

Kallangur-Dakabin Neighbourhood Planning Future Directions Report Attachments

November 2023

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Precincts

Precincts have been identified to capture key areas of potential change or areas that present opportunities to achieve the neighbourhood planning vision, strategies and actions. The six precincts are shown on Figure 1.

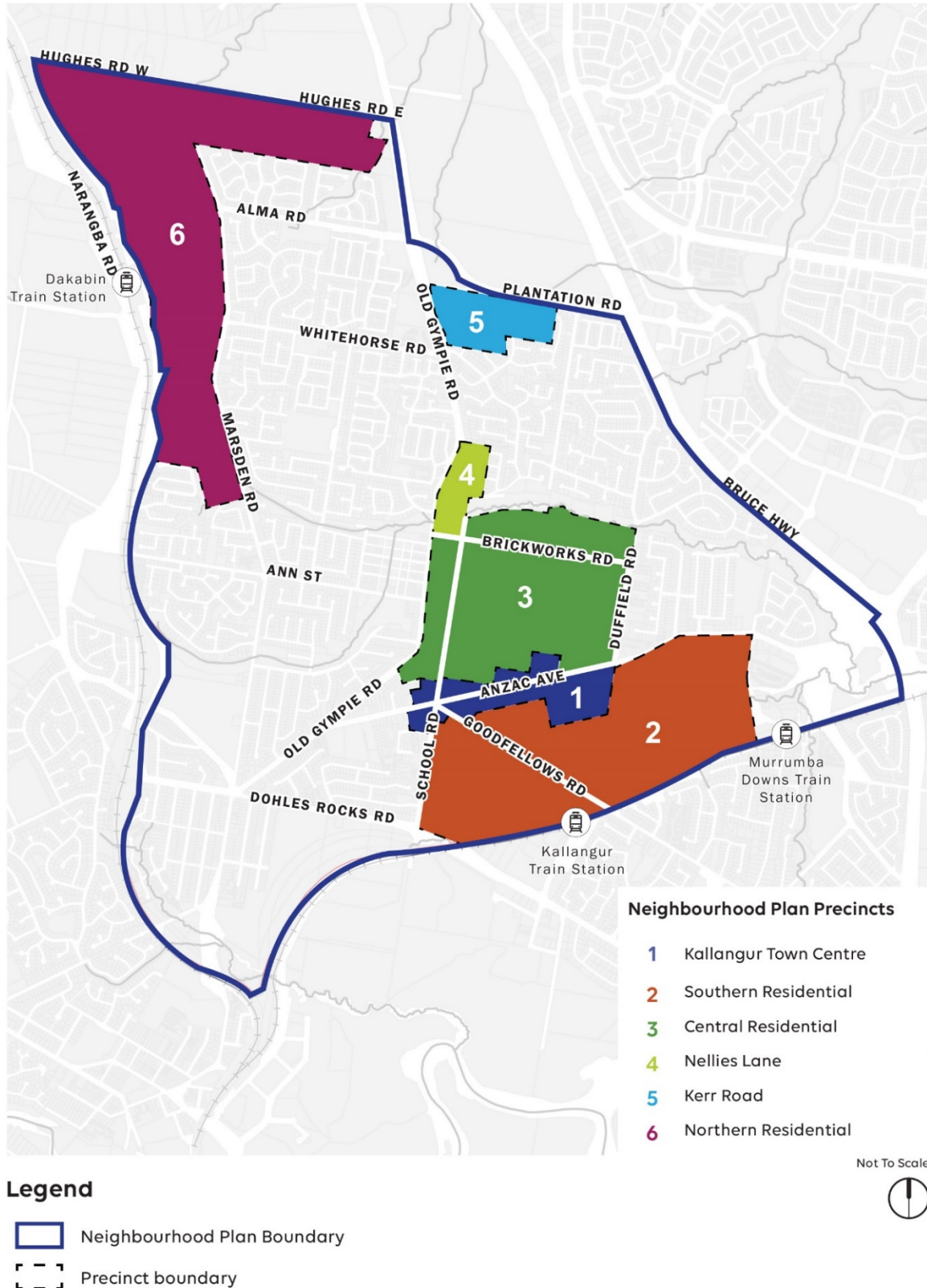


Figure 1 Neighbourhood Planning Area Precincts

Attachment 1

Kallangur Town Centre Precinct

The Kallangur Town Centre along Anzac Avenue is currently the key commercial hub in the neighbourhood planning area. Kallangur Town Centre has developed as a strip, more than one kilometre in length, along the busy arterial road. The centre provides a mix of businesses and services that support the day-to-day needs of residents, including a supermarket, retail, restaurants, health and medical services, professional services, and the Kallangur Community Centre.

The structure of the centre means activity is fragmented into several areas along Anzac Avenue and there is no identifiable central meeting point for the community. Getting around the centre by foot can be challenging and uncomfortable due to its significant length, narrow footpaths, limited shade, a high number of driveways and car parking areas along the street, and difficulty crossing Anzac Avenue.



Figure 2 Kallangur Town Centre Precinct

1.1 Precinct role and function

Kallangur Town Centre will continue to function as a District Centre and the focal point of the Kallangur-Dakabin community, serving a catchment population of 20,000-50,000 people. Over time, the centre will be supported by higher density housing options within and adjacent to the centre. Development adjoining Anzac Memorial Avenue will need to protect, restore and manage elements of cultural heritage significance.

Development will consolidate the centre within its boundaries and enhance the relationship between buildings and the street, providing frontages with active uses such as retail and food and beverage offerings. Above ground floor development will include a mix of office, residential and other commercial and accommodation uses, maximising the use of land.

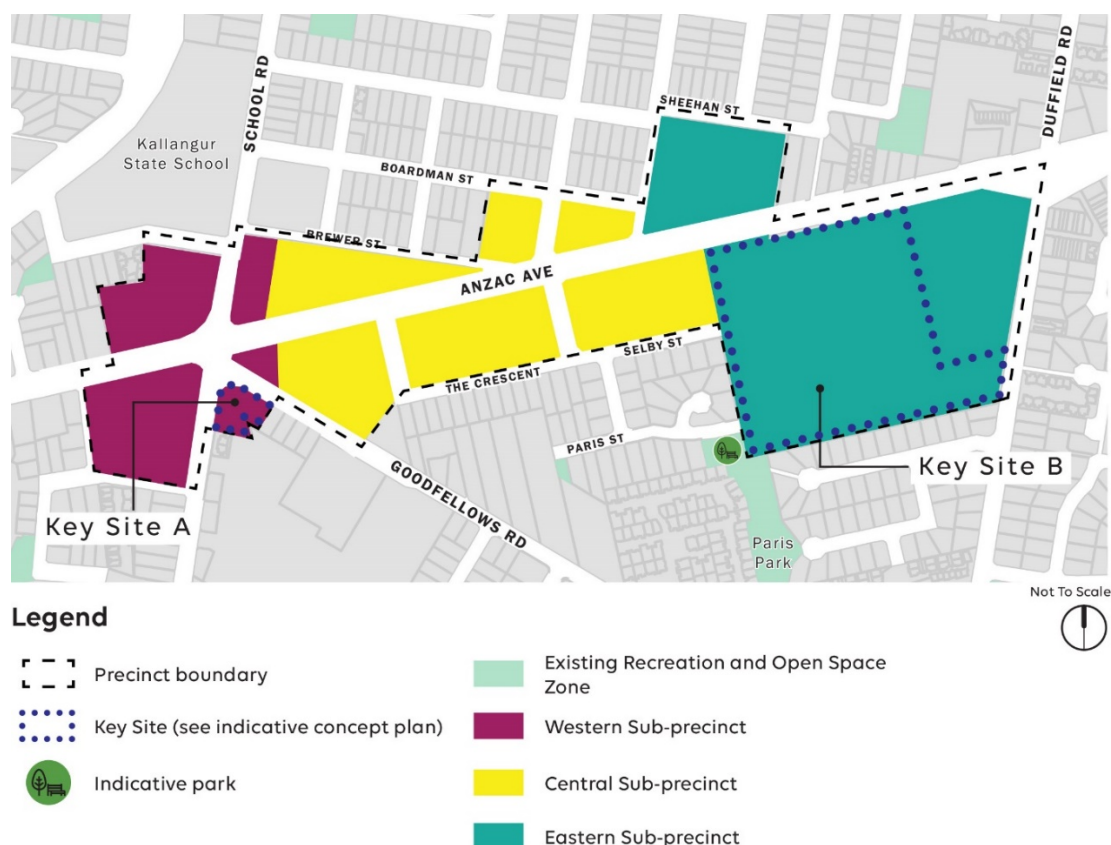


Figure 3 Kallangur Town Centre Sub-precincts

Given the length of the centre three sub-precincts have been established as shown in Figure 3. The sub-precincts each describe a particular purpose for the western side, middle portion and eastern side of the centre to provide specific guidance for future development and more fine grain development outcomes to create places of interest in the centre. The broad role and function of each sub-precinct is outlined below:

Western Sub-precinct: The western end of the centre presents a gateway at a major crossroads. Future development will include thoughtful design to create a memorable sense of arrival to the Kallangur Town Centre.

Central Sub-precinct: The middle portion of the centre will provide a variety of commercial and service uses and activities that will activate Anzac Avenue at the street level. Future development will seek to maximise the efficient use of land in this location and support economic growth through increasing the residential population living in the centre.

Eastern Sub-precinct: The eastern end of the centre will be rejuvenated to form a community hub. Future redevelopment will build on the existing opportunities for locals to meet and interact by providing a variety of commercial shops and services, dining options and community spaces. The area will be active day and night and provide a key destination linking the centre to Kallangur Station via Paris Park.

1.2 Built form outcomes

Propose Planning Scheme changes to include the following built form outcomes that would apply to future development in the Kallangur Town Centre precinct:

- KTC1 Increased building height north and south of Anzac Avenue ranging between 21m and 30m (Figure 22)
- KTC2 Minimum plot ratio¹ to maximise efficient use of land, avoid under development and encourage economic growth
- KTC3 Site cover is increased for larger development sites to incentivise redevelopment and ensure the efficient use of land that maximises existing infrastructure and the well serviced location and reflects the vision for Kallangur Town Centre
- KTC4 Commercial and community uses provide active frontages at ground floor, with a mix of commercial, accommodation and residential uses above ground floor, to maximise economic growth and housing opportunities in a compact multi-storey built form
- KTC5 Facilitate future residential and mixed use development to activate the Kallangur Town Centre during the day and night and increase the diversity of housing in the planning area
- KTC6 Cafes, restaurants, retail or other high activity generating uses, with windows and wide openings fronting streets to promote vitality, enhance the functioning of the centre as a commercial hub and a place for people to meet and interact



Figure 4 Coorparoo. Example of restaurants and cafes as active uses adjoining a street and the use of vines and planter boxes for "greening" the streetscape

¹ Plot ratio is the ratio of gross floor area to the area of the site. For example, a minimum plot ratio of 1:1 means a 1,000m² site is to be developed with a minimum of 1,000m² gross floor area



Figure 5 Coorparoo. Example of cantilevered awning over footpath

KTC7 A consistent verge space along Anzac Avenue to allow for a wide pedestrian pathway and landscaping², including the planting of mature trees or planter boxes, to provide a comfortable and attractive streetscape. Where the existing verge space is not wide enough to deliver these public realm elements, new buildings and infrastructure are setback from Anzac Avenue and additional land is provided

KTC8 Landscaping is provided along the Anzac Avenue frontage, generally through the use of planter boxes, vines, green walls and roofs or arbours to improve amenity and reduce urban heat island effects while not interfering with above and below ground infrastructure²

KTC9 Awnings over footpaths along street frontages to provide shade and shelter and reflect a high-street character. Awnings on Anzac Avenue will need to be supported by a structure outside of State controlled land (e.g. cantilevered)



Figure 6 Southbank. Example of mixed-use building



Figure 7 New Farm. Example of landscaping using planter boxes

² Landscaping along the Anzac Avenue frontage is provided in a way that doesn't interfere with the safety of drivers and active transport users and abide by Transport and Main Road's Road Planning and Design Manual

KTC10 Landscaped buffers between the centre and adjoining residential areas having a suitable width and maturity height to assist with the reduction of potential amenity impacts

KTC11 Refuse bins and waste areas are not located on identified active frontages or within an appropriate boundary setback of adjoining residential properties to reduce amenity impacts on the surrounding area

KTC12 Car parking can be provided at or above ground level where it includes design responses or screening with architectural elements to integrate into the building design, reduce visual dominance from surrounding sites and ensure car parking is not visible from the street



Figure 8 Bokarina. Example of car parking integrated into the building. Looking towards the footpath from within the car park.



Figure 9 Bokarina. Example of car parking integrated into the building. Looking towards the car park entrance from the footpath.



Figure 10 Bokarina. Example of car parking behind building.

KTC13 In areas with a mapped building height of 30m, development will achieve the following built form outcomes:

- a. Design and locate buildings in a way that creates visual separation, provides articulation and avoids adverse amenity impacts on adjoining premises
- b. High-quality architectural and sub-tropical design that makes a significant contribution to the amenity and character of the centre
- c. Positively contributes to the public realm through on-site amenity such as clear, direct, safe and wide pedestrian movement corridors, landscaping and public art
- d. Enhance the connections between Kallangur Station and the centre by improving the navigation and legibility, assisting to create a destination and sense of place



Figure 11 Bokarina. Example of public realm space.



Figure 12 Bokarina. Example of sub-tropical design elements



Figure 13 Bokarina. Example of ground floor activation and building articulation

Western Sub-precinct

Propose Planning Scheme changes to include the following outcomes that would apply to future development in the Western Sub-precinct:

KTC14 Building design and orientation addresses and activates frontages along Anzac Avenue and School and Goodfellows Roads (Figure 20) to promote vitality, interaction and casual surveillance. Activation (Type B) includes the following:

- A moderate length of the street frontage glazed
- Modulation in the façade, by incorporating fine grain tenancies or the use of pillars or similar elements at regular intervals
- The minimum window or glazing is to remain uncovered and free of signage.

