

Enquiries: Rohan Coldham
Direct Phone: 07 5433 2016
Our Ref: DA/11957/2004/VCHG/3
Your Ref: -
Date: 3 April 2020

North Harbour Holdings Pty Ltd
PO Box 771
BURPENGARY QLD 4505

Dear Sir/Madam

**Re: CHANGE APPLICATION FOR A MINOR CHANGE TO A DEVELOPMENT APPROVAL
*Under section 79 of the Planning Act 2016***

Development Application No.: DA/11957/2004/VCHG/3
Property Location: Lot 2000 Mornington Parade, BURPENGARY
EAST QLD 4505
Property Description: Lot 2000 SP 309347
Development Type: Request to Change (Minor) - Request to Change
a Preliminary Approval for Material Change of
Use, and for Variations to the Applicable
Planning Scheme, under s.3.1.6 of the Integrated
Planning Act 1997 (Qld) in relation to
Development for Residential, Open Space, and
related purposes for land located at Buckley
Road, Morayfield in the State of Queensland
(commonly referred to as Northeast Business
Park Residential West area)

I refer to the Change Application in respect to the abovementioned development approval and advise that on 31 March 2020, Council's Delegate as the Assessment Manager decided to approve these changes in accordance with the *Planning Act 2016*.

A Changed Development Approval for the following has now been issued;

- Preliminary Approval for Material Change of Use (Residential, Open Space, and related purposes for land located at Buckley Road, Burpengary East (commonly referred to as Northeast Business Park Residential West Area));

This Changed Decision Notice replaces the Notice previously issued and dated 17 February 2020.

The development allowed by this approval must be carried out in accordance with the attached Decision package.

Attached is an extract from the *Planning Act 2016* which details your appeal rights and the appeal rights of any submitters, if applicable, regarding this decision.

Should you have any further queries in relation to this decision, please contact Rohan Coldham as referenced above.

Yours faithfully



Rohan Coldham
Principal Development Planner
Development Services

Enclosures: Attachment 1 - Decision Notice
Attachment 2 - Assessment Manager Conditions
Attachment 3 - Approved Plans/ Documents
Attachment 4 - Appeal Rights

Cc: Unitywater
Development.Services@Unitywater.com

Department of State Development, Manufacturing,
Infrastructure and Planning
SARA – SEQ North Region Office
SEQNorthSARA@dsmip.qld.gov.au

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ATTACHMENT 1

Decision Notice

Decision Notice

Planning Act 2016, section 83

NATURE OF CHANGES

The nature of the agreed changes include;

- Table of Approved Plans and Documents – Table Amended

All other aspects of the previous Notice remain unchanged.

APPLICATION DETAILS

Date of Change Application: 17 March 2020
Application No: DA/11957/2004/VCHG/3
Applicant: North Harbour Holdings Pty Ltd
Street Address: Lot 2000 Mornington Parade, Burpengary East
Real Property Description: Lot 2000 SP 309347
Planning Scheme: Moreton Bay Regional Council Planning Scheme

APPROVAL DETAILS

Date of previous Notice: 17 February 2020

Date of Decision of Changed Development Approval: 31 March 2020

This change application was approved by Council's Delegate as the Assessment Manager subject to conditions (refer Attachment 2).

APPLICATION TYPE	Development Permit	Preliminary Approval
Preliminary Approval for Material Change of Use under s.3.1.6 of the Integrated Planning Act 1997 (Qld) in relation to Development for Residential, Open Space, and related purposes for land located at Buckley Road, Burpengary East QLD 4505 (commonly referred to as Northeast Business Park Residential West Area)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OTHER NECESSARY PERMITS

Listed below are other permit/s that are necessary to allow the development to be carried out:

- Operational Works – Development Permit
- Building Works – Development Permit
- Reconfiguring a Lot - Development Permit.
- Material Change of Use - Development Permit

CURRENCY PERIOD OF APPROVAL

The currency period stated in section 85 of the *Planning Act 2016* applies to each aspect of development in this approval, as outlined below:

- Other as required (20 Years) from the original approval 28 June 2013.

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions under Chapter 4, section 145 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

The conditions relevant to this development approval are listed in Attachment 2 of the Decision package.

APPROVED PLANS / DOCUMENTS

The approved plans and/or documents as listed below for this development approval are included in Attachment 3 of the Decision package.

Approved Plans and Documents			
Plan / Document Number	Plan / Document Name	Prepared By	Date
20430-10 Rev Q	Northeast Business Park Structure Plan	RPS	25 May 2015
MC-1	Northeast Business Park Residential West Area Plan, Version 5	North Harbour Holdings	23 March 2018

Table Amended- Request to Change Development Approval - Delegated Authority 31 March 2020

ASSESSMENT BENCHMARKS

The Assessment Benchmarks that applied to the development from the following Categorising Instruments include;

Categorising Instrument (*Planning Regulation 2017*)

Not applicable.

Local Categorising Instrument (*Moreton Bay Regional Council Planning Scheme*)

Not applicable.

Local Categorising Instrument (*Variation Approval*)

Not applicable.

Local Categorising Instrument (*Temporary Local Planning Instrument*)

Not applicable.

OTHER RELEVANT ASSESSMENT MATTERS
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Not Applicable.

