

Division 8 – Assessment Criteria for the Metropolitan Centre Zone

5.17 Metropolitan Centre Zone

The provisions in this division comprise the assessment criteria for the Metropolitan Centre Zone. They are:

- Overall outcomes for the Metropolitan Centre Zone (section 5.18);
- Specific outcomes, acceptable solutions and probable solutions for the Metropolitan Centre Zone (section 5.19).

5.18 Overall Outcomes for the Metropolitan Centre Zone

- (a) The overall outcomes for the Metropolitan Centre Zone together with the overall outcomes for all Planning Areas are the purpose of the Planning Area Code.
- (b) The overall outcomes sought for the Metropolitan Centre Zone are the following:
 - (i) Development maximises the consolidation and integration of compatible uses to optimise the use of land and the physical and social infrastructure;
 - (ii) Development enforces the role of the centre in the hierarchy of centres as follows:
 - (A) Precinct 1 – This precinct represents the Caboolture town centre and provides the primary administration, civic and commercial function in the Shire. High density residential, retail and entertainment uses are encouraged.
 - (B) Precinct 2 – This precinct represents the Morayfield town centre. Retailing and entertainment as the dominant uses are encouraged for this area. Development that detracts from the administrative function of Precinct 1 is minimised.
 - (C) Precinct 3 – Mixed use areas with retail and commercial uses on the ground floor and residential uses above ground floor are provided.
 - (D) Precinct 4 – This precinct primarily consists of support commercial and service trade uses. Bulk retailing is encouraged with limited shops and offices.
 - (E) Precinct 5 – Retail Showrooms, Shops and Service Industries are the predominant uses with offices minor only.
 - (iii) A diverse range of uses is provided to maximise the multi-functional role and vigour of the centre;
 - (iv) Development maximises the integration and use of public transport and promotes convenient pedestrian access, in Precincts 1,2 and 3 pedestrian movement dominates over vehicle movement;
 - (v) Building design and layout maximise the exposure of commercial uses to areas of pedestrian movement, while optimising energy efficiency and the use of space;
 - (vi) The visual appearance of buildings is maximised through the use of strong architectural elements, focal points, colours, material, articulation and landscaping to emphasise the three dimensional nature of the centre, but also to recognise the human scale;
 - (vii) Buildings in Precinct 1 are designed to achieve a balance between the optimisation of views of natural features such as the Centenary Lakes and the Glass House Mountains and the need to avoid obstructing similar views from adjacent buildings;
 - (viii) Mixed residential and commercial development is provided in a way that maximises reciprocal amenity and functionality.

5.19 Specific Outcomes and Acceptable/Probable Solutions for the Metropolitan Centre Zone

The specific outcomes sought for the Metropolitan Centre Zone are included in column 1 of table 5.5. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 5.5.

Table 5.5

Metropolitan Centre Zone (Part 5 Division 8)

Note: Figure 5.7 on page 212 outlines the precincts within the Metropolitan Centre Zone.

Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Consistent Uses	
<p>SO1 The following defined uses are consistent uses and are located in the Metropolitan Centre Zone:</p> <p>Accommodation Building where in Precincts 1, 2, 3 or 4 Car Parking Facility Car Wash where in Precincts 4 or 5 Caretaker's Residence Child Care Centre in Precincts 1, 2, 3 or 4 Display Home Dual Occupancy where in Precincts 1, 2, 3 or 4 Dwelling House where in Precincts 1, 2, 3 or 4 Educational Establishment Entertainment and Recreation (Indoors) Entertainment and Recreation (Outdoors) where in Precincts 1 or 2 Estate Sales Office Funeral Parlour where in Precincts 3, 4 or 5 General Industry where in Precinct 5 Home Based Business Hospital Hotel where in Precinct 1, 2, 3 or 4 Landscape Supply Centre where in Precincts 4 or 5 Landscape Supply Production where in Precinct 5 Local Utility Major Utility Market where in Precincts 1, 2 or 4 Medical Centre where in Precincts 1, 2, 3 or 4 Motor Vehicle Repair Station where in Precincts 4 or 5 Multiple Dwellings where in Precincts 1, 2 or 3 Office where in Precincts 1, 2, 3 or 4 Park Place of Worship Restaurant where in Precincts 1, 2, 3 or 4 Retail Showroom where in Precincts 2, 4</p>	<p>S1.1 No solution provided.</p>