KTC15 Design features such as vertical and horizontal articulation to reinforce the landmark qualities and geometry of the corners of the cross-roads

KTC16 Buildings are setback at ground level along the frontages on all corners (privately owned, not dedicated) to provide space for pedestrians to interact

KTC17 On Key Site A, future development will be in accordance with a Site Concept Plan submitted as part of a development application that demonstrates the overarching outcomes listed in this plan, as well as achieving the following specific built form outcomes (Figure 14):

- Active frontage uses along School Road and Goodfellows Road incorporating a chamfered building design to accentuate and address the corner and reinforce the gateway character at the intersection
- A publicly accessible and privately owned plaza adjoined by active uses such as shops and restaurants, to create space for the community to gather
- Vehicle access is provided from Goodfellows Road, and car parking, waste and service areas are located away from the street frontages to improve the amenity of the centre and reduce the dominance of vehicles.

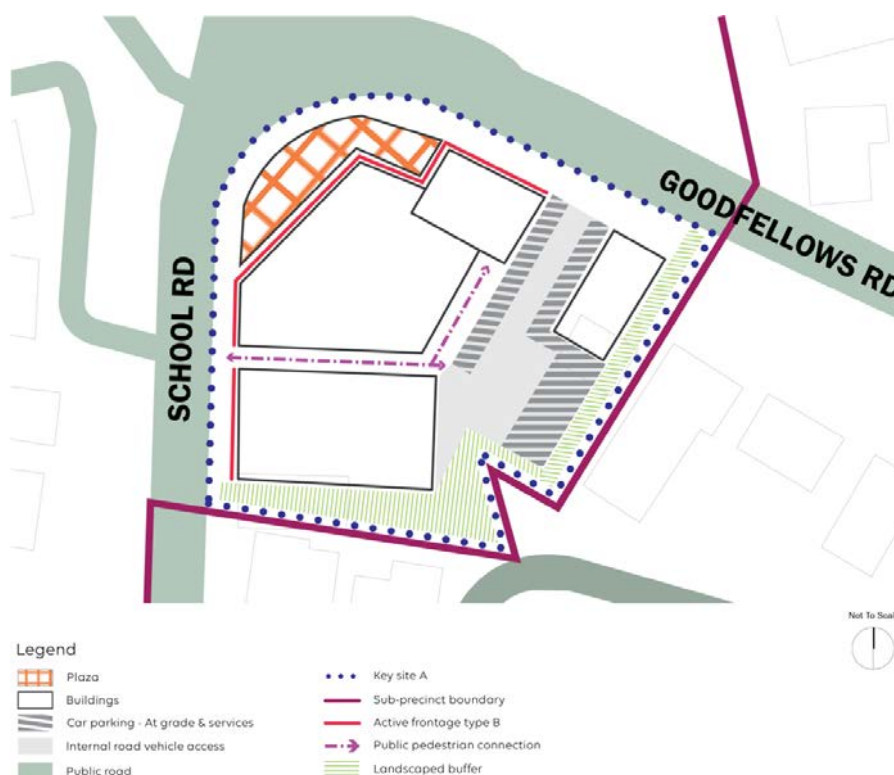


Figure 14 Key Site A

Central Sub-precinct

Propose Planning Scheme changes to include the following outcomes that would apply to future development in the Central Sub-precinct:

KTC18 Building design and orientation that address and activate frontages along Anzac Avenue (Figure 20) to promote vitality, interaction and casual surveillance. Activation (Type A) includes the following:

- a A substantial portion of the length of the street frontage glazed
- b External doors which directly adjoin the street frontage
- c Modulation in the façade, by incorporating a change in tenancy or the use of pillars or similar elements at regular intervals
- d The minimum window or glazing is to remain uncovered and free of signage.

KTC19 Development presents residential uses and character to Selby, Sheehan, Boardman and Brewer Streets and The Crescent with a highly articulated bulk and scale, balconies and recesses and projections, and a front setback with landscaping to the street.

Eastern Sub-precinct

Propose Planning Scheme changes to include the following outcomes that would apply to future development in the Eastern Sub-precinct:

KTC20 Building design and orientation that address and activate frontages along Anzac Avenue, internal driveways and the Green Spine (Figure 20) to promote vitality, interaction and casual surveillance. Activation (Type B) includes the following:

- a A moderate length of the street frontage glazed
- b Modulation in the façade, by incorporating fine grain tenancies or the use of pillars or similar elements at regular intervals
- c The minimum window or glazing is to remain uncovered and free of signage.

KTC21 Development creates a compact centre form with active uses fronting streets, internal driveways and public spaces

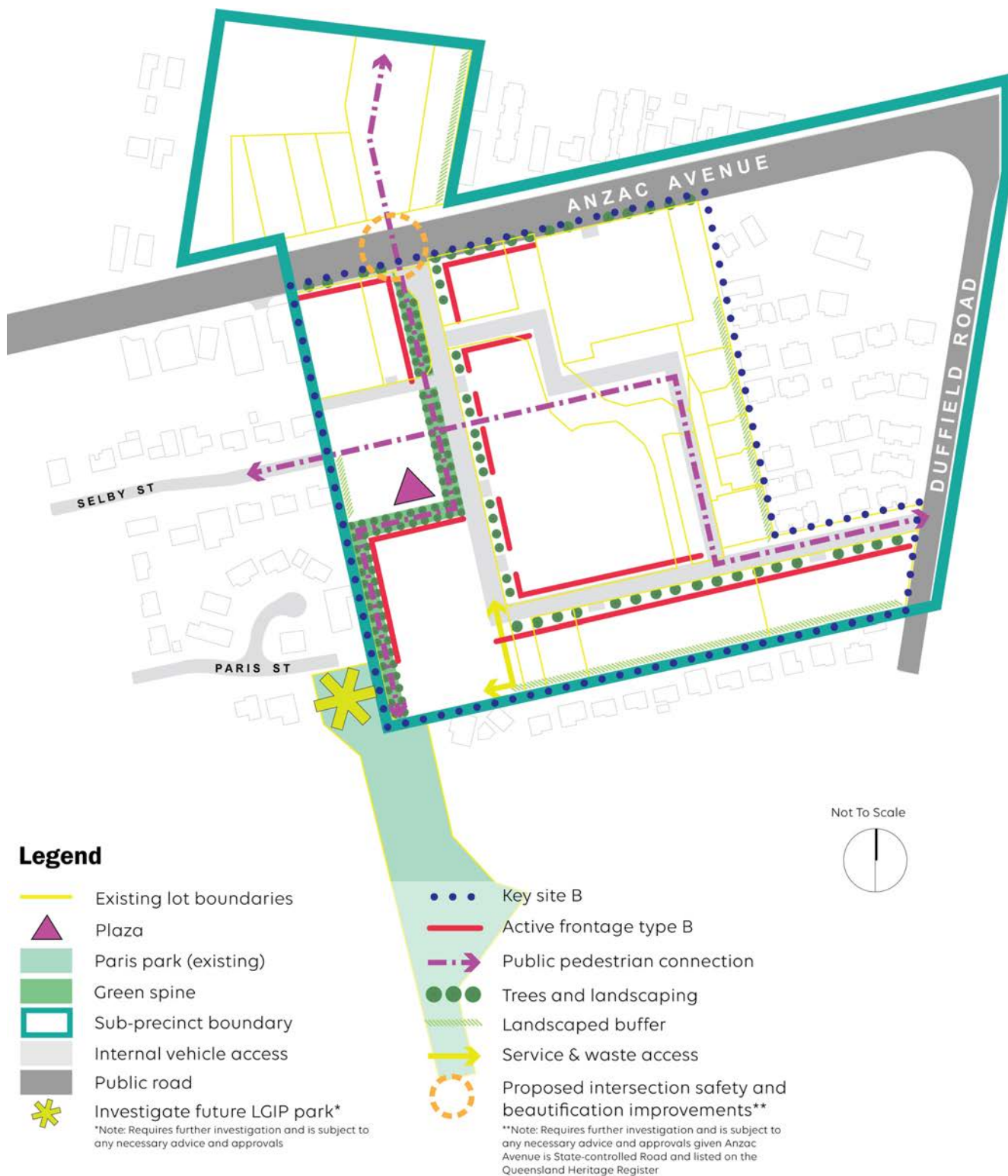


Figure 15 Key Site B

KTC22 On Key Site B, future development will be in accordance with a Site Concept Plan submitted as part of a development application that demonstrates compliance with the overarching outcomes listed in this plan, as well as achieving the following specific built form and movement outcomes (Figure 15):

- Development is consistent with Figure 15, or where an alternative is proposed it aligns with the outcomes described below and does not compromise other landowners within the Key Site B from achieving the outcomes below and shown on Figure 15

- b Development creates an activated and generous Green Spine (refer Figure 16 and Figure 17 Green Spine example images) to enhance the connection between the centre and Kallangur Station. The Green Spine will:
 - i. connect Paris Park to Anzac Avenue through the Key Site B
 - ii. be publicly accessible (at all times), privately owned and maintained
 - iii. be designed and located to connect existing and future community infrastructure (such as the new Local Recreation Park and District Civic Park³) pending further investigation and resolution of their final location
 - iv. have a generous width to provide spaces for people to gather and a generous pedestrian path, cycle lane, two rows of mature trees, lighting, seating and landscaping
 - v. be adjoined by active uses.
- c Development provides a publicly accessible, privately owned plaza overlooking the Green Spine, to create a space for the community to gather and interact, and improve the vitality of the Key Site B which may in turn attract more business patronage. The plaza integrates with the Green Spine and provides green space, shade and relief from the built form of the centre
- d Vehicle access and car parking is consolidated and shared between tenancies to make the most efficient use of land



Figure 16 Mooloolaba. Example of "Green Spine" elements - generous landscaping, footpaths and seating



Figure 17 Mooloolaba. Example of "Green Spine" elements - active frontages opening out towards "Green Spine"



Figure 18 Coorparoo. Example of public plaza

³ Refer to action CP13 in the Report

- e No further subdivision of this site is allowed, and easements are to be consolidated to reduce fragmentation to facilitate an efficient use of land and reduce the dominance of car parking and driveway areas
- f Parking areas are located away from street frontages and public spaces to improve the amenity of the centre and make it a more enjoyable place for people, and reduce the dominance of vehicles
- g Publicly accessible, privately owned laneways for pedestrian, cyclist and vehicle access (including service vehicles) are provided within the site and connect to the surrounding movement network
- h To incentivise the provision of community places and spaces, catalyse redevelopment in the area and support feasibility, development may be eligible for additional building height (in addition to the building height mapped) where:
 - i. it provides infrastructure for significant community benefit, such as the Green Spine or plaza (as described above⁴) or floor spaces for community uses, and
 - ii. demonstrates design excellence, sustainability and innovation

- iii. proposed height is in keeping with the function of a District Centre

KTC23 Make changes to the Local Government Infrastructure Plan to relocate the future local recreation park identified on the northern side of Goodfellows Road further to the east to form an extension to Paris Park

KTC24 Buildings on the northern side of Anzac Avenue (opposite the Green Spine), are setback to provide space for people to meet and spend time.

1.3 Movement outcomes

Propose Planning Scheme changes to include the following outcomes that would apply to future development:

KTC25 Shared driveway and parking arrangements that reduce the number of vehicle crossovers to Anzac Avenue (refer to proposed indicative shared access identified on Figure 20)

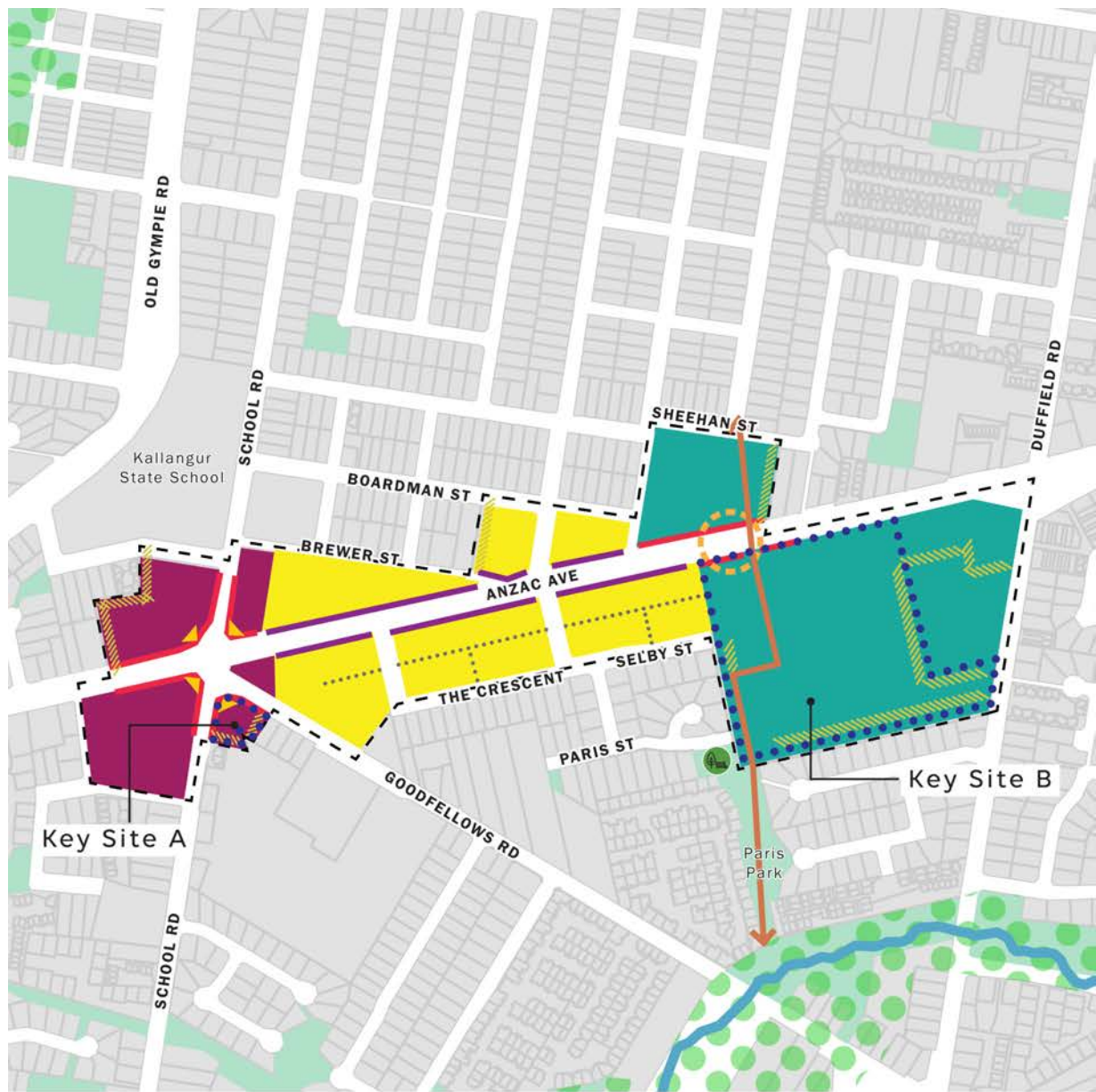
KTC26 On-site car parking includes design responses or screening with architectural elements to integrate into the building design and improve streetscape activation

KTC27 New roads and pedestrian connections (including upgrades) are provided in accordance with a Site Concept Plan that demonstrates connectivity with the surrounding area and improves circulation in the centre.



