

Division 3 Overall Outcomes for the Planning Areas

5.4 Overall Outcomes for all Planning Areas

- (a) The overall outcomes for the Planning Areas together with the overall outcomes for the zones are the purpose of the Planning Area Code.
- (b) The overall outcomes sought for all of the Planning Areas are the following:
 - (i) Residential uses:
 - (A) Provide a diverse mix of housing, including an affordable housing component, at appropriate localities throughout the area to serve the needs of different households within the community.
 - (B) Are connected via integrated pedestrian and bicycle systems to local community facilities and other transport modes in a convenient, safe and attractive manner.
 - (ii) Centres:
 - (A) Commercial uses are located in centres in accordance with the centre hierarchy expressed in descending order of importance (both in terms of physical size and function) as follows:
 - (I) The Metropolitan Centre generally caters for a catchment population in excess of 100000 persons. The zone is intended to cater for a full range of commercial and retail uses, including a full range of department stores, key government and administrative uses and key community and cultural uses. The zone generally has a gross lettable area in excess of 40000m² and the Caboolture-Morayfield Centre is the only Metropolitan Centre in the Shire;
 - (II) The District Centre zone generally caters for a catchment population of 5000-8000 households located within a number of communities. The zone is intended to cater for a broad range of commercial and retail uses, including a major chain supermarket, a full range of food stores and personal services, a small variety store and a number of speciality stores and are complemented by a community use such as a library or meeting place. The zone generally has a gross lettable area of between 5000m² and 15000m². District Centres are located at Bellara, Burpengary and Deception Bay;
 - (III) The Local Centre Zone generally caters for 1000-2000 households located in one community. The zone is intended to cater for a limited number of predominantly food and personal services based retail and convenience stores. The zone generally has a gross lettable area of between 500m² and 4000m². Local centre zones are located throughout the Shire and are consistent in scale and functioning with residential areas.
 - (B) Development does not adversely affect, either individually or cumulatively, the role of Caboolture and Morayfield as the principal activity centre for the northern Brisbane metropolitan area or other centres in the centres hierarchy.
 - (C) Centres will be accessible via an integrated cycle and pedestrian network.
 - (iii) Industrial uses:
 - (A) Minimise impacts on the environment and the amenity of surrounding uses;
 - (B) Are located in industrial zones in accordance with the industrial hierarchy expressed in descending order of importance (both in terms of physical size and function) as follows:
 - (I) The Regional Industry Zone caters for industrial uses that are difficult to locate due to their size, scale or potential for significant adverse amenity or environmental impacts; the only Regional Industry Zone in the Shire is located in Narangba;
 - (II) The District Industry Zone caters for a broad range of small-medium scale, low impact industries and support uses that are unlikely to cause significant adverse amenity or environmental impacts and that typically service a local or Shire-wide catchment; District Industry zones are located at Caboolture (Bribie Island Road/Bruce Highway interchange) and Morayfield (Nolan Drive);
 - (III) The Local Industry Zone caters for a broad range of small scale, low impact industries and support uses that are highly unlikely to cause significant adverse amenity or environmental impacts and that typically service a local catchment; Local Industry Zones are located in a number of different locations throughout the Shire.
 - (iv) High quality urban design creates buildings and public spaces that are safe, comfortable and enjoyable for workers, residents and visitors;
 - (v) The needs of the expanding community are supported by the provision of a range of easily accessible community services and recreational activities provided in appropriate locations;
 - (vi) Development improves the visual and physical integration of compatible uses and the separation of incompatible uses through the use of appropriate positioning, buffers and design;