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<p>or where each tenancy has a floor area of at least 500m² in Precinct 5</p> <p>Sales or Hire Yard where in Precincts 4 or 5</p> <p>Service Industry where in Precincts 4 or 5</p> <p>Service Station where in Precincts 1, 2, 4 or 5</p> <p>Shop where in Precincts 1, 2, 3 or 4 or where each individual tenancy has a floor area of at least 500m² in Precinct 5</p> <p>Storage Facility where in Precincts 4 or 5</p> <p>Surgery</p> <p>Take Away Food Outlet</p> <p>Telecommunication Facility</p> <p>Transport Depot where in Precinct 5</p> <p>Vehicle Sales and Service where in Precincts 4 or 5</p> <p>Veterinary Establishment</p> <p>Warehouse where in Precincts 4 or 5</p>	
<p>Inconsistent Uses</p> <p>SO2 The following defined uses are inconsistent uses and are not located within the Metropolitan Centre Zone:</p> <p>Accommodation Building where in Precinct 5</p> <p>Agriculture</p> <p>Animal Husbandry (Intensive)</p> <p>Animal Husbandry (Non-Intensive)</p> <p>Aquaculture</p> <p>Car Wash where in Precincts 1, 2 or 3</p> <p>Caravan Park</p> <p>Cemetery</p> <p>Child Care Centre in Precinct 5</p> <p>Corrective Institution</p> <p>Dependent Person's Accommodation</p> <p>Dual Occupancy where in Precinct 5</p> <p>Dwelling House where in Precinct 5</p> <p>Entertainment and Recreation (Outdoors) where in Precincts 3, 4 or 5</p> <p>Extractive Industry</p> <p>Forest Practice</p> <p>Fuel Depot</p> <p>Funeral Parlour where in Precincts 1 or 2</p> <p>General Industry where in Precincts 1, 2, 3 or 4</p>	<p>S2.1 No solution provided.</p>

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<p>Hotel where in Precinct 5</p> <p>Landscape Supply Centre where in Precincts, 1, 2 or 3</p> <p>Landscape Supply Production where in Precincts 1, 2, 3 or 4</p> <p>Marina</p> <p>Market where in Precincts 3 or 5</p> <p>Medical Centre where in Precinct 5</p> <p>Motor Vehicle Repair Station where in Precincts 1, 2 or 3</p> <p>Multiple Dwellings where in Precincts 4 or 5</p> <p>Office where in Precinct 5</p> <p>Recycling Yard</p> <p>Relocatable Home Park</p> <p>Restaurant where in Precinct 5</p> <p>Retail Showroom where in Precincts 1 or 3 or where having individual floor area tenancy of less than 500m² in Precinct 5</p> <p>Retirement Village</p> <p>Roadside Stall</p> <p>Rural Service Industry</p> <p>Rural Worker's Dwelling</p> <p>Sales or Hire Yard where in Precincts 1, 2 or 3</p> <p>Service Industry where in Precincts 1, 2 or 3</p> <p>Service Station where in Precinct 3</p> <p>Shop where each tenancy has a floor area less than 500m² in Precinct 5</p> <p>Special Care Facility</p> <p>Special Industry</p> <p>Storage Facility where in Precincts 1, 2 or 3</p> <p>Transport Depot where in Precincts 1, 2, 3 or 4</p> <p>Vehicle Sales and Service where in Precincts 1, 2 or 3</p> <p>Warehouse where in Precincts 1, 2 or 3</p> <p>Winery</p>	
Affordable Housing	
<p>SO3</p> <p>Low cost housing is encouraged through development bonuses but only if it does not compromise local amenity.</p>	<p>S3.1</p> <p>If accommodation provides lodging for permanent residents or is administered by a housing cooperative, a Government or Council agency or charitable organisation to provide low cost, special needs housing or aged care accommodation for at least 10 years and height limits and setbacks are complied with:</p> <p>(a) the site cover of low cost and special needs housing may exceed the site cover applicable to multiple dwelling units in the area;</p>