REASONS FOR THE DECISION

Subject to development conditions being imposed (refer Attachment 2), the development can comply with the applicable Assessment Benchmarks against which the application was required to be assessed. For further details, refer to the Reasons for the Decision section of the Assessment Report which is available on Council's website (via PD Online) www.moretonbay.qld.gov.au using the application number referenced in this Notice.

REFERRAL AGENCY CONDITIONS

Referral Trigger	Name & Address of Agency	Status
<p>Fisheries - marine plants</p> <p>Schedule 10, Part 6, Division 3, Subdivision 3, Table 2</p> <p>(Reconfiguring a lot or a material change of use involving the removal, destruction or damage to a marine plant)</p>	<p>Department of State Development, Manufacturing, Infrastructure and Planning SARA – SEQ North Region Office</p> <p><u>MyDAS electronic lodgement:</u> https://prod2.dev-assess.qld.gov.au/suite/</p> <p>for assistance, contact DSDMIP on telephone (07) 5352 9701 or email SEQNorthSARA@dsgmip.qld.gov.au</p>	Concurrence Agency
<p>Infrastructure - state transport infrastructure</p> <p>Schedule 10, Part 9, Division 4, subdivision 1, Table 1</p> <p>(Development exceeding identified threshold impacting on state transport infrastructure)</p>	<p>Department of State Development, Manufacturing, Infrastructure and Planning SARA – SEQ North Region Office</p> <p><u>MyDAS electronic lodgement:</u> https://prod2.dev-assess.qld.gov.au/suite/</p> <p>for assistance, contact DSDMIP on telephone (07) 5352 9701 or email SEQNorthSARA@dsgmip.qld.gov.au</p>	Concurrence Agency
<p>Infrastructure - state transport corridors and future state transport corridors</p> <p>Schedule 10, Part 9, Division 4, subdivision 2, Table 4</p> <p>(Material change of use near a State transport corridor or that is a future State transport corridor)</p>	<p>Department of State Development, Manufacturing, Infrastructure and Planning SARA – SEQ North Region Office</p> <p><u>MyDAS electronic lodgement:</u> https://prod2.dev-assess.qld.gov.au/suite/</p> <p>for assistance, contact DSDMIP on telephone (07) 5352 9701 or email SEQNorthSARA@dsgmip.qld.gov.au</p>	Concurrence Agency

Referral Trigger	Name & Address of Agency	Status
<p>Erosion prone area in a coastal management district</p> <p>(Schedule 10, Part 17, Division 3, Table 6)</p> <p>Material change of use involving work in a coastal management District</p>	<p>Department of State Development, Manufacturing, Infrastructure and Planning SARA – SEQ North Region Office</p> <p>MyDAS electronic lodgement: https://prod2.dev-assess.qld.gov.au/suite/</p> <p>for assistance, contact DSDMIP on telephone (07) 5352 9701 or email SEQNorthSARA@dsmip.qld.gov.au</p>	<p>Concurrence Agency</p>

APPEAL RIGHTS

Attachment 4 of the Decision package is an extract from the *Planning Act 2016* which details your appeal rights and the appeal rights of any submitters, if applicable, regarding this decision.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please refer to the Assessment Report for the application on Council's PD Online webpage at www.moretonbay.qld.gov.au using the application number referenced in this Notice.

ATTACHMENT 2

Assessment Manager Conditions of Approval

CONDITIONS	TIMING
MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL	
1. MBRC Approved Plans and Documents	
<p>Carry out the development in accordance with the following:</p> <p>(i) the approved Structure Plan Residential West Area, Ref 20430-10 Rev Q, dated 25 May 2015.</p> <p>(ii) the approved Northeast Business Park Residential West Area Plan, Version 4-6 July 2016</p>	At all times.
2. MBRC Currency Period	
<p>The currency period for this approval is limited to twenty (20) years.</p> <p>Note: This condition is imposed in accordance with the provisions of <i>Section 3.5.21(2) of the Integrated Planning Act 1997</i>.</p>	As indicated.
3. MBRC Level of Assessment and Codes	
<p>The level of assessment for the respective uses and the relevant assessable requirements are to accord with the relevant sections of the Northeast Business Park Residential West Area Plan, unless otherwise stated in these conditions of development.</p> <p>Note: Any future request for a minor variation to the approved Northeast Business Park Residential West Area Plan is to be agreed by both Council and the developer.</p> <p>This provision is not to be used to alter the intent of the approved Northeast Business Park Residential West Area Plan, in particular the extent of the Residential West Precinct</p>	At all times.
4. MBRC Staging of the Development	
<p>Carry out the sequencing of the development in accordance with a staging plan. Such plan is to be endorsed by Council.</p> <p>Note: Any future request for a minor variation to the approved staging plan and/or sequencing of the development is to include justification for such departure.</p> <p>Variation to the staging plan is also to include amendments as required to all infrastructure provisions and is not to adversely impact on Council's ability to provide such infrastructure. Such request is to be submitted to Council for approval.</p>	Prior to or concurrently with a Reconfiguring a Lot application being lodged for Stage 1 of the Residential West Area.