Figure 19 Fortitude Valley. Example of car parking located perpendicular to street and behind a building

⁴ Refer to action CP13 in the Report

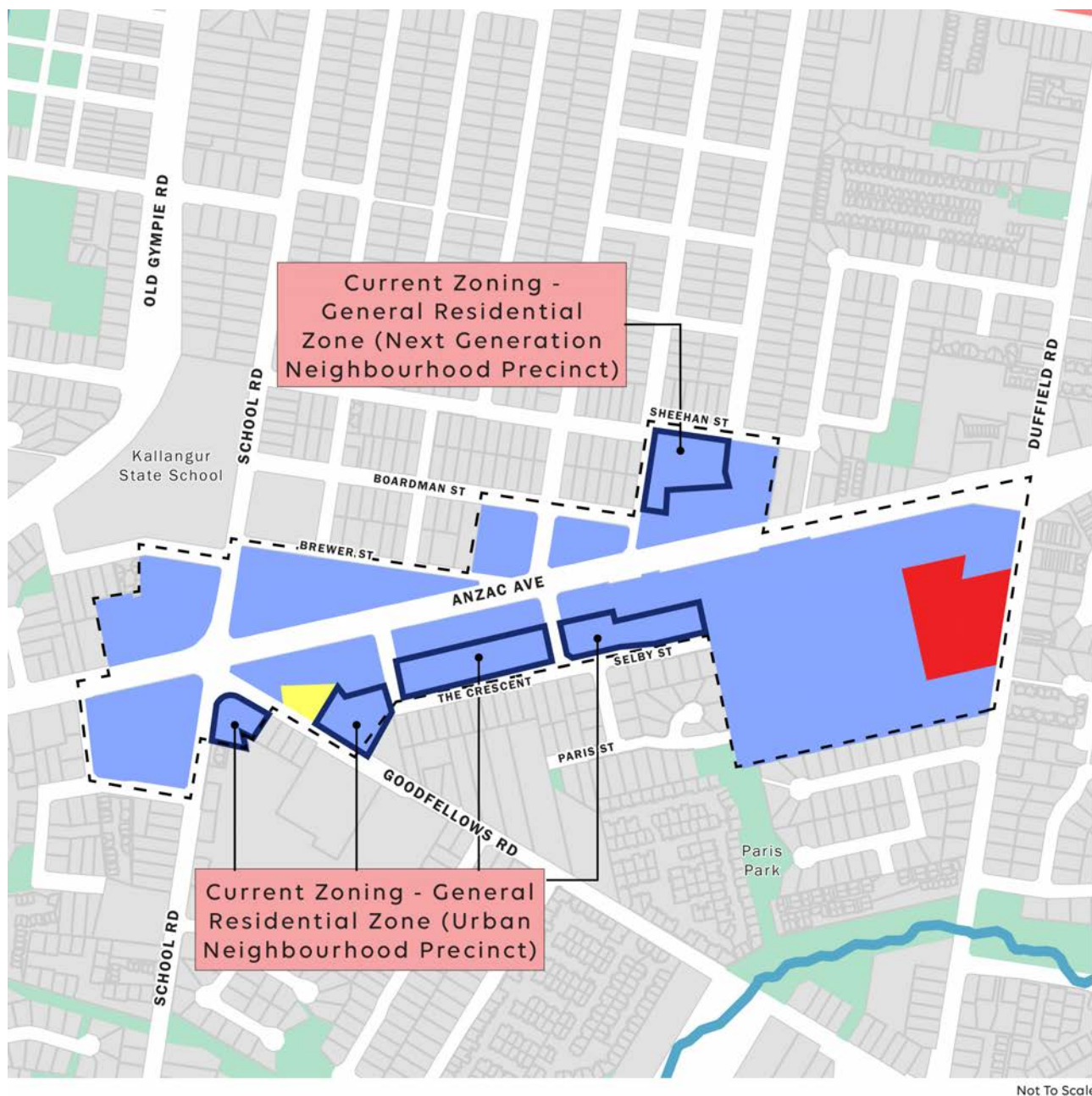


Legend

- | | |
|--|---|
| Precinct boundary | Key site boundary |
| Western sub-precinct | Proposed shared driveway |
| Central sub-precinct | Landscaped buffer |
| Eastern sub-precinct | Active frontage type A |
| Proposed environmental corridors | Active frontage type B |
| Proposed indicative pedestrian / cycle connections | Indicative park |
| Existing recreation and open space zone | Waterway |
| Prominent corner | Proposed intersection safety and beautification improvements* |

* Note: Requires further investigation and is subject to any necessary advice and approvals given Anzac Avenue is State-controlled Road and listed on the Queensland Heritage Register

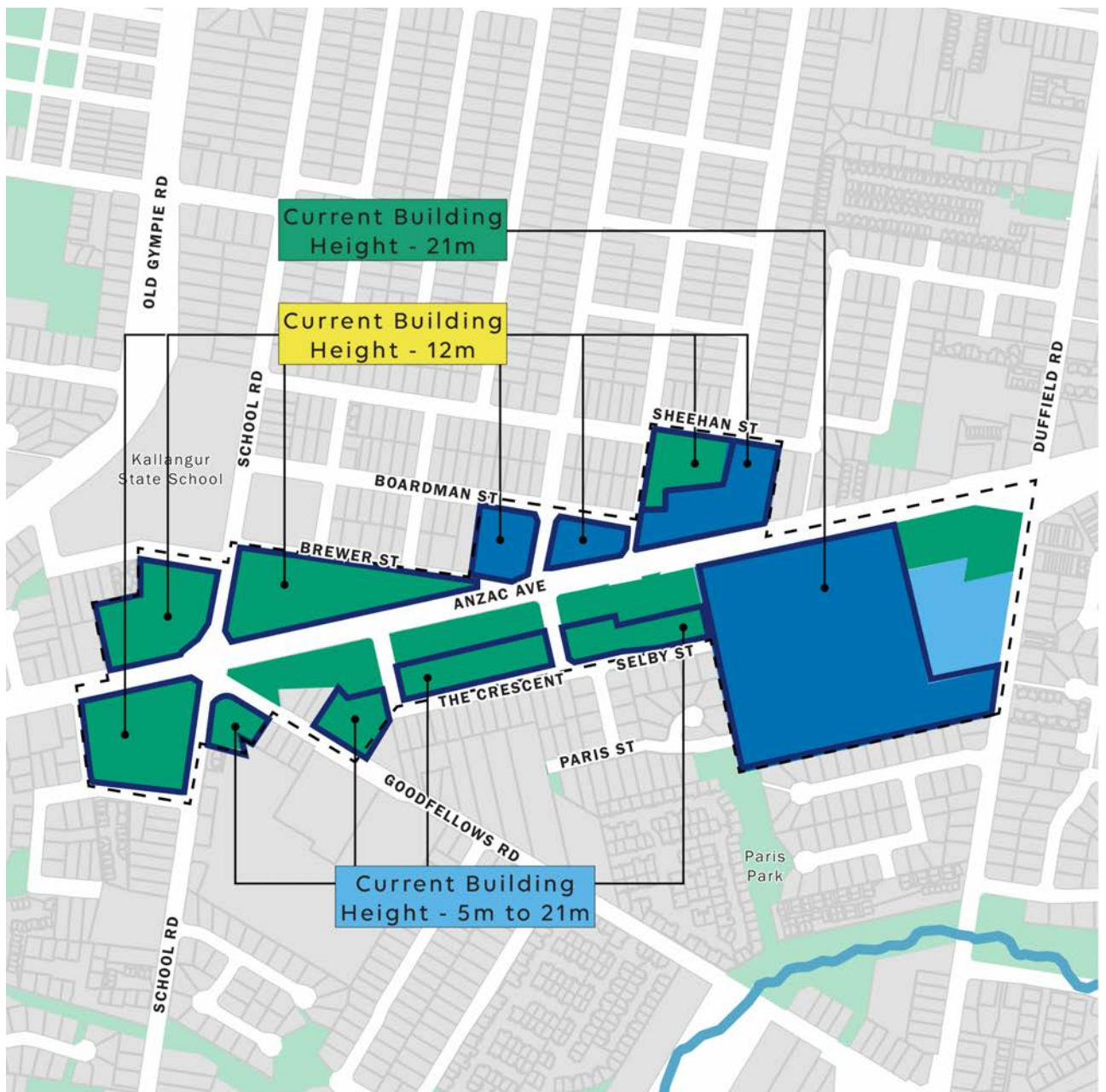
Figure 20 Kallangur Town Centre Precinct - Precinct Map



Legend

	Precinct boundary		General residential zone		Centre zone		Extractive industry zone
	Proposed zone change		Urban neighbourhood precinct (min. 50dph)		Recreation and open space zone		Limited development zone
	Waterway		Environmental management and conservation zone		Industry zone		Rural zone
			Community facilities zone		Rural residential zone		Township zone
			Emerging community zone				

Figure 21 Kallangur Town Centre Precinct - Zone Map



Not To Scale

Legend

	Precinct boundary		8.5m		27m
	Proposed building height change		12m		30m
	Waterway		15m		39m
	Existing recreation and open space zone		5m to 21m		
			21m		
			8.5m to 27m		

Figure 22 Kallangur Town Centre Precinct - Building Height Map

Attachment 2

Southern Residential Precinct

The Southern Residential precinct is located between Kallangur Town Centre to the north and the railway line, Kallangur and Murrumba Downs Stations to the south. It is an established residential area predominantly comprising of dwelling houses, with some townhouse developments. A tributary of Freshwater Creek flows through the south of the precinct.

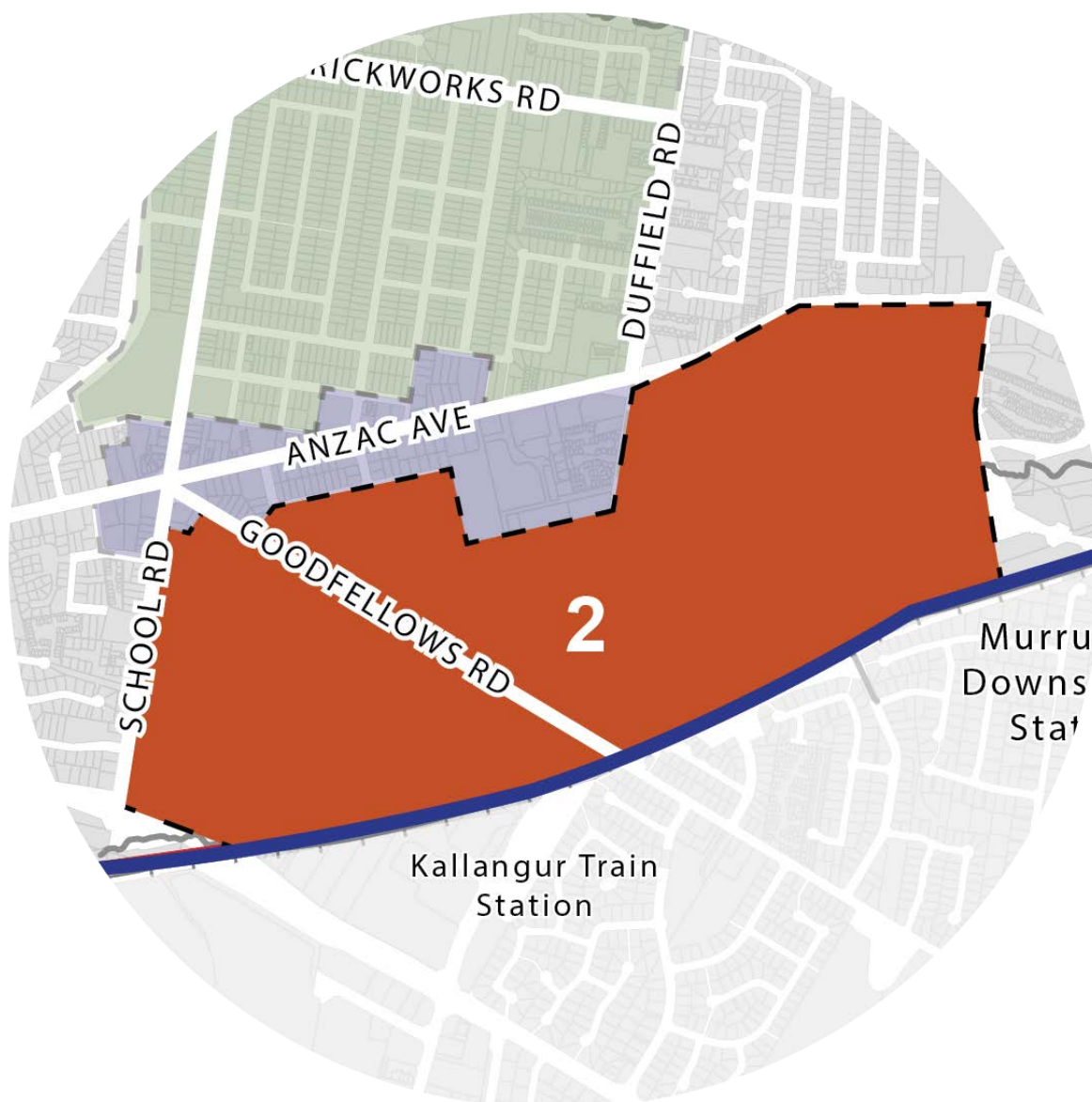


Figure 23 Southern Residential Precinct

2.1 Precinct role and function

The Southern Residential precinct will be a focus for residential infill growth, with increased density to be accommodated close to the Kallangur Town Centre. Increased densities will also be supported within walking distance of Kallangur Station where it can be demonstrated that it does not adversely impact environmental values.