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	(b) on-site parking may be less than otherwise states provided it meets expected requirements.
Building Design	
S04 Building design contributes to the creation of a coherent, attractive and human scale Centre.	<p>S4.1 Building bulk is reduced through:</p> <ul style="list-style-type: none"> (a) Significant recesses and projections in the horizontal and vertical planes; and (b) Elements of a finer scale than the main structural framing of the building. <p>S4.2 Building utilities such as lift motor rooms and telecommunications equipment are designed as architectural features of the building.</p> <p>S4.3 Exterior elements of the building are rendered or painted in a range of compatible colours.</p> <p>S4.4 Buildings are constructed from high quality materials such as rendered masonry and non-reflective glass.</p> <p>S4.5 Mixed use development incorporates commercial uses at the ground floor abutting public areas such as streets and parks and residential uses above commercial uses.</p> <p>S4.6 Restaurants, Take-Away Food premises and Shops are located at the ground floor abutting public areas such as streets and parks.</p> <p>S4.7 The main face of the building directly addresses the street or other public area.</p> <p>S4.8 Buildings are orientated to be parallel to the alignment of the street or streets that they abut.</p> <p>S4.9 In mixed use buildings, the entry of the residential component is separate and clearly identifiable from the entry of the non-residential use.</p> <p>S4.10 Glass does not exceed a maximum degree of reflection of both heat and light of 20%.</p> <p>S4.11 Footpath awnings are designed to complement and integrate with the design and facade of the building.</p> <p>S4.12 For development that includes a residential component, lockable storage facilities with a minimum area of 8m³ is provided on site for all dwelling units.</p> <p>Note: This space can be incorporated as part of a garage or carport.</p>

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	<p><u>Precinct 1</u></p> <p>S4.13 Buildings extend the full width of the site frontage.</p> <p>S4.14 Buildings on corner sites emphasise the corner through the use of increased façade height or the incorporation of an architectural feature in the vertical plane such as a clock tower.</p> <p>S4.15 Cantilevered awnings are provided that:</p> <ul style="list-style-type: none"> (a) align to provide continuous shelter along the full width of the site; (b) extend from the face of the building; (c) are a minimum 3.2 metres and not more than 4.2 metres above pavement height; (d) do not extend past a vertical plane 1.5 metres inside the kerb line to enable street trees to be planted; and (e) accommodates any street furniture and landscaping. <p>S4.16 Buildings have at least 65% of their facade constructed from glass or other transparent material.</p> <p>S4.17 Tenancies are a maximum of 10.0 metres in width at the street frontage.</p> <p><u>For Precinct 2</u></p> <p>S4.18 Buildings have active frontages abutting Leda Boulevard.</p> <p><u>For Precinct 5</u></p> <p>S4.19 Buildings have at least 65% of their facade constructed from glass or other transparent material.</p>
Building Height	
<p>SO5 Building heights are consistent with the surrounding built landscape and do not detract from the amenity of adjoining or surrounding uses through direct overlooking of private areas, blocking or significantly impinging upon the penetration of desirable natural light and breezes or impeding significant view corridors.</p>	<p>S5.1 Maximum building heights above ground level are in accordance with the height limits set out in Figures 5.8 and 5.9.</p> <p><u>For Precincts 1 & 3</u></p> <p>S5.2 The maximum height of a podium above ground level is 8.5 metres.</p>
Centre Character	
<p>SO6 The Centre has a distinct, legible, coherent and attractive character through the use of paving, street furniture, artworks and landscape</p>	<p><u>Precinct 1</u></p> <p>S6.1 Paving, street furniture, artworks and landscape treatments internal and external to the site are consistent with town centre landscape upgrading.</p>