CONDITIONS		TIMING
5.	MBRC Sector Plan, Indicative Subdivision Concept Plan and Reconfiguring a Lot Requirements	
	<p>The Sector Plan, Indicative Subdivision Concept Plan and Reconfiguring a Lot proposals are to comply with the following requirements:</p> <ul style="list-style-type: none"> (i) Construct screen fencing along the interface to all adjoining properties for this development. The design of which is to mitigate potential impacts from existing and potential lawful uses on the adjoining land. The details of the fence height and construction material are to be provided as part of subsequent Development Permits. (ii) The interface to all adjoining properties is to provide an appropriate buffer as determined by an approved Agricultural Buffer Report. (iii) Where proposed filling at the boundaries of the site is in excess of 1.0 metre to those levels of adjoining properties, the fill is to be offset at least the same distance it reaches in height, or battered at no steeper than 1 in 4. <u>Note:</u> No additional stormwater runoff is to discharge onto lower properties. (iv) Provide a signage strategy that addresses the size, location and nature of signage permitted for each non-residential lot. The signage strategy is to be submitted for approval by the Council's Delegate and to be included in any community management statement. 	
6.	MBRC Sustainability Measures	
	Incorporate sustainability measures relevant to the Residential West Area as outlined in the main Northeast Business Park EIS and the supplementary Northeast Business Par EIS in buildings and structures proposed to be erected on site. Such measures are to be included in the proposed Design Guidelines for the development (as identified in Section 3 of the Northeast Business Park Residential West Area Plan).	At all times.
7	MBRC Open Space Requirements	
	<p>Transfer land shown as open space on the approved structure plan to the Council, free of cost and encumbrance. Such contribution is to comprise a minimum of 10% of the developable land the subject of the approval and is to be calculated in accordance with Open space contributions Planning Scheme Policy (17).</p> <p>The land may be transferred in stages approved by Council's delegated officer providing no less than 10% of the area developed any time is dedicated.</p> <p>Note: A licence agreement that enables use of required open space areas by the developer or others will be Council's preferred method of managing the open space areas of the development.</p>	

CONDITIONS		TIMING
8	MBRC Open Space Agreement	
	<p>Enter into an agreement with Council that ensures the timely delivery of all public open space and associated improvements relevant to the Residential West Area, as outlined in main Northeast Business Park EIS and the supplementary Northeast Business Park EIS and section 7.1 of the Northeast Business Park Residential West Area Plan. Such agreement is to be prepared by the Council (at the cost of the developer) and submitted by the development proponent for approval/endorsement by Council and is to contain, at least the following:</p> <ul style="list-style-type: none"> • Timing for delivery of the various components of open space; • Level of maintenance requirements for the various components of open space and who is responsible for carrying out these maintenance requirements; • Establishment of a per lot monetary contribution towards the (additional) cost of maintenance, with at least an annual review; • On maintenance and off maintenance/defects liability periods; and • Access arrangements necessary for the developer to meet its environmental obligations. <p>Note: Council will contribute towards the maintenance of the transferred public open space areas, at levels commensurate with its landscape maintenance standards manual (or equivalent document). The difference in cost to delivering a higher standard of maintenance will need to be funded by this development, through measures such as an additional rates charge.</p>	Prior to or concurrently with a Reconfiguring a Lot application being lodged for Stage 1 of the Residential West Area
9	MBRC Design Guidelines	
	Provide Council with a copy of the Design Guidelines for the development, as identified in Section 3 of the Northeast Business Park Residential West Area Plan.	Prior to release of the survey plan for Stage 1 of the Residential West Area.
10	MBRC Buffers to Riparian Areas	
	(a) Provide and maintain a vegetated buffer between the Residential West Precinct area and Raff Creek, in the setback area required by Probable Solution 14.2 of the Reconfiguring a Lot Code in the Northeast Business Park Residential West Area Plan. The works are to maximise the usage of local indigenous species and to enhance the habitat values of the environmental corridor. The works may be staged, as approved by the Council's delegated officer.	(a) Prior to release of the survey plan for each stage of development affected by this condition.

CONDITIONS		TIMING
	(b) Before commencing the works obtain approval for detailed design plans, details and technical specifications of any planting or landscape work from the Council's delegated officer.	(b) Prior to the works commencing.
11	Environmental Requirements	
	<p>With respect to achieving the intent of the Residential West Open Space Precinct, creation of Compensatory Flood Offset Areas and satisfaction of Stormwater and Flood Management conditions 15-20 inclusive, the following actions are required:</p> <p>(a) Submit a revised plan identifying the distribution of wetlands on the site by a suitably qualified expert in accordance with the Queensland wetland program definitions which also includes disturbed wetlands.</p> <p>(b) Submit a revised plan determined by a suitably qualified expert and in accordance with the definitions under the Fisheries Act 1994 and Fish Habitat Management Operational Policies, identifying the distribution of marine plants on the site.</p> <p>(c) Submit a revised plan which identifies the distribution of habitats for terrestrial fauna of conservation significance in accordance with the fauna preliminary joint expert report dated 1 May 2013.</p> <p>(d) Stormwater management of the site is to ensure that there are no impacts unacceptable to the Council to wetland ecology, flora and fauna.</p> <p>(e) With reference to (a) - (c) above, design and management of the development is to ensure:</p> <p>(i) marine plants (as defined by the Fisheries Act 1994 and Fish Habitat Management Operational Policies) are not disturbed in any manner unacceptable to the Council</p> <p>(ii) habitat for terrestrial fauna of conservation significance is not affected in any manner unacceptable to the Council</p> <p>(iii) disturbance to waterways is minimised</p> <p>(iv) the natural hydrological regime of the remaining wetlands and particularly the significant wetlands, are maintained to a level acceptable to the Council.</p> <p>(v) preservation and where appropriate, rehabilitation of all wetlands within the site.</p> <p>(vi) Preservation and where appropriate, rehabilitation of the ecological corridors on the site.</p> <p>(f) Constructed flood storage excavation areas are to be planted (where appropriate) with native wetland species of appropriate densities, without impacting on the flood levels.</p>	