- (vii) Industrial and extractive industries are protected by avoiding the intrusion of non-industrial uses and other incompatible land uses including rural service industries;
 - (viii) The ongoing viability of industrial uses, extractive resource areas or agricultural and animal husbandry uses is not compromised by the inappropriate location of residential and other sensitive uses;
 - (ix) Extractive industries are located having regard to the particular ecological and social constraints of the locality;
 - (x) Tourist uses, including low impact short stay accommodation establish only where they are of a size and scale consistent with the character of the locality and where they support ecological, historical, rural and scenic values of both the locality and the Planning Area in which they are located;
 - (xi) Development optimises, but does not strain, social and physical infrastructure, facilities and services, which are appropriately located in a cost effective manner, to meet the expectations of the users;
 - (xii) Development minimises urban sprawl by optimising the use of land through consolidation and infill development and by containing commercial, industrial and residential development within existing zone boundaries;
 - (xiii) Development achieves an appropriate urban form and appearance having regard to the existing and intended form of the area, whilst responding to the physical elements of the site and its surrounds;
 - (xiv) Building heights are in keeping with the preferred built form and are suitable for the character of the area.
 - (xv) Connectivity of open space areas is maintained while accessibility to a variety of active and passive open space areas and facilities is maximised;
 - (xvi) Development responds to the transport network and maximises access to services, markets and labour; where development occurs in close proximity to a public transport node with good pedestrian and cyclist access increased densities and a greater labour force are encouraged;
 - (xvii) Development avoids significant adverse impacts on adjacent land uses and areas with value for nature conservation, outdoor recreation and scenic amenity that are available for public recreation;
 - (xviii) Development preserves natural and man-made areas and items recognised as having cultural heritage significance, including those areas and items of significance to the indigenous community;
 - (xix) Development enhances community wellbeing and is supported by the timely provision of social infrastructure, particularly in emerging communities;
 - (xx) The productive capacity of rural lands is secured through maintaining land contained in the Rural Zone in large holdings;
 - (xxi) The development of community services and community infrastructure such as water cycle infrastructure, educational establishments and healthcare facilities are located to maximise the longevity of the facility in response to the long term development pattern for the area.
- (c) The overall outcomes sought for the **Central Planning Area** are the following:
- (i) Development is consistent with the desired character of the Planning Area that comprises:
 - (A) Discrete, urban areas dominated by low density, low rise single detached and dual occupancy dwellings separated by domestic green-space, higher density residential accommodation located within or in proximity to Centres and major public transport nodes and rural residential areas located on the periphery of urban areas;
 - (B) Distinct, compact and mixed use Centres having clearly defined edges, including the Caboolture-Morayfield Centre that functions as the key centre for the Brisbane north metropolitan region;
 - (C) Distinct, compact industrial areas having clearly defined edges that contain a wide range of industrial and support uses suitable to their intended function and buffered from sensitive uses, including the Narangba Regional Industry Zone that functions as a key industrial area for the South East Queensland region; and
 - (D) The urban areas of Caboolture-Morayfield, Burpengary-Narangba and Deception Bay are separated by rural residential, rural, open space or nature conservation areas.
 - (E) The urban areas of Caboolture-Morayfield, Burpengary-Narangba and Deception Bay are serviced by an integrated cycle and pedestrian network.
 - (ii) For the **Burpengary Locality**:
 - (A) The district centre focussed around the Station Road and Progress Road intersection contains a mix of compatible uses that are provided in a compact, integrated and legible manner to effectively serve its catchment;