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treatments, including street tree plantings, within the public and private domains.	<p><u>Precinct 2</u></p> <p>S6.2 Paving, street furniture, artworks and landscape treatments are provided at public transport nodes, open space areas and plazas.</p>
Climatic Responsiveness	
<p>S07 Buildings are designed and configured on site in a manner that is appropriate to the local climate.</p>	<p>S7.1 For development that incorporates a residential component, the optimum number of habitable rooms are oriented to face north, north-east or north-west.</p>
Environmental Nuisance	
<p>S08 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.</p>	<p>S8.1 No solution provided.</p>
Inclusive Design	
<p>S09 Uses cater for, or can readily be adapted to cater for, persons with disabilities.</p>	<p>S9.1 Entrances to sites from roads and footpaths incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance for persons with disabilities.</p> <p>S9.2 One (1) lift is installed for each building which exceeds 8.5 metres above ground level, and two (2) lifts are installed for each building which exceeds 32.5 metres above ground level.</p>
Landscaping	
<p>S010 Safe and coherent landscaping enhances the amenity of the Centre through softening the impact on built forms within the landscape and providing shade and shelter for pedestrians.</p>	<p><u>Precinct 2</u></p> <p>S10.1 Leda Boulevard is provided with regularly spaced street tree plantings of a functional and distinct tree species or a compatible mix of species that do not interfere with essential utilities.</p> <p><u>Precincts 2, 3, 4 and 5</u></p> <p>S10.2 A landscaping strip having a minimum width of 2.0 metres is provided along the full street frontage excluding those areas required for vehicle access purposes.</p> <p>S10.3 Landscaping, in particular the planting species selected, facilitates casual surveillance of public areas and clearly emphasises building entrances.</p>
Pedestrian Network	
<p>S011 A safe, convenient and inclusive network of pedestrian paths link all areas of the Centre.</p>	<p>S11.1 Pedestrian linkages along street frontages and building facades are provided.</p> <p>S11.2 Pedestrian linkages are covered to form a continuous link with adjacent buildings.</p> <p><u>Precinct 1</u></p>

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	<p>S11.3 Inter-block pedestrian linkages that integrate the Centre's street network with the open space network are provided between East Street, Hasking Street and King Street and Elliott Street and Esme Avenue.</p> <p><u>Precinct 2</u></p> <p>S11.4 Leda Boulevard is provided with pedestrian routes linking commercial and retail areas with open space.</p>
Personal and Property Safety	
<p>SO12 Buildings and spaces are designed in accordance with the core principles of Crime Prevention Through Environment Design (CPTED).</p>	<p>S12.1 Buildings front onto public areas and contain windows and/or doors that facilitate casual surveillance.</p> <p>S12.2 Clear sightlines are created between public and high use private areas.</p> <p>S12.3 Lighting is provided in all areas, including paths, accessible to the public.</p> <p>S12.4 Entries to buildings are:</p> <ul style="list-style-type: none"> (a) clearly identifiable from the street; (b) distinguished from the balance of the building facade; (c) well lit; (d) appropriately signposted; and (e) free from areas providing concealment. <p>S12.5 Parking and loading areas are:</p> <ul style="list-style-type: none"> (a) well lit; (b) overlooked by windows; (c) located to maximise sightlines; and (d) capable of being locked after hours. <p>S12.6 Street numbers and any building names are predominantly displayed.</p> <p>S12.7 Non transparent fences and solid walls above 1.2 metres in height are not located adjacent to pedestrian walkways or street frontages.</p>
Privacy	
<p>SO13 Direct overlooking of habitable rooms and private open space is minimised through appropriate building design and site configuration.</p>	<p>S13.1 Habitable room windows having a direct outlook to and located within 9.0 metres of habitable room windows of other dwelling units are screened through:</p> <ul style="list-style-type: none"> (a) Sill heights a minimum 1.7 metres above floor level; or

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	<p>(b) Fixed obscure glazing in any part of the window; or</p> <p>(c) Fixed external screens; or</p> <p>(d) For ground floor windows, solid screen fencing having a height of 1.8 metres combined with dense screen landscaping.</p> <p>S13.2 Private open space areas having a direct outlook to and located within 9.0 metres of private open space areas of other dwelling units are screened through:</p> <p>(a) Solid translucent screens; or</p> <p>(b) Fixed screens that have a maximum of 25% openings; or</p> <p>(c) For ground floor private open space areas, solid screen fencing having a height of 1.8 metres combined with dense screen landscaping.</p>
Private and Communal Open Space	
<p>S014 Residential uses are provided with useable private and communal open space that is of sufficient area and dimensions to cater for a wide range of passive and active recreation uses.</p>	<p>S14.1 Dwelling units located on the ground floor are provided with a private open space area in the form of a courtyard incorporating both hard and softcover areas and having a minimum area of 40m² and a minimum dimension of 5.0 metres.</p> <p>S14.2 Dwelling units located above the ground floor are provided with a private open space area in the form of a balcony, deck or veranda having a minimum area of 8.0 metres and a minimum dimension of 2.0 metres.</p> <p>S14.3 Private open space areas are directly accessible from the main living area of the dwelling.</p> <p>S14.4 Communal open space:</p> <p>(a) Is provided at the rate of 10m² per habitable room;</p> <p>(b) 50% of more of the communal open space is provided in one area having a minimum dimension of 5.0 metres and a maximum length to breadth ratio of 3:1.</p> <div data-bbox="603 1659 1453 1742" style="border: 1px solid black; padding: 5px;"> <p>Note: For development that includes a residential component of up to ten (10) dwelling units, a barbecue, gazebo and outdoor seating areas are provided within communal open space areas.</p> </div> <div data-bbox="603 1816 1453 1921" style="border: 1px solid black; padding: 5px;"> <p>Note: For development that includes a residential component of more than ten (10) dwelling units in addition to the facilities specified in S15.1 above a swimming pool, tennis court, bowling rink or the like is provided within communal open space areas.</p> </div>
Public Transport	
<p>S015 The use of public transport is optimised through focussing uses that generate</p>	<p>S15.1 No solution provided.</p>