CONDITIONS		TIMING
12	MBRC Acid Sulfate Soils	
	All potential Acid Sulfate Soil disturbance is to be addressed through Section 9 of the Northeast Business Park Residential West Area Plan Referrals on this matter are now deleted from the SPR.	Prior to earthworks being carried out on the site.
13	MBRC Bushfire Hazard	
	All areas of the site identified as having a medium risk, or higher, are to provide a detailed bushfire hazard report that provides an assessment of risk and proposed mitigation measures. Such report is to be prepared having consideration to the Bushfire assessment report, as contained in appendix Z of the EIS, amended to reflect the Residential West precinct only.	Prior to release of the survey plan for each stage.
14	MBRC Copy of all Approvals Relating to the Development	
	Provide Council with a copy (both electronic and hard copy) of all approvals, management plans and monitoring data, as required by other authorities, relating to this development. Note: Such requirement is to ensure that Council is kept up to date with all matters relating to this development.	To be maintained at all times.
DEVELOPMENT ENGINEERING		
STORMWATER		
15	MBRC Adverse Drainage Impact - General	
	(a) Stormwater drainage discharge from the development shall not adversely impact adjoining lots. Where an adverse impact is identified during the assessment of any stage, including operational works, the developer is required to submit details of adequate measures to offset such. Approved mitigation measures must be implemented. (b) Demonstrate that stormwater can be lawfully discharged from the subject land in accordance with Council's standards without causing nuisance and annoyance to any person.	(a) At all times. Implement approved mitigation measures prior to release of the survey plan for each stage or prior to the commencement of each use. (b) Downstream Drainage Discharge reports to be approved prior to approval of operational works or building works (whichever occurs first). Implement approved mitigation measures prior to release of the survey plan for each stage or prior to the commencement of use.

CONDITIONS		TIMING
16	MBRC Stormwater Draining to Land	
	<p>(a) Adequately cater for all stormwater draining to the land, or stormwater flow paths which are interfered with by the development or the filling of the subject land.</p> <p>(b) Provide drainage easements, free of cost and compensation in Council's favour, over any drainage paths and drainage infrastructure within all new lots including all inter-allotment drainage works.</p> <p>(c) The major and minor drainage systems are to be designed to cater for a fully developed upstream catchment current at the time of development.</p> <p>(d) The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the major storm event without allowing flows to encroach upon private land (land not for public use).</p> <p>(e) Overland flow paths and pipe drainage (for any storm event) from roads and public open space do not pass through private land (land not for public use). Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>(f) Stormwater drainage infrastructure through or within private land (land not for public use) is protected by easements in favour of Council (at no cost to Council) with easement areas and dimensions conforming to Council's standards.</p>	Prior to release of the survey plan for each stage, or prior to the commencement of each use.
17	MBRC Stormwater Drainage - Design Criteria	
	Design and construct at no cost to Council, stormwater management and drainage works in accordance with Council's design standards current at the time of development.	Prior to release of the survey plan for each stage (for reconfiguring a lot), or prior to the commencement of each use (for material change of use).
18	MBRC Stormwater Quality Management Plans	
	<p>(a) Submit for approval a revised stormwater quality management plan (SQMP) Master Plan that considers the fully developed project and demonstrates compliance with specific outcomes S01 to SOS of the 2005 Caboolture Shire Plan (as amended) Stormwater (Development) Code and the following criteria:</p> <p>The total effect of permanent water quality control measures achieve reductions in the mean annual load generated by the development site to a minimum of:</p> <p>(i) 80% for Total Suspended Sediment (TSS);</p> <p>(ii) 45% for Total Nitrogen (TN);</p>	<p>(a) Submit SQMP prior to or concurrently with a Reconfiguring a Lot application being lodged for Stage 1 or the Residential West Area.</p> <p>Note: The SQMP approval shall be prior to or</p>