2.2 Housing outcomes

Propose Planning Scheme changes to include the following outcomes that would apply to future residential development:

- SR1 Incentivise redevelopment of sites in higher density areas (min. 75dph) by allowing an increase in site cover to ensure the efficient use of land that maximises existing infrastructure and the well serviced location close to Kallangur Town Centre
- SR2 In the Urban neighbourhood precinct, rooftop design provides visual interest to the building and the skyline, reduces the bulk and scale of development when viewed from the street, and effectively screens plant and equipment
- SR3 Improve the attractiveness and walkability of streets by including new requirements to ensure developments provide street trees and landscaping along key connections
- SR4 Support a variety of housing types (e.g. townhouses) to provide greater housing choice and improve streetscape outcomes, with potential for rear laneway access (where appropriate), that:
 - a Provide minimum front setback for tree planting and landscaping to encourage an attractive green streetscape
 - b Include variation in the built form, with no more than four similar housing designs in a row to create visual interest in the built form and avoid building design repetition

- c Provide communal open space areas for Multiple dwellings to increase green spaces and opportunities for trees and landscaping within developments to break up hardstand areas.

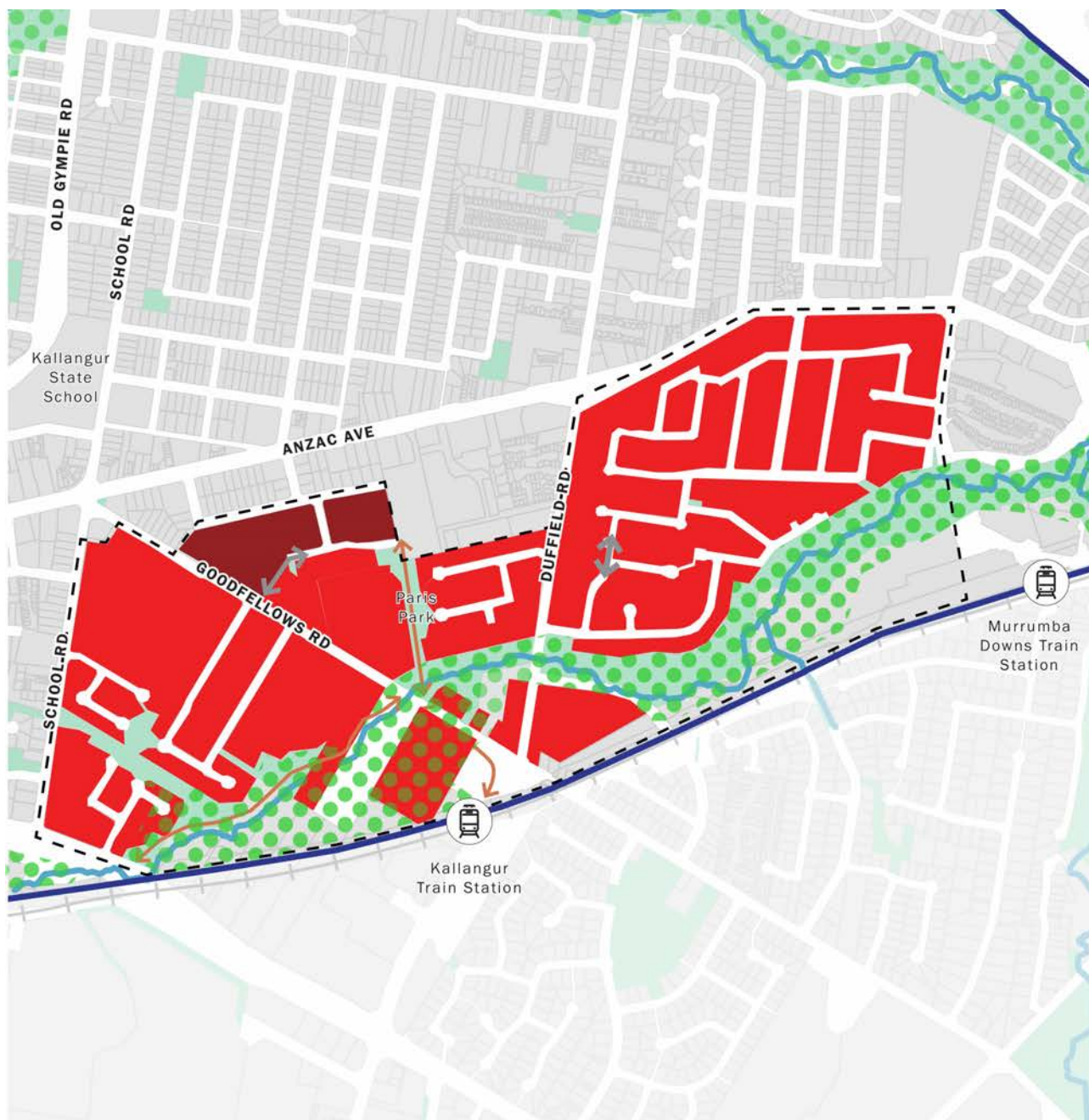
2.3 Movement outcomes

Propose Planning Scheme changes to include the following outcomes that would apply to future development:

- SR5 Future road typologies (Figure 28) to ensure vehicle traffic, and appropriate space for footpaths, services and street trees are catered for as densification occurs over time
- SR6 Show road and pedestrian connections (including upgrades) in accordance with Figure 25 and submit a structure plan that demonstrates connectivity with the surrounding area as indicated on Figure 25.



Figure 24 Mango Hill. Example of variation in built form of attached housing to the street frontage



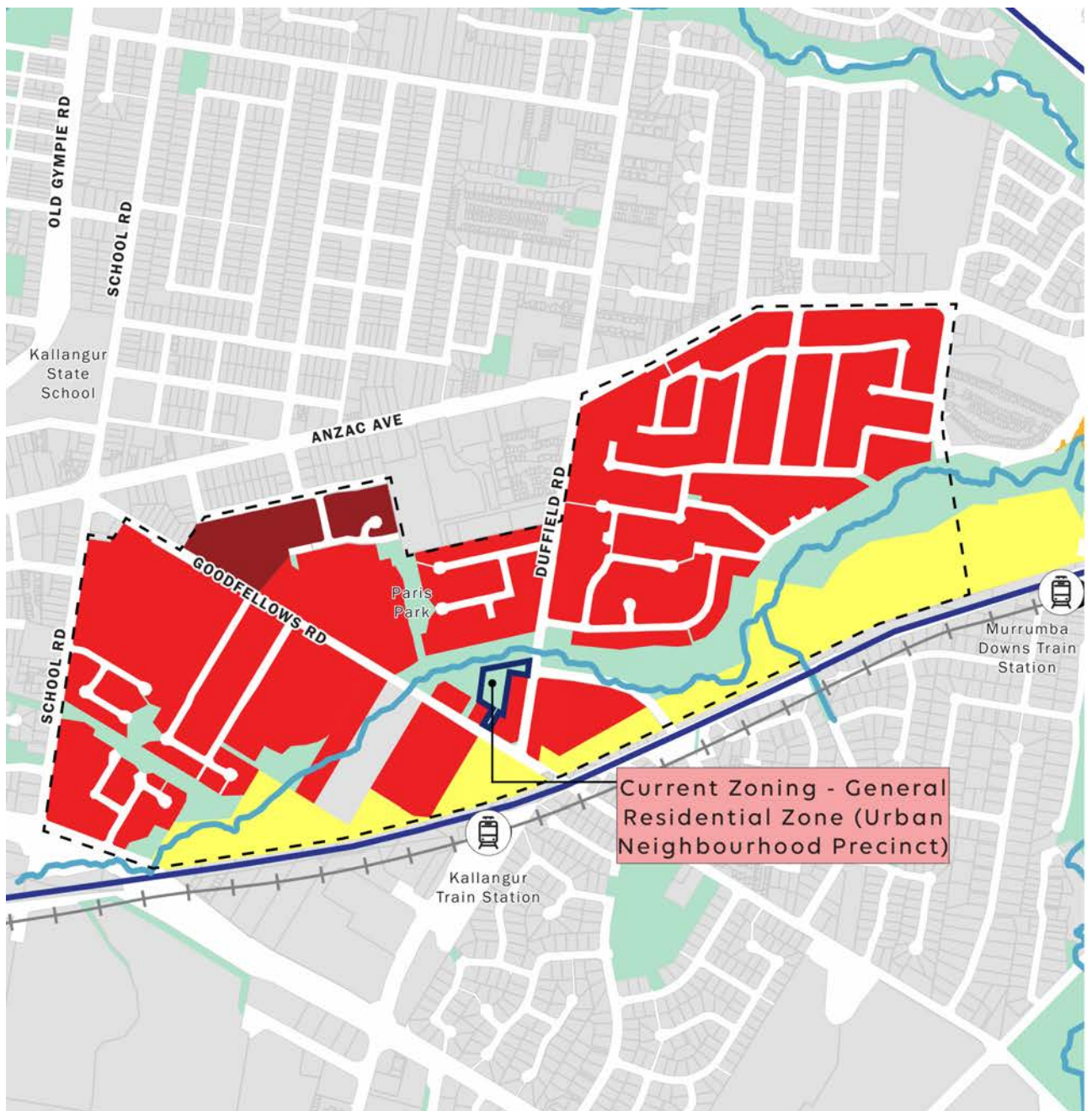
Legend

- | | | | |
|--|---|--|--|
| | Neighbourhood plan boundary | | Higher density residential - Urban neighbourhood precinct (min. 75dph) |
| | Precinct boundary | | High density residential - Urban neighbourhood precinct (min. 50dph) |
| | Indicative road connections | | |
| | Indicative pedestrian / cycle connections | | |
| | Proposed environmental corridors | | |
| | Waterway | | |
| | Existing recreation and open space zone | | |
| | Non residential precinct | | |

Not To Scale



Figure 25 Southern Residential Precinct - Precinct Map

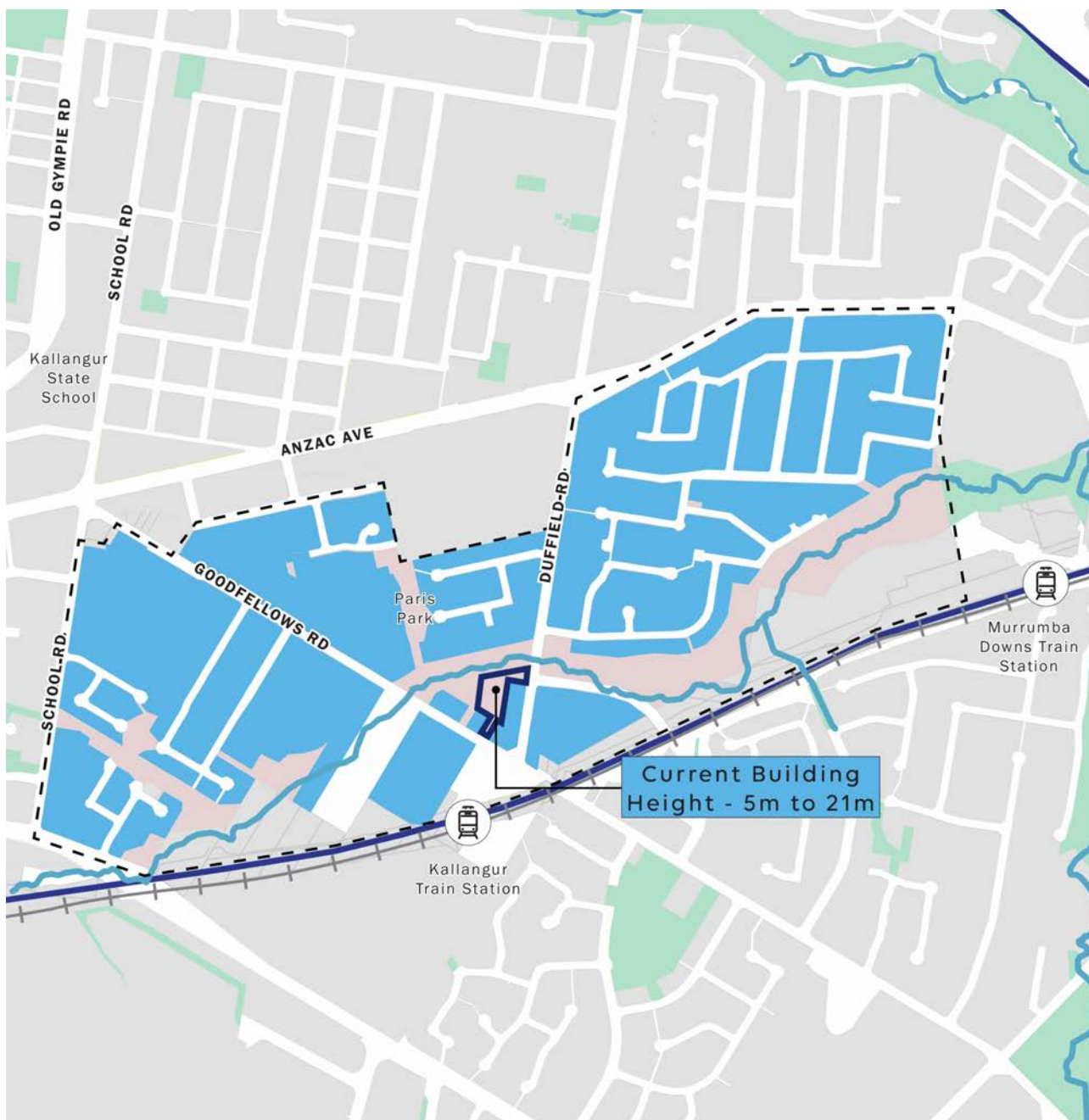


Not To Scale

Legend

	Neighbourhood plan boundary		General residential zone		Centre zone		Extractive industry zone
	Precinct boundary		Urban neighbourhood precinct (min. 75dph)		Recreation and open space zone		Limited development zone
	Proposed zone change		Urban neighbourhood precinct (min. 50dph)		Environmental management and conservation zone		Rural zone
	Waterway				Industry zone		Rural residential zone
					Community facilities zone		Township zone
					Emerging community zone		