- (B) Higher density residential development is located within, and in close proximity to, the District Centre in Station Road and the public transport and community facilities node at Burpengary Railway Station in a way that advances the principles of Transit Oriented Development through the integration of uses, the promotion of pedestrian and cyclist activity and optimisation of the use of public transport;
 - (C) Development in and around the District Centre in Station Road recognises development on adjoining properties and encourages, where appropriate, visual and physical integration;
 - (D) Industrial development along the Bruce Highway Eastern Service Road achieves a high level of aesthetic appearance through appropriate building design, colour and landscaping;
 - (E) Commercial uses are of a scale that is compatible with the dominant built form of the surrounding area, are clustered on contiguous land and are located and function in a manner that services only the convenience needs of a clearly defined local resident catchment;
 - (F) Land to the north of Burpengary Creek, particularly around Lagoon and Paradise Roads, is maintained for rural residential, rural, open space and nature conservation uses, with more intense uses only establishing where they do not compromise or conflict with the landscape character created by these uses.
- (iii) For the **Caboolture** Locality:
- (A) Development supports the town centre in its role as a key component of the Caboolture-Morayfield Principal Activity Centre (as identified by the South East Queensland Regional Plan) which is the major administrative, retail and service centre for the northern Brisbane metropolitan area. A medical precinct with associated support facilities is provided in proximity of the Caboolture Hospital;
 - (B) Higher density residential development in the form of Transit Oriented Development is located within, and in close proximity to the Caboolture-Morayfield Principal Activity Centre (as shown in schedule 12) in a way that integrates the uses, promotes pedestrian and cyclist activity and optimises the use of public transport;
 - (C) The visual amenity offered by natural features such as the Centenary Lakes and the Glass House Mountains is optimised through the location, form and orientation of buildings;
 - (D) A range of commercial and residential uses is provided to maximise the multi-functionality of the centre;
 - (E) The district industry located at the Bribie Island Road and Bruce Highway intersection accommodates uses that have a low impact on surrounding properties, incorporates high aesthetic design qualities and contains a mix of complementary land uses;
 - (F) Commercial uses are of a scale that is compatible with the dominant built form of the surrounding area, are clustered on contiguous land and are located and function in a manner that services only the convenience needs of a clearly defined local resident catchment;
 - (G) Excluding existing District Industry zoning, land to the east of the Bruce Highway is maintained for rural residential, rural, open space and nature conservation uses, with more intense uses only establishing where they do not compromise or conflict with the landscape character created by these uses;
 - (H) The green space and sport and recreation function and character of the Centenary Lakes Precinct is maintained, enhanced and protected.
- (iv) For the **Deception Bay** Locality:
- (A) The district centre focussed around the Deception Bay Road and Bay Avenue intersection comprises a mix of compatible uses that are provided in a compact, integrated and legible manner to effectively serve its catchment;
 - (B) Higher density residential development is located in close proximity to the District Centre, public transport, open space and, where appropriate, the foreshore;
 - (C) Commercial uses are of a scale that is compatible with the dominant built form of the surrounding area, are clustered on contiguous land and are located and function in a manner that services only the convenience needs of a clearly defined local resident catchment;
 - (D) Industrial uses are located along Deception Bay Road, Lipscombe Road and Boundary Road and operated in a way that minimises adverse affects on adjacent non industrial land uses;
 - (E) Industrial and commercial development that are in visually prominent positions achieve a high level of aesthetic appearance through appropriate building design, colour and landscaping;
 - (F) Land contained in the Rural and Rural Residential Zones and located generally to the north and east of Bronzewing Crescent, Joan Street, Palmridge Court and Jamaica Street is maintained for rural residential, rural, open space and nature conservation uses, with more intense uses only

establishing where they do not compromise or conflict with the landscape character created by these uses.

(v) For the **Morayfield** Locality:

- (A) Development reinforces the role of Morayfield as part of the Caboolture-Morayfield Principal Activity Centre (as shown in schedule 12) where it is the major retail and service centre for the northern Brisbane metropolitan area. Development in this locality supports the Caboolture Town Centre's role as the major administrative and business centre;
- (B) Industrial and commercial development along Morayfield Road that are in visually prominent positions achieves a high level of aesthetic appearance through the use of high quality building materials and colour, good building design, including the use of external features to soften the bulk of the buildings, and landscaping;
- (C) A diverse range and scale of service industries and retail activities, including bulk retail, is encouraged where maximising the consolidation of compatible uses in appropriate localities;
- (D) Mixed residential and commercial development is provided within the Principal Activity Centre (as shown in schedule 12), in a way that accords with the principles of Transit Oriented Development and maximises reciprocal amenity and functionality;
- (E) Higher density residential development is located within, and in close proximity to the Caboolture-Morayfield Principal Activity Centre (as shown in schedule 12) in a way that advances the principles of Transit Oriented Development through the integration of uses, the promotion of pedestrian and cyclist activity and optimisation of the use of public transport;
- (F) The district industry located at Nolan Drive accommodates uses that have a low impact on the environment and surrounding properties, incorporates very high aesthetic design qualities and contains a mix of complementary land uses;
- (G) Commercial uses are of a scale that is compatible with the dominant built form of the surrounding area, are clustered on contiguous land and are located and function in a manner that services only the convenience needs of a clearly defined local resident catchment.

(vi) For the **Narangba** Locality:

- (A) Higher density residential development is located in close proximity to public transport and services such as the Narangba Railway Station and the Local Centre in Young Road with the development in the vicinity of the Narangba Railway Station advancing the principles of Transit Oriented Development.
- (B) Commercial uses are of a scale that is compatible with the dominant built form of the surrounding area, are clustered on contiguous land and are located and function in a manner that services only the convenience needs of a clearly defined local resident catchment;
- (C) Development supports the regional significance of the Narangba Industrial Estate;
- (D) Industrial and commercial development at visually prominent positions achieve a high level of aesthetic appearance through appropriate building design, colour and landscaping;
- (E) Industrial activities are located along the Bruce Highway, Old Gympie Road and Boundary Road and operated in a way that minimises adverse effects on adjacent land uses;
- (F) Higher density housing in the form of small lot housing, Dual Occupancies and limited Multiple Dwellings is established in appropriate locations within the Narangba emerging area, in particular within a 1.0 kilometre radius of the existing Narangba railway station.