CONDITIONS	TIMING
<p>(iii) 60% for Total Phosphorous (TP); and (iv) 90% reduction in litter (sized 5mm or greater).</p> <p>Note: Should the overall effectiveness of the optimal treatment train for the development catchment not meet mean annual load reduction targets, then specific concentrations as defined by local water quality objectives set out in schedule 1 of Environmental Protection (Water) Policy 2009 should be used as the water quality objective for stormwater discharging from development sites.</p> <p>All stormwater treatment areas are to be separated from ecologically sensitive areas.</p> <p>Stormwater treatment systems are to be designed to function effectively during and immediately after flood events up to the 100 year ARI event in the Caboolture River.</p> <p>Stormwater discharges from the site are to comply with the frequent flow management and waterway stability objectives listed in table 4-2 of the draft Stormwater Management Plan provided with the EIS (Appendix H1).</p>	<p>concurrently with approval for Reconfiguring a Lot for Stage 1 of the Residential West Area.</p>
<p>(b) Submit for approval Site Based Stormwater Management Plans (SBSMP) in accordance with the 2005 Caboolture Shire Plan (as amended) Planning Scheme Policy 4 - Design and Development Manual, Part A, Section 8, the 2005 Caboolture Shire Plan (as amended) Planning Scheme Policy 19 - Stormwater and the Healthy Waterways Water by Design guidelines for South East Queensland.</p> <p>SBSMPs must include supporting electronic model files for each development permit application. Stormwater quality modelling is to be undertaken in accordance with the most current version of the MUSIC Modelling Guidelines for South East Queensland (South East Queensland Healthy Waterways Partnership);</p>	<p>(b) Submit SBSMP with each Reconfiguring a Lot or Material Change of Use development application (other than where there is no land disturbing development).</p> <p>The SBSMP to be approved prior to approval of the relevant development application.</p>
<p>(c) Implement the approved Site Based Stormwater Management Plans.</p>	<p>(c) Prior to release of the survey plan for each stage or prior to the commencement of use.</p>

	CONDITIONS	TIMING
	<p>(d) Prepare as part of the stormwater quality management plan or as part of a broader environmental management plan for the development, a water quality monitoring program for pre-construction; during and post construction.</p>	<p>(d) Submit prior to or concurrently with a Reconfiguring a Lot application being lodged for Stage 1. Approval prior to approval for Reconfiguring a Lot for Stage 1.</p> <p>Note: The monitoring program approval be prior to or concurrently with approval for Reconfiguring a Lot for Stage 1 of the Residential West Area.</p>
	<p>(e) Review the results of the MUSIC modelling once water quality monitoring data for the site is available to:</p> <ul style="list-style-type: none"> (i) Confirm or otherwise, the nutrient/sediment export characteristics of the site in the existing situation; (ii) Assess the anticipated performance of the proposed development in accordance with the adopted water quality objectives (specified reduction targets for pollutant exports above and the Healthy Waterways Water by Design guidelines); and (iii) Provide reports assessing the impact of the proposed development on the Caboolture Estuary in absolute terms by comparing the pre and (anticipated) post development sediment and nutrient loadings. 	<p>(e) Ongoing during the development once every two years</p>
19	MBRC Flood Free Land Requirements	
	<p>Apply the minimum requirements for flood free land in accordance with Table 7.20 of the Stormwater Code of the 2005 Caboolture Shire Plan (as amended), including the minimum flood immunity levels as stated in Section 8.9 of Planning Scheme Policy 4 - Design and Development Manual of the 2005 Caboolture Shire Plan (as amended). The finished ground levels must allow for freeboard requirements current at the time of development and an 800mm of sea level rise allowance resulting from predicted climate change impacts to the year 2100.</p>	<p>Prior to release of the survey plan for each stage, or prior to the commencement of each use.</p>

CONDITIONS	TIMING
<p>The boundary of the Residential West Area Precinct including the fill platform of developable land shall be determined by the revised Flood Management Plan required under Condition 20, and confirmed through an approved Sector Plan or Reconfiguration of a Lot approval.</p>	
<p>20 MBRC Stormwater Detention and Flood Plain Management</p>	
<p>(a) Control the discharge of stormwater from the developed site so as to restrict peak flow discharge to pre-development flows at any location where the discharge is into an adjoining property. Any discharge onto downstream properties must also not result in an increase of concentration of the Stormwater.</p> <p>Note: On-site stormwater detention facilities are to comply with the relevant design standard current at the time of development (currently Section 8.18 of Planning Scheme Policy 4 of the Caboolture Shire Plan).</p>	<p>(a) Prior to release of the survey plan for each stage.</p>
<p>(b) Submit for approval a Flood Management Plan (FMP) prepared by a suitably qualified and experienced Stormwater Engineer demonstrating non-worsening and no adverse off site impacts for local and river flood events. For local flood management this will require any necessary detention/attenuation for local storm events corresponding to 2, 5, 10, 50 and 100 year ARI storm event including a possible 100 year ARI Caboolture River flood event coinciding with a 20 year ARI storm tide. In addition the proposed development is to be assessed against the January 2011 flood event to determine adequacy of proposed development levels. The plan is to demonstrate that any discharge towards downstream properties does not result in an increase of peak flow discharge or concentration of the stormwater to downstream properties. Council's requirements in relation to sizing and configuration of detention basins at the development permit application stage are outlined in Council's 2005 Caboolture Shire Plan (as amended)</p> <p>Planning Scheme Policy 4 - Design & Development Manual - Section 8.18 Stormwater Detention. The Flood Management Plan is to address the following issues:</p> <p>(i) Council's current hydraulic flood model is to be used to assess the impacts of the RWA development;</p> <p>(ii) Provide revised reporting demonstrating no net loss of flood plain storage volume for storm events Q2, Q5, Q10, Q50 and the Q100 ARI flood event based on the above item. Volumetric details are to be provided at each development stage to demonstrate preservation of the existing flood plain storage.</p>	<p>(b) Submit FMP prior to or concurrently with a Reconfiguring a Lot application being lodged for Stage 1 of the Residential West Area. Approval of FMP prior to approval of the Reconfiguring a Lot application for Stage 1.</p>