Figure 26 Southern Residential Precinct - Zone Map

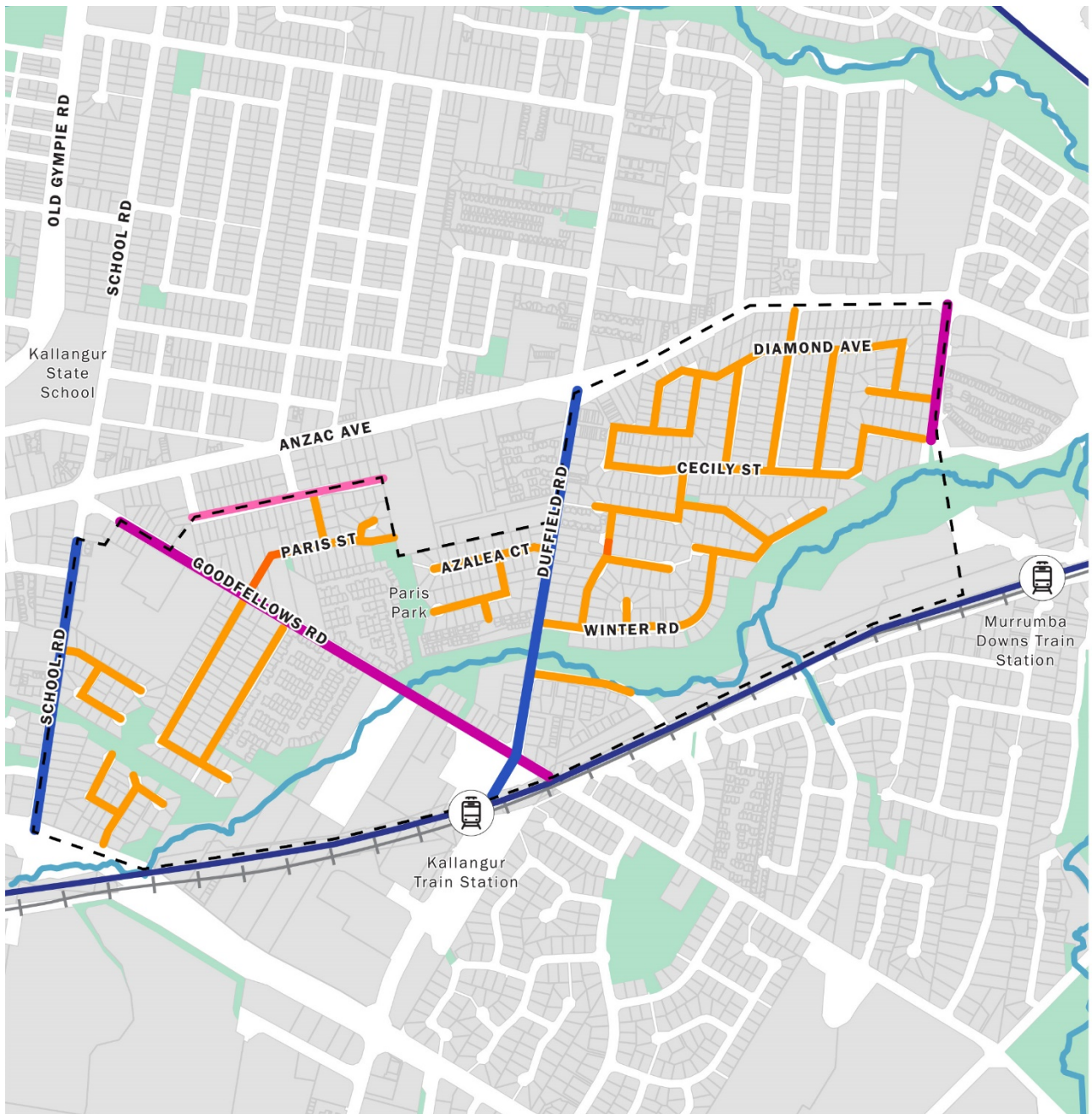


Not To Scale

Legend

	Neighbourhood plan boundary		8.5m		27m
	Precinct boundary		12m		30m
	Proposed building height change		15m		39m
	Waterway		5m to 21m		
	Existing recreation and open space zone		21m		
			8.5m to 27m		


Figure 27 Southern Residential Precinct - Building Height Map




Not To Scale

Legend


Note: Future growth may require additional infrastructure provision




Neighbourhood Plan Boundary



Precinct boundary



Waterway



Existing recreation and open space

Road network typologies

Arterial & sub-arterial typology

District collector typology

Contemporary residential typology

Urban fringe typology

Indicative road connections - Contemporary residential typology

Figure 28 Southern Residential Precinct - Future Road Typologies

Attachment 3

Central Residential Precinct

The Central Residential precinct is located within the southern portion of the neighbourhood planning area to the north of the Kallangur Town Centre along Anzac Avenue. It is an established residential area predominantly comprising of dwelling houses on standard lots (e.g. approximately 600m²), with some townhouses. The Freshwater Creek environmental corridor is located north of the precinct.



Figure 29 Central Residential Precinct

3.1 Precinct role and function

The Central Residential precinct will continue as a residential area, with increased density to be accommodated close to the Kallangur Town Centre to promote increased patronage of the centre. Medium density housing will be sought elsewhere in the precinct (south of Lillybrook Shopping Village) to accommodate growth over time in proximity to localised services and infrastructure. Development north of Brickworks Road will improve public access to Freshwater Creek through new connections.

3.2 Housing outcomes

Propose Planning Scheme changes to include the following outcomes that would apply to future residential development:

- CR1 Incentivise redevelopment of sites in higher density areas (min. 75dph) by allowing an increase in site cover to ensure the efficient use of land that maximises existing infrastructure and the well serviced location close to Kallangur Town Centre
- CR2 In the Urban neighbourhood precinct, rooftop design provides visual interest to the building and the skyline, reduces the bulk and scale of development when viewed from the street and effectively screens plant and equipment
- CR3 Support a variety of medium density housing types (e.g. townhouses) to provide greater housing choice and improve streetscape outcomes, with potential for rear laneway access (where appropriate), that:
 - a Provide minimum front setback for tree planting and landscaping within that setback to encourage an attractive green streetscape
 - b Include variation in the built form, with no more than four similar housing designs in a row to create visual interest and avoid building design repetition
 - c Provide communal open space areas for Multiple dwellings to increase green spaces and opportunities for trees and landscaping within developments to break up hardstand areas.

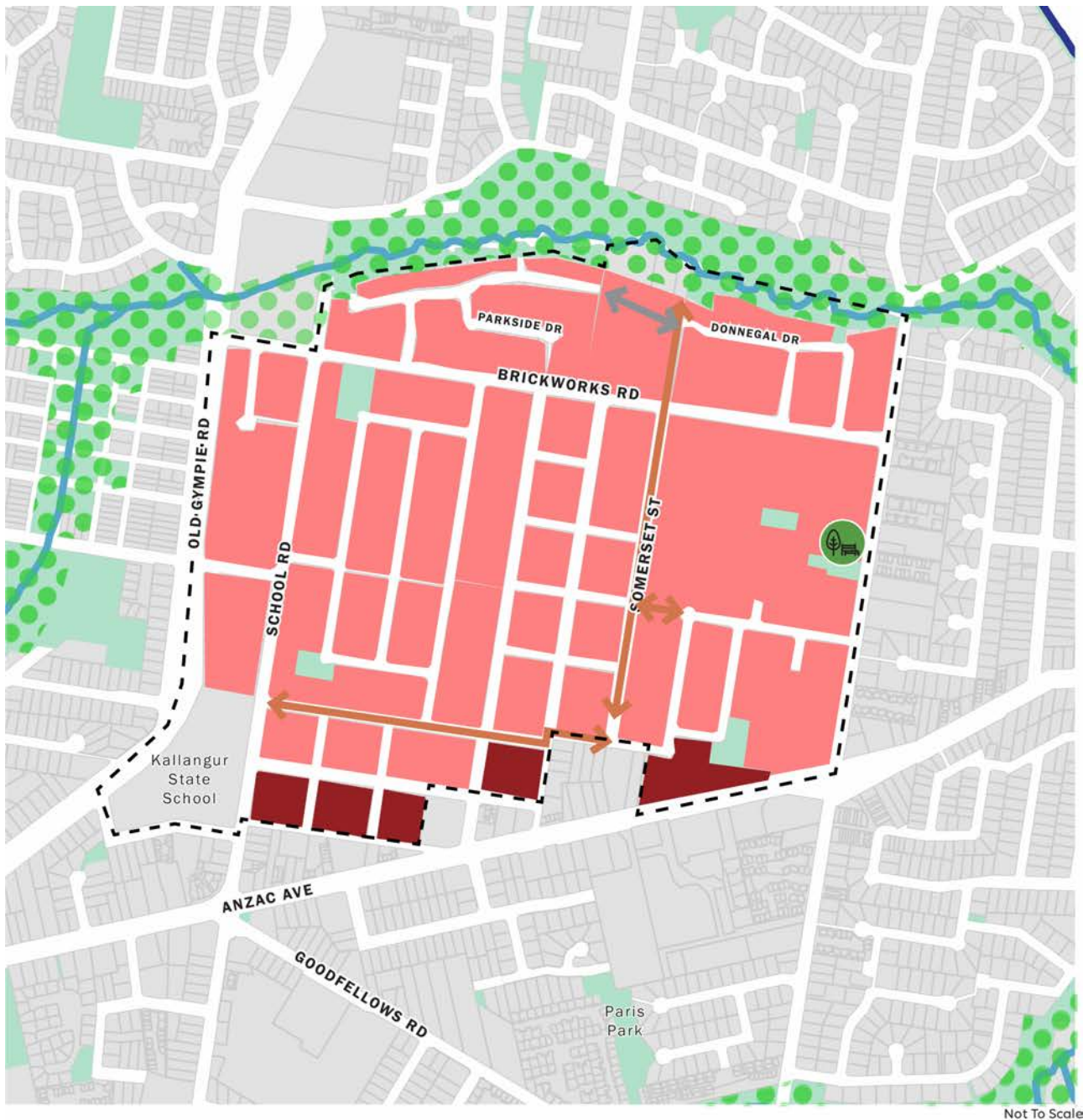
- CR4 New development (other than dwelling houses) adjoining the east/west laneways between Johnson Street, Lyndon Street and Ladybird Street are to be designed to enhance the visibility of the laneways by:

- a For single storey dwellings, orientate windows and yards to overlook these areas and include low height (1.2m) or transparent fencing; or
- b For above ground or multi-level dwellings, orientate windows and balconies to overlook these areas.

3.3 Movement outcomes

Propose Planning Scheme changes to include the following outcomes that would apply to future development:

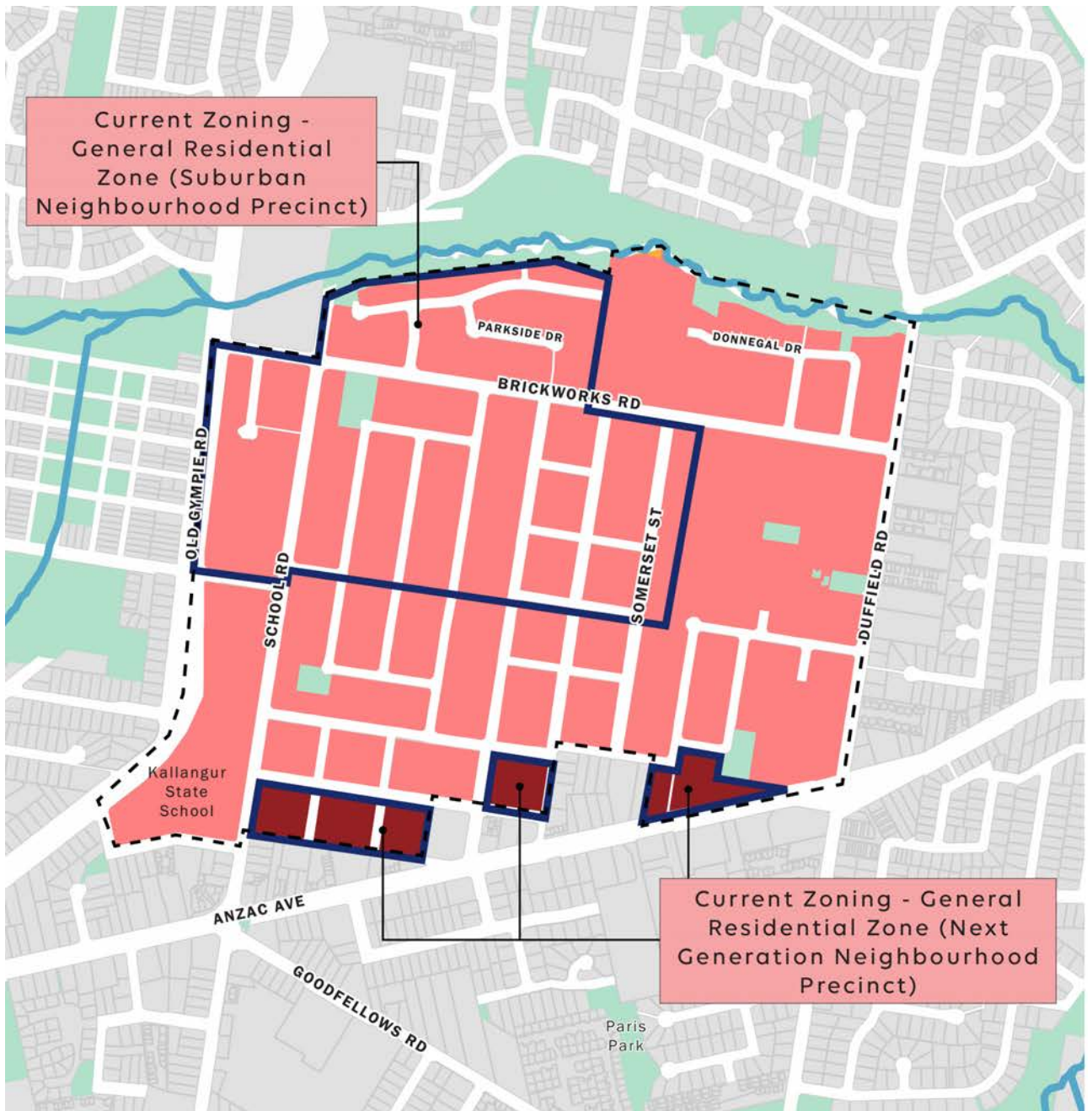
- CR5 Show road and pedestrian connections (including upgrades) in accordance with Figure 30 to be provided or protected by development as it occurs, including a new road connection between Parkside Drive and Donnegal Drive to connect with the surrounding area.