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high levels of human activity around public transport facilities.	
Screening and Fences	
SO16 Screening and fences: (a) are constructed from materials compatible with the buildings and site facilities; (b) assist in highlighting entrances and provide visual interest to the streetscape; and (c) enabling outlook from buildings to the street for safety and surveillance purposes.	S16.1 Fencing abutting public areas has a height of no greater than 1.2 metres. S16.2 For every 5.0 metres of fence length, a recess capable of containing suitable plantings is provided.
Site Area and Dimensions	
SO17 The site has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaped open space.	<u>For Precinct 3</u> S17.1 The site has an area of at least 1000m ² .
Site Configuration	
SO18 Buildings and spaces are configured on site in a manner that optimises both reciprocal amenity and functionality and interaction between the public and private domains.	S18.1 The development relates to and integrates with any adjoining commercial development. S18.2 Outdoor storage and utility areas are located behind buildings or screened through the use of enclosures, fencing and the like. <u>Precinct 1</u> S18.3 Podium storeys are built to boundaries. S18.4 For storeys above podium level, buildings are set back 6.0 metres from the road alignment. S18.5 For sites with frontage to Hasking Street, buildings are set back 3.0 metres from the road alignment. S18.6 Car parking areas are located either at the rear of sites or in a basement level. <u>For Precinct 2</u> S18.7 Buildings are set back 15.0 metres from the road alignment. <u>For Precinct 3</u> S18.8

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	<p>Buildings are set back 6.0 metres from the primary road alignment. Encroachment to 3.0 metres from the road alignment is permitted for terraces, balconies, entry structures and canopies.</p> <p>S18.9 Buildings are set back 3.0 metres from other road alignments.</p> <p>S18.10 Buildings are set back 6.0 metres from rear boundaries.</p> <p><u>For Precinct 4</u></p> <p>S18.11 Buildings are set back no greater than 15.0 metres from the front boundary.</p> <p><u>For Precinct 5</u></p> <p>S18.12 Buildings are set back no greater than 21.0 metres from the front boundary</p>
Tenancy Size	
<p>SO19 Tenancy size supports the function of each precinct.</p>	<p>S19.1 In Precinct 5 the minimum floor area of each tenancy used for the purpose of a Shop or Retail Showroom is at least 500m².</p>
Town Square or Public Plaza	
<p>SO20 A dynamic and vibrant town square or public plaza is created at an accessible, visually prominent and central location to attract visitors to the Centre and function as the focus for that part of the centre located to the south of the Caboolture River.</p>	<p><u>For Precinct 2</u></p> <p>S20.1 A town square or public plaza comprising a central open space incorporating street furniture, landscaping, shade areas, water features and gathering areas framed by active commercial uses, including shops and al fresco dining establishments, is established between Morayfield Road and the Morayfield Shopping Centre and is integrated with Morayfield Road and the internal malls of the Shopping Centre.</p>
Waste Management	
<p>SO21 Refuse collection and recycling bins and storage facilities are:</p> <p>(a) provided for site users; and</p> <p>(b) integrated with the surrounding development and do not impact upon the residential amenity of the site.</p> <div data-bbox="137 1765 576 1865" style="border: 1px solid black; padding: 5px;"> <p>Note: Recycling bins are not compulsory for industrial and commercial premises</p> </div> <div data-bbox="137 1912 576 2060" style="border: 1px solid black; padding: 5px;"> <p>Note: The design of the site is to take into account the requirements of Council's policy Supply of Refuse and Recycling Services for Residential and Commercial Service.</p> </div>	<p>S21.1 No solution provided.</p>