CONDITIONS	TIMING
<p>(iii) All works required for the management of stormwater, for compensatory flood storage excavation, or both must be achieved wholly within the Residential West Open Space Precinct, and in the case of flood storage excavation works, generally in the locations indicated on the RWA Plan Structure Plan. If the Council is satisfied that, for hydrological and / or environmental reasons, some elements of those works cannot be achieved within the Residential West Open Space Precinct then, to that extent, those elements may be required in one or more locations in the balance land. The actual location of any such works on the balance land will be subject to flood modelling, environmental assessment and Council approval. . Any volumes to be occupied by permanent water levels will not to be credited towards compensatory earthworks calculations;</p> <p>(iv) All works (filling and/or mitigation) within the existing flood plain must be contained within the subject land and not create adverse impacts on adjoining, upstream or downstream properties, cause affluxes in flood conditions, redirect water away from existing flow paths where they cross adjoining boundaries or concentrate flows upon adjoining properties; Note: Any modification to internal flow paths must consider the environmental impacts of such changes.</p> <p>(v) Hydraulic remodelling must be accurately based on finished surface coverage's (i.e. grasses in diversion banks and overflow bypass channels, river bank revegetation works, tree density and plantings in open spaces, etc.) and their associated Mannings 'n' roughness coefficient within the floodplain. Adopted friction values must reflect minimal maintenance requirements, and the report must also include a maintenance management plan acceptable to Council;</p> <p>(vi) Discharge from the individual stages and the overall site as a whole does not cause nuisance to any person, property or premises;</p> <p>(vii) Use of advanced methodology by electronic modelling techniques is to be undertaken in determining and estimating detention volumes. Council does not support the Queensland Urban Drainage Manual methods in this instance, as these methods are only suitable for low volume estimations; and</p>	

CONDITIONS		TIMING
	(viii) Demonstrate safe flood egress from all new lots to a flood free area of sufficient size (i.e. outside the extent of the Probable Maximum Flood. Assessment to include 800mm of sea level rise allowance resulting from predicted climate change impacts to the year 2100.	
	(c) Implement the approved Stormwater Detention and Flood Management Plan.	(c) Prior to release of the survey plan for each stage or prior to the commencement of use.
ACCESS & ROADS		
21.	MBRC Mitigating Traffic and Transport Impacts on Council Controlled Roads	
	(a) Provide a detailed Traffic and Transport Impact Assessment (TTIA) to assess the cumulative impact of the development on Council-controlled (trunk and non-trunk) roads on which traffic generated by the development equals or exceeds 5% of the existing Average Annual Daily Traffic (AADT) predictions for any road section, intersection movement or turn movement to the year 2026 or 10 years after opening of the final stage of development whichever is the greater. The report is to be prepared in accordance with Council's guidelines and determine appropriate measures required to mitigate the impacts of the development to achieve the Levels of Service specified in Council's Planning Scheme Policy PSP21B of the 2005 Caboolture Shire Plan (as amended). The report shall include, but not necessarily be limited to, the following: (i) An integrated movement plan that demonstrates a system of connected and continuous pathways, bike lanes and bus stop infrastructure.	(a) Initial TTIA required prior to or concurrently with lodging any further development applications for the first stage of the development
	(b) The approved Traffic and Transport Impact Assessment is to account for revisions of Council's road system planning and traffic growth in the region. The revised assessment reports are to take into account the impact of the development on Council-controlled roads to the end of Council's trunk roads planning horizon at that time or 10 years hence, whichever is the greater. The revised reports are to be prepared in accordance with Council's guidelines current at the time and determine appropriate measures required to mitigate the impacts of the development to achieve the Levels of Service specified in Council's Planning Scheme Policy PSP21B.	(b) Revised TTIA's to be lodged every 4 years from commencement (first stage) of the development or as otherwise agreed in writing by Council's Delegated Officer.

CONDITIONS	TIMING
<p>(c) The initial and revised Traffic and Transport Impact Assessment reports are to identify when the various mitigation works will be required in line with the development sequence in the approved Staging Plan and provide preliminary cost estimates for any mitigation works and necessary road resumptions associated with the mitigation works.</p> <p>(d) The developer is to pay a monetary contribution amounting to the approved value of the development's portion of the cost of the mitigation works and necessary road resumptions associated with the mitigation works. The monetary contribution may be paid in stages as approved by the Council providing the total contribution for any individual mitigation measure and any associated road resumption is paid to Council not less than 12 months prior to the particular measures being required to meet the specified Level of Service in the road system. The monetary contribution is to be adjusted to reflect movements in the ABS Building and Construction (Non-Residential) Queensland Index between the date of the approved estimates and the time of payment.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. This development's portion of any mitigation works is determined by deducting the proportion of the value of the works attributable to existing deficiencies and future / planned demand (excluding this development) from the total approved value of the mitigation works determined with this development's impact. 2. The proponent's traffic report and its amendments provided in support of the EIS are not considered to adequately address the impacts of the development over the duration of the project. The report will require amendment to adequately address impacts for an initial planning horizon in line with Council's trunk planning horizon of 2026. Because the project duration is likely to exceed the current planning horizon of 2026 it will be necessary for the Traffic and Transport Impact Assessments to be re-considered periodically throughout the life of the project. 	<p>(c)&(d) The total (indexed) monetary contribution towards identified mitigation works and land resumptions to be paid within 12 months of the approval of each relevant report unless approved otherwise by the Council.</p>
<p>22. MBRC Updated Road Hierarchy Map</p>	
<p>(a) Submit to Council for approval a road hierarchy map that:</p> <ol style="list-style-type: none"> (i) Is generally in accordance with the approved Structure Plans for the overall NEBP estate; and (ii) Provides on-road bike lanes including 2.5m shared pathways along both sides of the proposed Main Boulevard; 	<p>Submit prior to or concurrently with a Reconfiguring a Lot application being lodged for Stage Approval prior to or concurrently with approval of the Reconfiguring a Lot application for Stage 1</p>