Legend

- | | | | |
|--|---|--|--|
| | Neighbourhood plan boundary | | Higher density residential - Urban neighbourhood precinct (min. 75dph) |
| | Precinct boundary | | Medium density residential - Next generation neighbourhood precinct (min. 30dph) |
| | Proposed environmental corridors | | |
| | Indicative park | | |
| | Indicative road connections | | |
| | Indicative pedestrian / cycle connections | | |
| | Waterway | | |
| | Existing recreation and open space zone | | |

Figure 30 Central Residential Precinct - Precinct Map

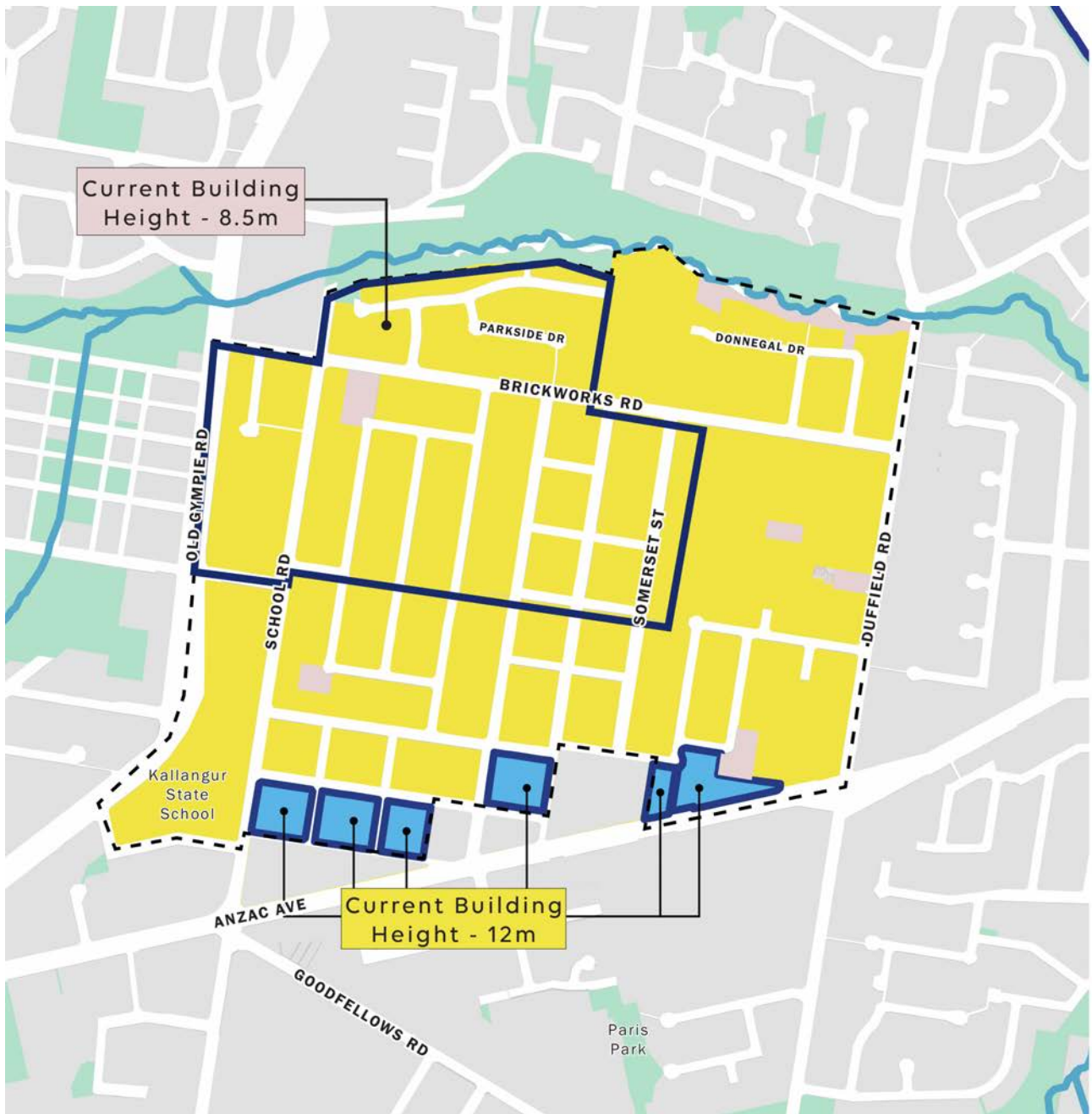


Not To Scale

Legend

Neighbourhood plan boundary	General residential zone	Centre zone	Extractive industry zone
Precinct boundary	Urban neighbourhood precinct (min. 75dph)	Recreation and open space zone	Limited development zone
Proposed zone change	Next generation neighbourhood precinct (min. 30dph)	Environmental management and conservation zone	Rural zone
Waterway		Industry zone	Rural residential zone
		Community facilities zone	Township zone
		Emerging community zone	

Figure 31 Central Residential Precinct - Zone Map



Not To Scale

Legend

	Neighbourhood plan boundary		8.5m		27m
	Precinct boundary		12m		30m
	Proposed building height change		15m		39m
	Waterway		5m to 21m		
	Existing recreation and open space zone		21m		
			8.5m to 27m		

Figure 32 Central Residential Precinct - Building Height Map

Attachment 4

Nellies Lane Precinct

The precinct includes the Lillybrook Shopping Village, built over Freshwater Creek, which provides local services including a supermarket and retail stores. North of the centre is a church as well as large residential properties that are planned for future residential development. Naturalisation of the waterway and environmental corridor as part of any future redevelopment in this precinct will offer amenity, connectivity and ecological benefits to the wider community and will improve the conveyance of water to improve downstream erosion, water quality and flood risk outcomes.



Figure 33 Nellies Lane Precinct

4.1 Precinct role and function

The Nellies Lane precinct will continue to be a local centre providing a 'mini heart' for the surrounding community. Through future redevelopment, the centre will take a consolidated form to allow for rehabilitation of the Freshwater Creek environmental corridor. Land north of the centre will comprise medium density residential development.

4.2 Housing outcomes

Propose Planning Scheme changes to include the following outcomes that would apply to future development:

- NL1 Allow Multiple dwellings (through code assessment where incorporated as part of a mixed use development), having a minimum density of 30dph and increased building height of 15m (Figure 36). This will support future redevelopment of the centre to be consolidated within the northern portion of the existing Lillybrook Shopping Village site (south of Nellies Lane, north of Freshwater Creek), maximising the efficient use of land on the northern portion to enable the rehabilitation of the environmental corridor (Figure 34)
- NL2 Support a variety of medium density housing types (e.g. townhouses) to provide greater housing choice and improve streetscape outcomes, with potential for rear laneway access (where appropriate), that:
 - a Provide minimum front setback for tree planting and landscaping within that setback to encourage an attractive green streetscape
 - b Include variation in the built form, with no more than four similar housing designs in a row to create visual interest in the built form and avoid building design repetition
 - c Provide communal open space areas for Multiple dwellings to increase green spaces and opportunities for trees and landscaping within developments to break up hardstand areas.

4.3 Movement outcomes

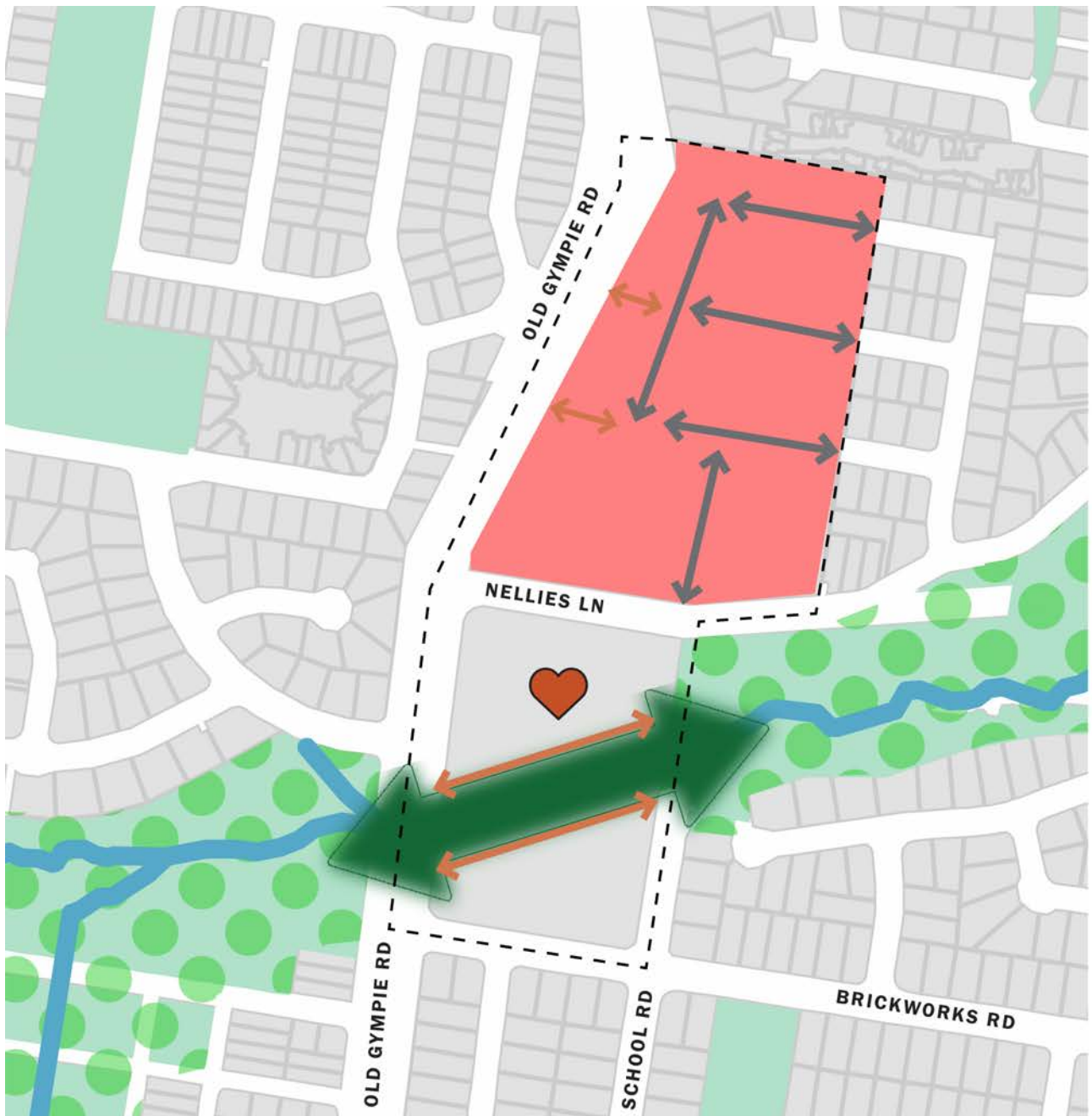
Propose Planning Scheme changes to include the following outcomes that would apply to future development:

- NL3 Show new or upgraded road, pedestrian and cycle connections in accordance with Figure 34 and submit a structure plan that demonstrates connectivity with the surrounding area as indicated on Figure 34 with inductive road connections to Lilly Crescent, Leafwing Street and Moonbeam Street.

4.4 Environment and parks outcomes

Propose Planning Scheme changes to include the following outcomes that would apply to future development:

- NL4 Require future development of the centre to protect and enhance the Freshwater Creek corridor and allow rehabilitation of the environmental corridor through the site to improve the conveyance of water, environmental biodiversity, downstream erosion, water quality and flood risk outcomes.



