIONSHIP TO PLANNING POLICY

The master plan is to be developed as a non-statutory planning instrument. The intent of the plan is to serve as a guide and inspiration for reinvigoration of Strathpine through future development opportunities. The plan will function at two distinct levels:

- 1. The master plan and Implementation Strategy will guide the future development of statutory planning instruments, policy and guidelines, notably through translation of the various elements of the plan into the forthcoming preparation of the consolidated Moreton Bay Regional Council SPA Planning Scheme. Further, the Implementation Strategy will facilitate the identification and promotion of key project opportunities noted as implementation catalysts in ongoing Council project and capital works programs.
- 2. General communication of design and development intent for the Strathpine MRAC, expressed through:
 - Vision and Principles (Section 3)
 - Centre Wide Strategies (Section 4)
 - Precinct Plans and Intents (Section 5)
 - Catalyst Projects (to be expressed in the implementation strategy)

These components should form the basis for future planning scheme review and translation as statutory initiatives.

- Illustrative Plans
- Visualisations
- Sketches
- Cross sections

These components are indicative of design intent, and may be utilised as guidelines for assessing the appropriateness of future development proposals.

The master plan provides a clear expression of the aspirations for Strathpine’s future, responding directly to the identified and driving role of the centre as articulated under the South East Queensland Regional Plan. The master plan will provide a framework for future development; both as a design manifesto, and as a catalyst for ensuring the broader functional components of the region are delivered to fully capture Strathpine’s potential.

1.6 OVERVIEW AND PROCESS

The master plan has been prepared within a framework of collaboration with a strong commitment from Council and the local Strathpine community. Figure 1.6.1 provides a diagrammatic representation of the master planning process and, to assist in interpretation the first three stages leading up to the development of the Draft master plan are described further following.

Inception and Mobilisation: A thorough review of the baseline information provided by Council was undertaken by the team of designers, transport specialists, economists, engineers, and urban and social planners to establish an understanding of the work previously completed by council and to collate and organise the existing data and information.

Issues Investigations and Technical Studies: The master planning team then completed a wide range of background research with the overall aim to provide a basis for the master planning process. A series of theme based research papers were prepared using a multi layered approach which included mapping and insights relating to the current situation as well as implications and opportunities for the master plan.

Scenario Development and EBD: Three scenarios were developed by the master planning team to propose, test and confirm the role and function of the Strathpine Major Regional Activity Centre - SMRAC.

The scenarios formed the foundation the subsequent Enquiry By Design (EBD) workshop which provided Council and key stakeholders with the opportunity to contribute and provide feedback. The EBD workshop brought together people with a wide range of interests in Strathpine to discuss, develop and design possible urban design, infrastructure and planning solutions that will ultimately drive transformation and desirable change in Strathpine.

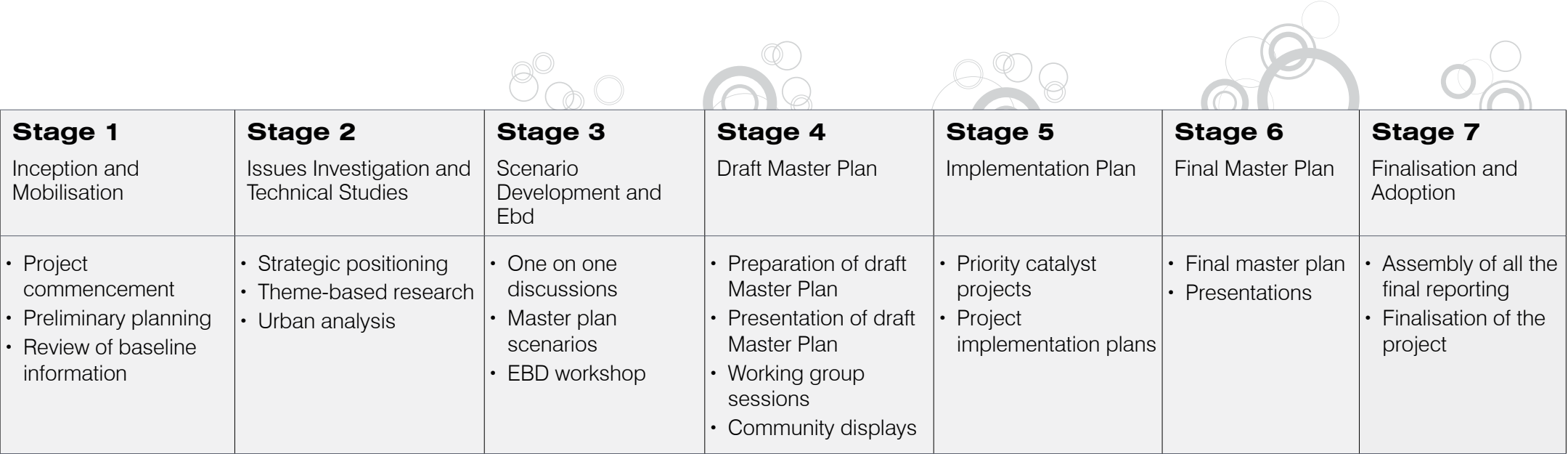


Figure 1.6.1 Process Diagram