CONDITIONS		TIMING
	<p>(b) Implement the updated road hierarchy plan. Such plan will be incorporated with and become part of the approved plans of development.</p> <p>Note:</p> <p>1. Council acknowledges that the State is requiring dedication of a future road corridor through the project and that intersection spacing along this future corridor will be determined by the relevant State department.</p>	
23	MBRC Council Roads - Design Criteria	
	Design and construct at no cost to Council, all new roads and frontage roads (and associated works) in accordance with Council's design standards current at the time of development.	Prior to release of the survey plan for each stage, or prior to the commencement of each use.
24	MBRC Flood Immune Access	
	Provide trafficable flood immune access during a 100 year ARI storm event by providing all necessary cross drainage culverts or other cross bridging structures over waterways and drainage channels. All cross drainage and bridging structures are to be designed and built in accordance with the relevant standards current at the time of the development.	Prior to release of the survey plan for each stage, or prior to the commencement of each use.
UNITYWATER		
WATER & SEWERAGE		
25.	UW Mitigating Impacts on Water Supply and Sewerage Networks	
	<p>(a) Submit to and receive approval from Unitywater for a detailed water supply and sewerage analyses reports to assess the cumulative impact of the development on these infrastructure networks to the end of the current planning horizon at that time (currently to 2031). These reports are to be prepared in accordance with Unitywater's guidelines and determine appropriate measures required to mitigate the impacts of the development to achieve Unitywater's minimum Levels of Service.</p> <p>(b) The approved initial water supply and sewerage impact assessments (currently to 2031) will need to be revised periodically to account for revisions of the infrastructure system planning and other growth in the region. The revised assessment reports are to take into account the impact of the development on the networks to the end of the current planning horizon at that time. The revised reports are to be submitted to and receive approval from Unitywater, and are to be prepared in accordance with relevant guidelines current at the time and determine appropriate measures required to mitigate the impacts of the development to achieve Unitywater's minimum Levels of Service.</p>	<p>(a) Prior to or concurrently with lodging any further development applications for the development.</p> <p>(b) Revised reports to be lodged every 4 years from commencement (Development Permit issuance for the first stage) of the development unless otherwise agreed in writing.</p>

CONDITIONS	TIMING
<p>(c) The developer is to pay a monetary contribution amounting to the approved value of the mitigation/upgrading works and necessary land resumptions associated with the works, or alternatively undertake the construction of the mitigation/upgrading works identified in the latest version of the approved water supply and sewerage impact assessment reports.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The water supply and sewerage reports provided in support of the EIS are not considered to adequately address the impacts of the development over the duration of the project. 2. The initial and revised impact assessment reports are to identify when the various mitigation/upgrading works will be required in line with the development sequence in the approved Staging Plan and provide preliminary cost estimates for any mitigation/upgrading works and necessary land resumptions associated with the works. 3. This development's portion of any mitigation works is determined by deducting the proportion of the value of the works attributable to existing deficiencies and future / planned demand (excluding this development) from the total approved value of the mitigation works determined with this development's impact. 4. Any monetary contribution provided in respect of (c) above may be paid in stages as approved by Unitywater providing the total contribution for any individual mitigation/upgrading measure and any associated land resumption is paid to Unitywater not less than 12 months prior to the particular measures being required to meet the specified Level of Service in the particular network. The monetary contribution is to be adjusted to reflect movements in the CPI (Brisbane All Groups) between the date of the approved estimates and the time of payment. 	<p>(c) The total (indexed) monetary contribution towards identified mitigation works and land resumptions to be paid in accordance with the timeframes identified in each relevant report unless approved otherwise by Unitywater.</p>
<p>26. UW Connect Development to Water Supply and Sewerage Services</p>	
<p>Connect the development to the water supply and sewerage network in accordance with design standards current at the time of development, the recommendations of the approved water supply and sewerage network analyses and in accordance with any infrastructure agreement relating to these networks.</p>	<p>Prior to release of the survey plan for each stage, or prior to the commencement of each use.</p>
<p>27. UW Sewerage Network Special Requirements</p>	
<p>Reticulated sewer networks within the development shall be designed and constructed in accordance with smart sewer practices allowable within Unitywater's design standards current at the time of development to minimise infiltration.</p>	<p>Prior to release of the survey plan for each stage, or prior to the commencement of each use.</p>