Not To Scale



Legend

[- -] Precinct boundary

♥ Existing mini hearts

↔ Enhancement of freshwater creek

↔ Indicative road connections

↔ Indicative pedestrian / cycle connections

— Waterway

Existing recreation and open space zone

Medium density residential - Next generation neighbourhood precinct (min. 30dph)

Figure 34 Nellies Lane Precinct - Precinct Map

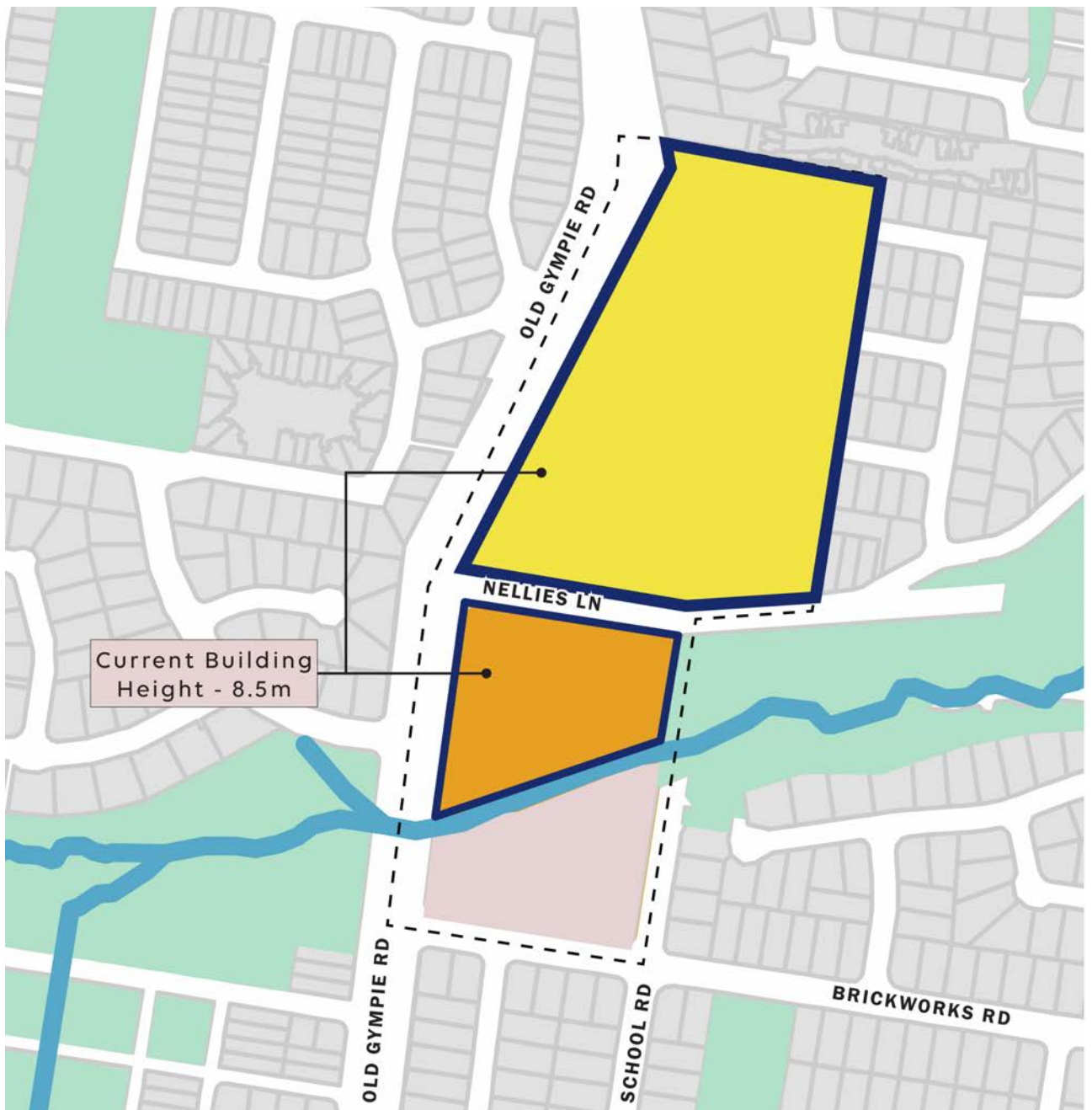


Not To Scale

Legend

	Precinct boundary		General residential zone		Centre zone		Extractive industry zone
	Proposed zone change		Medium density residential - Next generation neighbourhood precinct (min. 30dph)		Recreation and open space zone		Limited development zone
	Waterway		Environmental management and conservation zone		Industry zone		Rural zone
			Community facilities zone		Rural residential zone		Township zone
			Emerging community zone				

Figure 35 Nellies Lane Precinct - Zone Map



Not To Scale



Legend

Precinct boundary	8.5m	27m
Waterway	12m	30m
Existing recreation and open space zone	15m	39m
	5m to 21m	
	21m	
	8.5m to 27m	

Figure36 Nellies Lane Precinct - Building Height Map

Attachment 5

Kerr Road Precinct

The precinct is south of Plantation Road (a Council sub-arterial road) and the Dakabin waste transfer station and currently includes large properties south of Kerr Road West that are planned for new housing. Developments in the form of subdivisions and townhouse style developments are occurring on a site-by-site basis and change in this precinct will continue to occur over time.

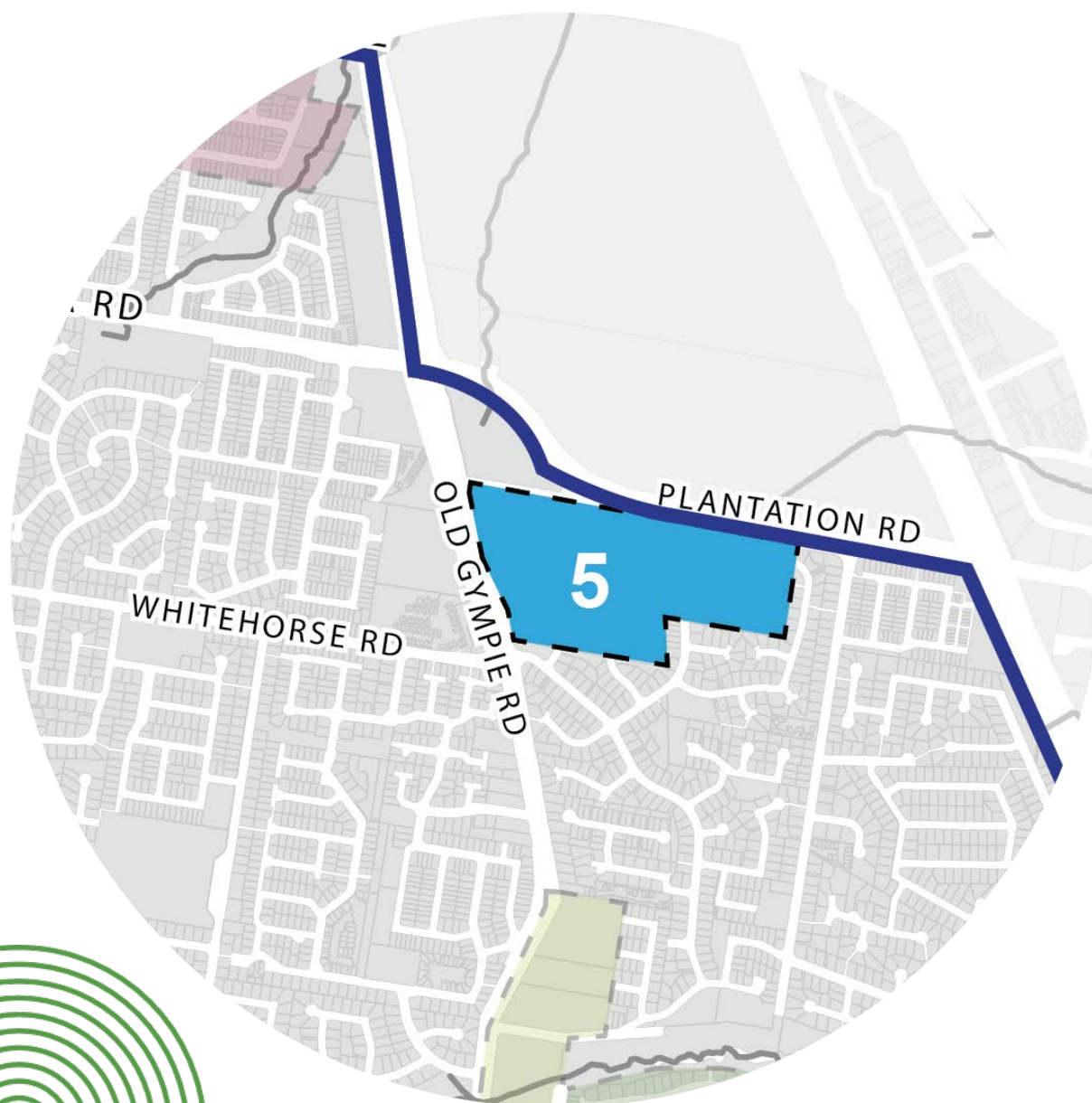


Figure 37 Kerr Road Precinct

5.1 Precinct role and function

The Kerr Road precinct will continue as a residential area, maintaining opportunities for future medium density residential development.

5.2 Housing outcomes

Propose Planning Scheme changes to include the following outcomes that would apply to future development:

- KR1 Where adjoining Kerr Road West, part of the development provides a landscaped buffer having a suitable width and maturity height to alleviate impacts of the road on future housing and enhance the green character of the area
- KR2 Support a variety of medium density housing types (e.g. townhouses) to provide greater housing choice and improve streetscape outcomes, with potential for rear laneway access (where appropriate), that:
 - a Provide minimum front setback for tree planting and landscaping within that setback to encourage an attractive green streetscape
 - b Include variation in the built form, with no more than four similar housing designs in a row to create visual interest and avoid building design repetition

- c Provide communal open space areas for Multiple dwellings to increase green spaces and opportunities for trees and landscaping within developments to break up hardstand areas.

5.3 Movement outcomes

Propose Planning Scheme changes to include the following outcomes that would apply to future development:

- KR3 Show road and pedestrian connections (including upgrades) in accordance with Figure 39 and submit a structure plan that demonstrates connectivity with the surrounding area as indicated on Figure 39 with indicative road connections to Mountain Blue Drive, Camberwell Drive, Peacock Road, Herald Close, Comma Court and Monarch Court.



Figure 38 Bokarina. Example of front setback with landscaping



Legend

- Neighbourhood plan boundary
- Precinct boundary
- New mini heart
- Waterway

- Indicative road connections
- Vegetated buffer
- Existing recreation and open space zone
- Medium density residential - Next generation neighbourhood precinct (min. 30dph)

Not To Scale



Figure 39 Kerr Road Precinct - Precinct Map



Not To Scale



Legend

Neighbourhood plan boundary

Precinct boundary

Waterway

General residential zone

Next generation neighbourhood precinct (min. 30dph)

Centre zone

Recreation and open space zone

Environmental management and conservation zone

Industry zone

Community facilities zone

Emerging community zone

Extractive industry zone

Limited development zone

Rural zone

Rural residential zone

Township zone

Figure 40 Kerr Road Precinct - Zone Map



Not To Scale



Legend

	Neighbourhood plan boundary		8.5m		27m
	Precinct boundary		12m		30m
	Waterway		15m		39m
	Existing recreation and open space zone		5m to 21m		
			21m		
			8.5m to 27m		

Figure 41 Kerr Road Precinct - Building Height Map

Attachment 6

Northern Residential Precinct

A tributary of Saltwater Creek flows through the north-western portion of the precinct and acts as a connector between natural habitat areas. Currently, this area predominantly includes large properties that are zoned for future residential development. Recent development along Alma Road has provided additional housing close to Dakabin Station.

In the middle of the precinct, Dakabin Station, Dakabin State High School and Bob Brock Park are key attractors for Kallangur-Dakabin and the surrounding area, however are not easily accessible. South of Bob Brock Park, the area includes Martin Purcell Reserve, Freshwater Creek and tributaries of Freshwater Creek and large properties including densely vegetated areas.

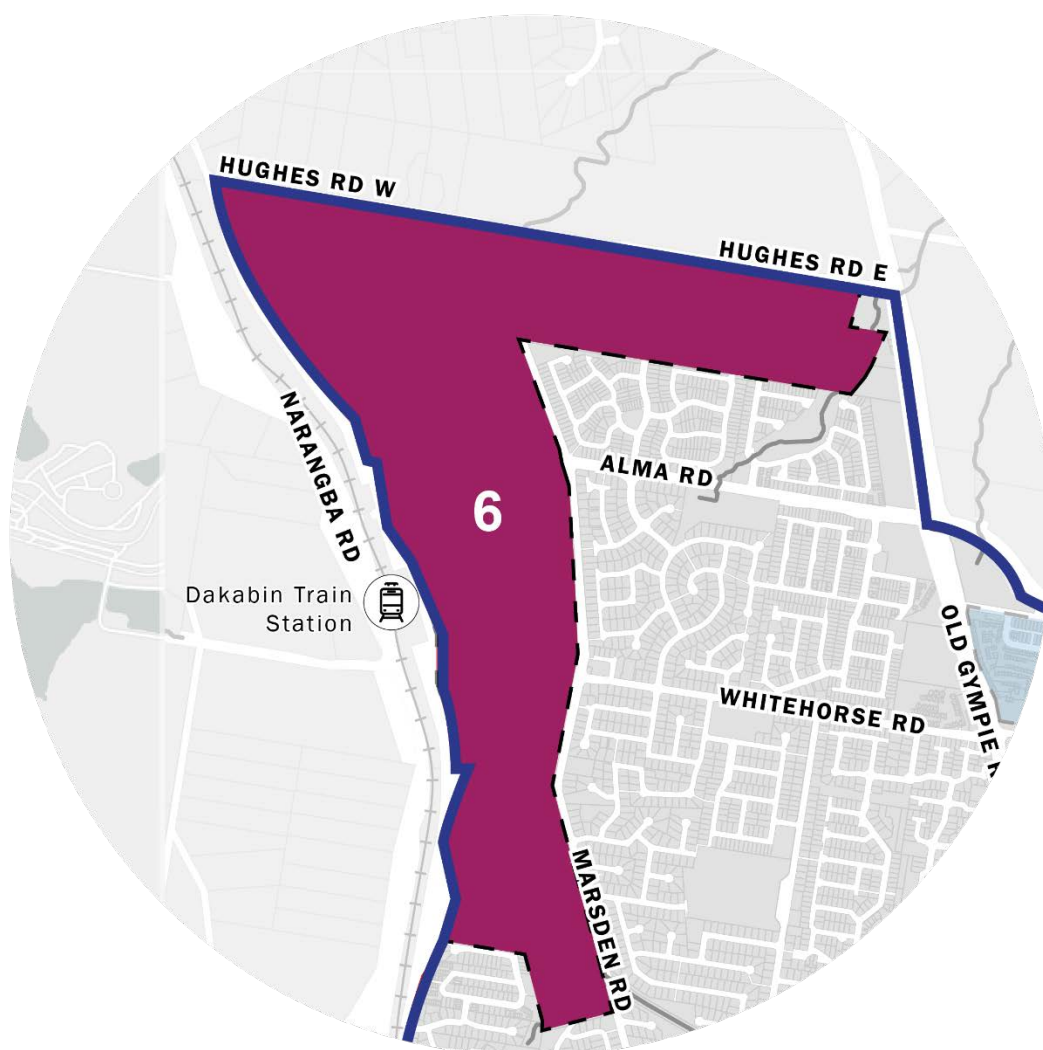


Figure 42 Northern Residential Precinct

6.1 Precinct role and function

The Northern Residential precinct will predominantly provide for future housing, with Dakabin State High School and Bob Brock Park continuing to service the neighbourhood plan area. Where environmental values can be protected, high density residential development is supported within walking distance of Dakabin Station, to provide housing choice and accommodate growth close to public transport. New development will require appropriate services and facilities including open space and roads, to provide better connectivity to the surrounding area.