Figure 5.7: Metropolitan Centre Zone Precincts



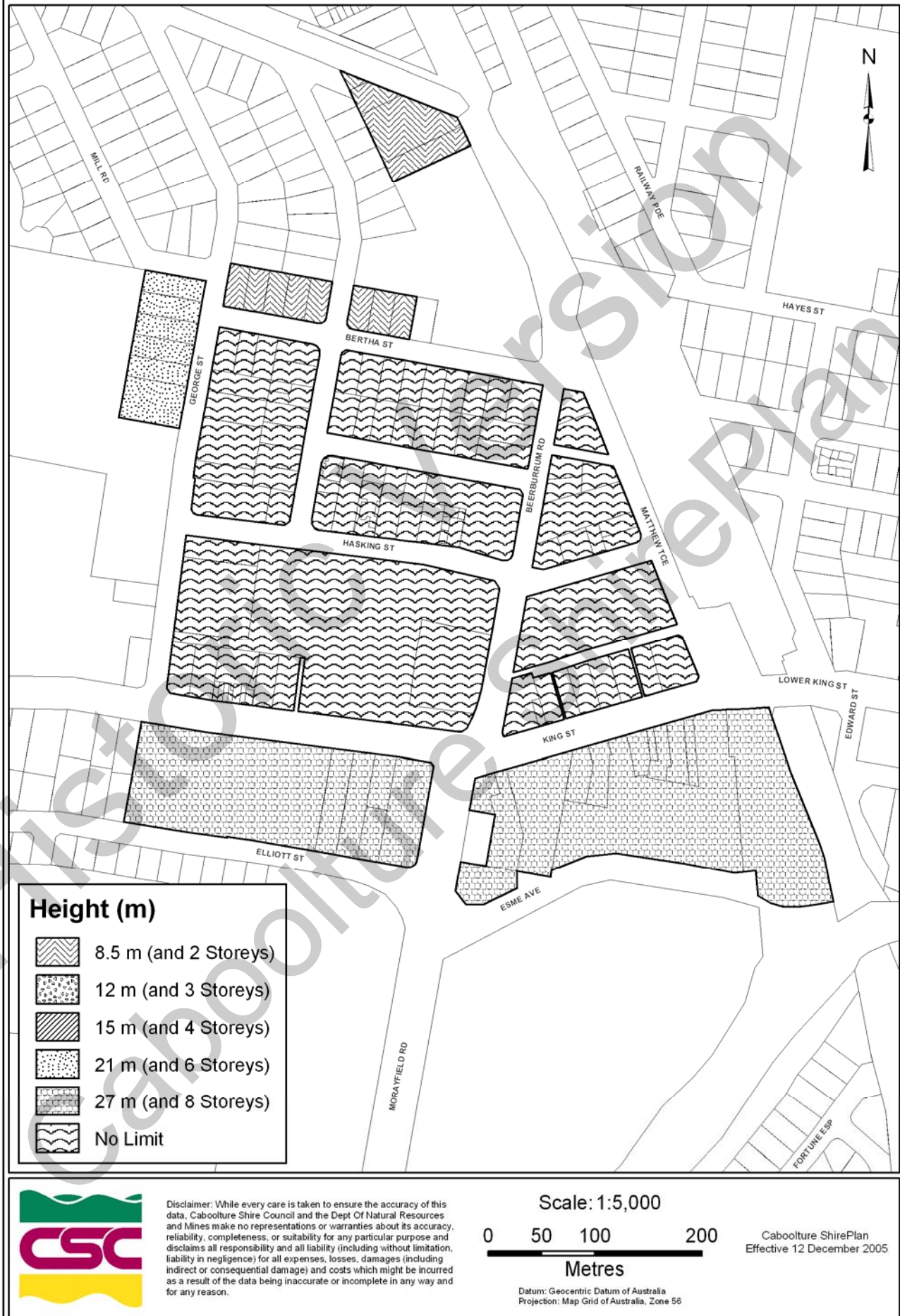
Disclaimer: While every care is taken to ensure the accuracy of this data, Caboolture Shire Council and the Dept Of Natural Resources and Mines make no representations or warranties about its accuracy, reliability, completeness, or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.