(d) The overall outcomes sought for the **Eastern Planning Area** are the following:

(i) Development is consistent with the desired character of the Planning Area that comprises:

- (A) Small to medium sized, discrete urban areas having clearly defined edges and a distinct coastal ambience separated by substantial rural production and nature conservation areas, in particular in association with estuarine, beach, wetland and coastal heath protection.

(ii) For **Bribie Island** Locality:

- (A) The role as major tourist and recreation destination is maximised by encouraging an appropriate range of uses that have a nexus with tourism;
- (B) A mixture of residential densities and built form ranging from low density detached dwellings to multiple dwellings and resort style accommodation for both long and short term stays, that reflect the coastal, subtropical character of the island, is encouraged;
- (C) Medium density residential development is located along foreshore areas and within and adjacent to the Bellara District Centre, while lower density residential development, consisting primarily of

single detached dwelling houses on standard size lots, is located within all other suitable zoned urban areas of the Island;

- (D) The natural skyline created by trees along the western foreshore of the island is maintained;
 - (E) The major commercial uses are located in the district centre around Benabrow Avenue and Goodwin Drive. A series of local centres are dispersed among the residential areas in appropriate localities and at a scale sufficient to support the needs of the catchments they serve;
 - (F) A mix of residential and commercial uses is encouraged in the District and Local Centres;
 - (G) Active street frontages in the Centres are integrated with pedestrian and cycle links;
 - (H) Low impact service and light industries are located in the Local Industry area along First Avenue, Bongaree;
 - (I) The highly sensitive environmental ecosystems both on the island and surrounding the island are protected from any inappropriate development.
- (iii) For **Sandstone Point** Locality:
- (A) Lower density residential development is located in appropriately zoned land in the area surrounding Bestmann Road East;
 - (B) Higher density residential development is located in the area between Bribie Island Road, Kal-Ma-Kuta Drive and the Pumicestone Passage;
 - (C) The bulk and scale of development minimises the impact on the cultural, environmental and scenic values of the area. The views from Bribie Island to the west have significant scenic value and are to be retained free of built structures;
 - (D) Commercial uses, providing for the needs of the local residents, are located in the Local Centre Zone in the Bestmann Road East area;
 - (E) Commercial uses in the Spinnaker Sound Marina complement the marine and eco-tourist activities and support the needs of local residents and visitors.
- (iv) For **Donnybrook, Toorbul, Ningi, Beachmere** Locality:
- (A) Residential development maintains the small-scale, low density character of the coastal villages;
 - (B) Residential development is limited to appropriately zoned land, where sufficient services are available;
 - (C) Centres provide for the needs of the local residents and where appropriate, for tourists.
- (e) The overall outcomes sought for the **Western Planning Area** are the following:
- (i) Development is consistent with the desired character of the Planning Area that comprises:
 - (A) Small, discrete urban areas having clearly defined edges and a distinct rural ambience that is dominated by traditional local building character;
 - (B) Substantial rural production areas, in particular in association with intensive cropping, grazing and forestry activities, and nature conservation areas, in particular in association with remnant vegetation such as dry eucalypt forests and sub-tropical rainforest; and
 - (C) The use of rural land, nature conservation areas and forestry activities in combination to provide an inter-urban break in the northern region of the Shire.
 - (ii) Agricultural and animal husbandry uses are protected from intrusion by residential and other non-agricultural uses;
 - (iii) For the townships of **D'Aguilar, Wamuran, Woodford** and **Elimbah**:
 - (A) Centres contain a mix of uses that provide a complete range of services required by the growing rural sector and the residential population;
 - (B) Residential development enhances the country township character by maintaining low-density, free standing dwelling houses in a traditional grid pattern subdivision layout;
 - (C) The architectural style and design of buildings, in particular along or visible from that component of Archer Street located in the town centre of Woodford, maintain the country town character by the use of appropriate architectural style and design elements;
 - (D) Industrial uses are located where the impact on the character of the area and other non-industrial uses are minimised;
 - (E) In Woodford, industrial uses are located in Chambers Road and in the area surrounding the Woodford sawmill in George Street.