6.2 Housing outcomes

Propose Planning Scheme changes to include the following outcomes that would apply to future development:

- NR1 In the Urban neighbourhood precinct close to Dakabin Station, impact reducing measures may be required for future dwellings (including outdoor recreation spaces) to protect the Lakeside Park motorsport precinct from future sensitive uses
- NR2 In the Urban neighbourhood precinct, rooftop design provides visual interest to the building and the skyline, reduces the bulk and scale of development when viewed from the street and effectively screens plant and equipment
- NR3 Support a variety of medium density housing types (e.g. townhouses) to provide greater housing choice and improve streetscape outcomes with potential for rear laneway access (where appropriate), that:
 - a Provide minimum front setback with tree planting and landscaping within that setback to encourage an attractive green streetscape

- b Include variation in the built form, with no more than four similar housing designs in a row to create visual interest and avoid building design repetition
- c Provide communal open space areas for Multiple dwellings to increase green spaces and opportunities for trees and landscaping within developments to break up hardstand areas.

6.3 Movement outcomes

Propose Planning Scheme changes to include the following outcomes that would apply to future development:

- NR4 Show road and pedestrian connections (including upgrades) in accordance with Figure 43 and submit a structure plan that demonstrates connectivity with the surrounding area as indicated on Figure 43 with indicative road connections to Tarsier Street, Meerkat Crescent, Monitor Avenue, Alpaca Street, Antelope Street and Essencia Avenue. This includes a new road connection between Marsden Road and Thompson Road.

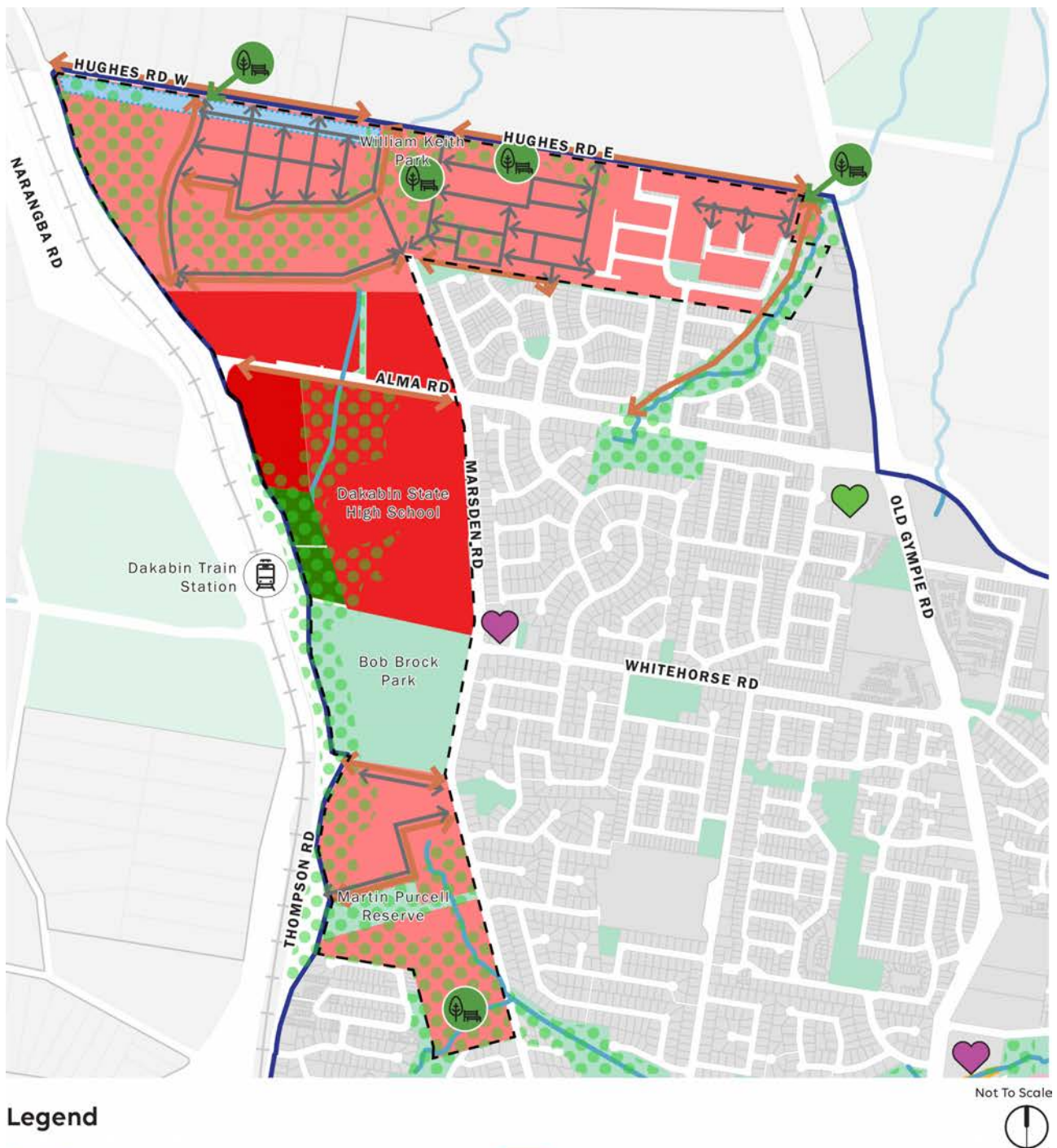


Figure 43 Northern Residential Precinct - Precinct Map

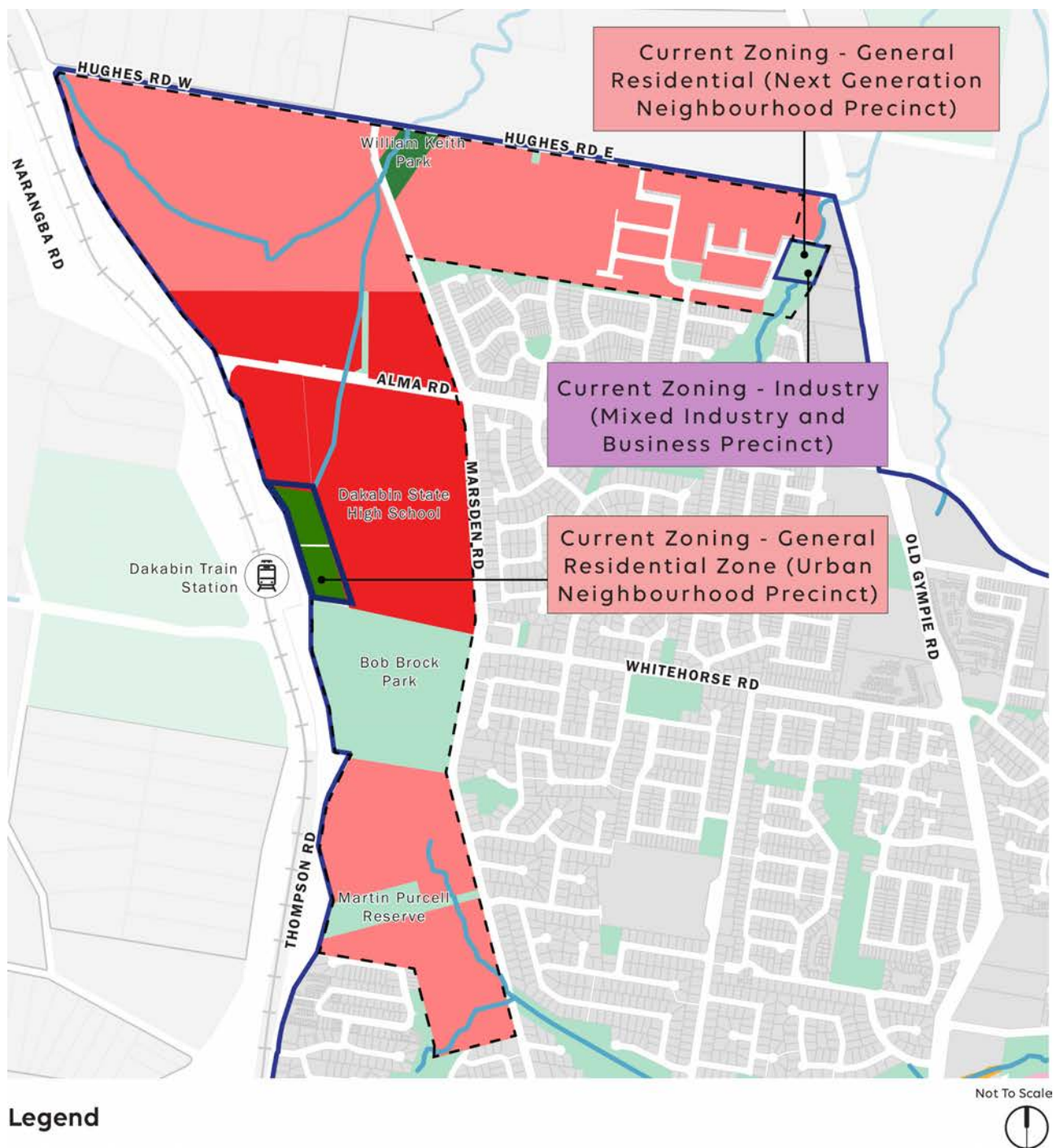
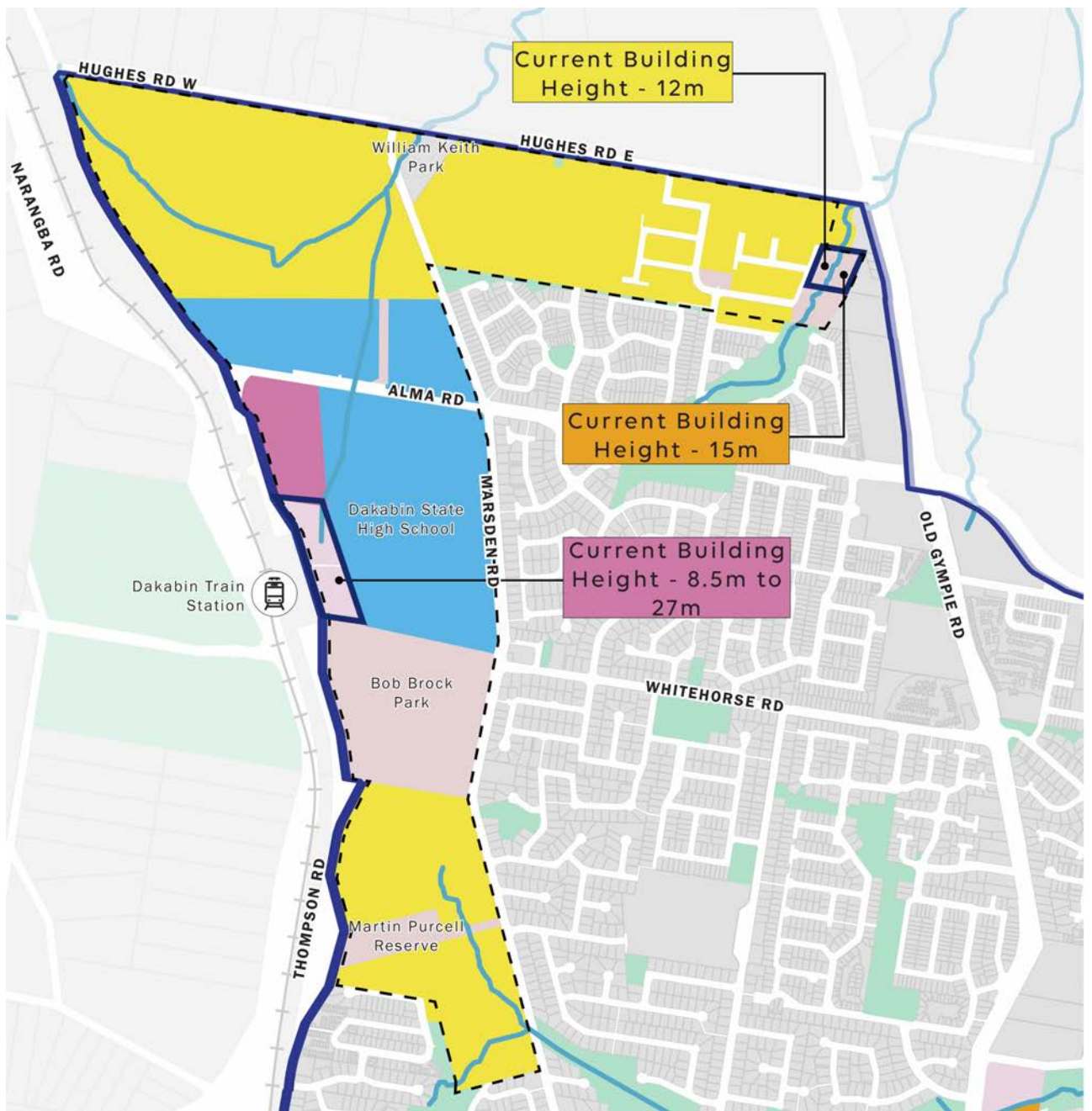


Figure 44 Northern Residential Precinct - Zone Map



Not To Scale



Legend

	Neighbourhood plan boundary		8.5m		27m
	Precinct boundary		12m		30m
	Proposed building height change		15m		39m
	Existing recreation and open space zone		5m to 21m		
	Waterway		21m		
			8.5m to 27m		

Figure 45 Northern Residential Precinct - Building Height Map



For more information on our new Corporate Plan and Pillars
scan the QR code or visit moretonbay.qld.gov.au