Scale: 1:25,000

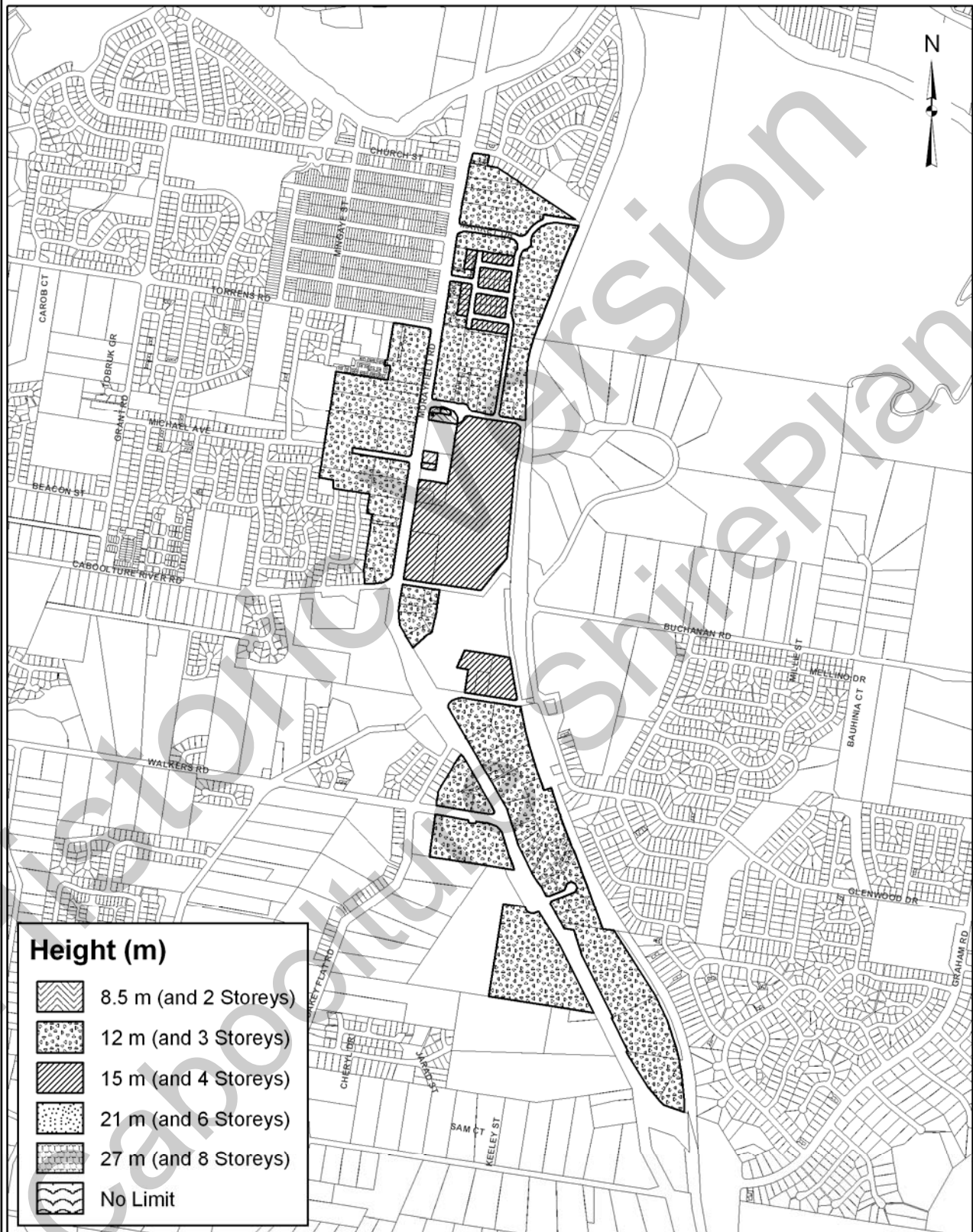
0 250 500 1,000
Metres

Datum: Geocentric Datum of Australia
Projection: Map Grid of Australia, Zone 56

Caboolture ShirePlan
Effective 12 December 2005

Figure 5.8: Height Limits for the Metropolitan Centre Zone - Caboolture

**Figure 5.9: Height Limits for the Metropolitan Centre Zone
Caboolture South / Morayfield**



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Scale: 1:20,000

0 200 400 800

Metres

Datum: Geocentric Datum of Australia
Projection: Map Grid of Australia, Zone 56

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