CONDITIONS		TIMING
28.	UW Sewer Easements	
	Provide easements in favour of Unitywater over Unitywater's water supply and sewerage assets in accordance with design standards current at the time of development.	Prior to release of the survey plan for each stage, or prior to the commencement of each use.
29.	UW Permit to Enter	
	Provide Unitywater written Permit to Enter and Construct letter/s from all property owner's, upon which any external water supply and sewerage infrastructures will need to be constructed to service this development, consenting to works being carried out on their property/ies. Note: This preliminary approval in no way implies that Unitywater will use its powers to provide access for construction if the property owner is not agreeable to Unitywater Infrastructure being constructed across their land.	Prior to or concurrently with lodging any development applications for Operational Works for the development.
30.	UW Water Supply and Sewerage to Upstream Property	
	Provide water supply and sewerage within the subject land to the upstream property/stage/catchment boundary(ies) to enable future mains extensions.	Prior to release of the survey plan for each stage, or prior to the commencement of each use.

ADVICES	
1.	Aboriginal Cultural Heritage Act 2003
	<p>The Aboriginal Cultural Heritage Act 2003 commenced in Queensland on April 16, 2004.</p> <p>The Act is administered by the Department of Environment and Resource Management (DERM). Under the Act, indigenous parties are key in assessing cultural heritage significance.</p> <p>The Aboriginal Cultural Heritage Act 2003 establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity.</p> <p>Penalty provisions apply for failing to fulfill the Cultural Heritage Duty of Care.</p> <p>Those proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Duty of Care requirement.</p> <p>Details of how to fulfill the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.</p> <p>Council strongly advises that you contact DERM'S Cultural Heritage Coordination Unit to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developer under the terms of the Aboriginal Cultural Heritage Act 2003.</p>

ADVICES	
2.	MBRC Infrastructure Agreements
	Council recommends that the developer enter into infrastructure agreements regarding the major infrastructure items and contributions to obtain Council agreement for it to use its best endeavours to provide the mitigation/upgrading works in a timely manner, to suit the development sequence in the approved NEBP RWA Plan.
3.	Connection to Natural Gas Advice
	As part of Council's commitment to reducing greenhouse gas emissions, Council is encouraging the expansion of the natural gas reticulation network. In particular the use of natural gas hot water systems will result in significantly less greenhouse gas emissions than equivalent electric storage hot water systems. It is recommended that you contact the local natural gas authority to arrange an assessment of the suitability of your proposed development for connection to the existing gas reticulation network.
4.	Telecommunications Infrastructure
	Telecommunications Infrastructure to and within the development is to be in accordance with the Telecommunications Act 1997 and any other relevant legislation.
5.	Water Supply and Sewerage Connection to Development
	Unitywater is only prepared to provide a water supply and sewerage connection to the development on the basis that the developer accepts all of the Water and Sewerage conditions as detailed in this approval.
6.	Unitywater Infrastructure Agreements
	Unitywater recommends that the developer enter into an infrastructure agreement regarding the Unitywater priority infrastructure items and contributions to obtain Unitywater agreement for it to use its best endeavours to provide the mitigation/upgrading works in a timely manner, to suit the development sequence in the approved initial and revised water supply and sewerage impact assessment reports.

ATTACHMENT 3

Approved Plans / Documents



RPS

Northeast Business Park

Residential West Area Plan

Version 5 – 23 March 2020

Versions and Amendments

No	Date	Comments and Amendments	Tracking
0	26 June 2013	Final for Consent Order	Original
1	20 March 2014	Revision to Table 8-3 Schedule 2 to NEBP RWA Reconfiguring a Lot Code: Road Hierarchy Revision to Figure 8-1 Proposed Road Cross Sections Revision to Table 8-5 Schedule to Residential West Dwelling Code: Built Form	GIA-1
2	3 December 2014	Revision to Table 8-5 Schedule to Residential West Dwelling Code: Built Form	GIA-2
3	18 May 2015	Revision to Table 8-5 Schedule to Residential West Dwelling Code: Built Form	GIA-3
4	6 July 2016	Revision to Figure 1-2 NEBP RWA Plan Structure Plan Revision to Figure 6-1 Residential West Precinct Location Plan Revision to Figure 7-1 Residential West Open Space Precinct Location Plan Revision to Appendix B - NEBP RWA Plan Mapping	PCR-1
5	23 March 2020	Revision of assessment table 6-2 & 6-3 for the Residential West Precinct Revision to Table 8-5 Schedule to Residential West Dwelling Code: Built Form	MC-1

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Acronyms

NEBP	Northeast Business Park
MIBA	Mixed Industry Business Area
CSC	Former Caboolture Shire Council
MBRC	Moreton Bay Regional Council
IPA	<i>Integrated Planning Act 1997 (Qld)</i>
IPR	<i>Integrated Planning Regulation 1998 (Qld)</i>
DA	Development Application
DP	Development Permit
ERA	Environmentally Relevant Activity
IDAS	Integrated Development Assessment System
MCU	Material Change of Use
OW	Operational Work
PA	Preliminary Approval
ROL	Reconfiguration of a Lot

1.0 Introduction

1.1 Application of the NEBP Residential West Area Plan

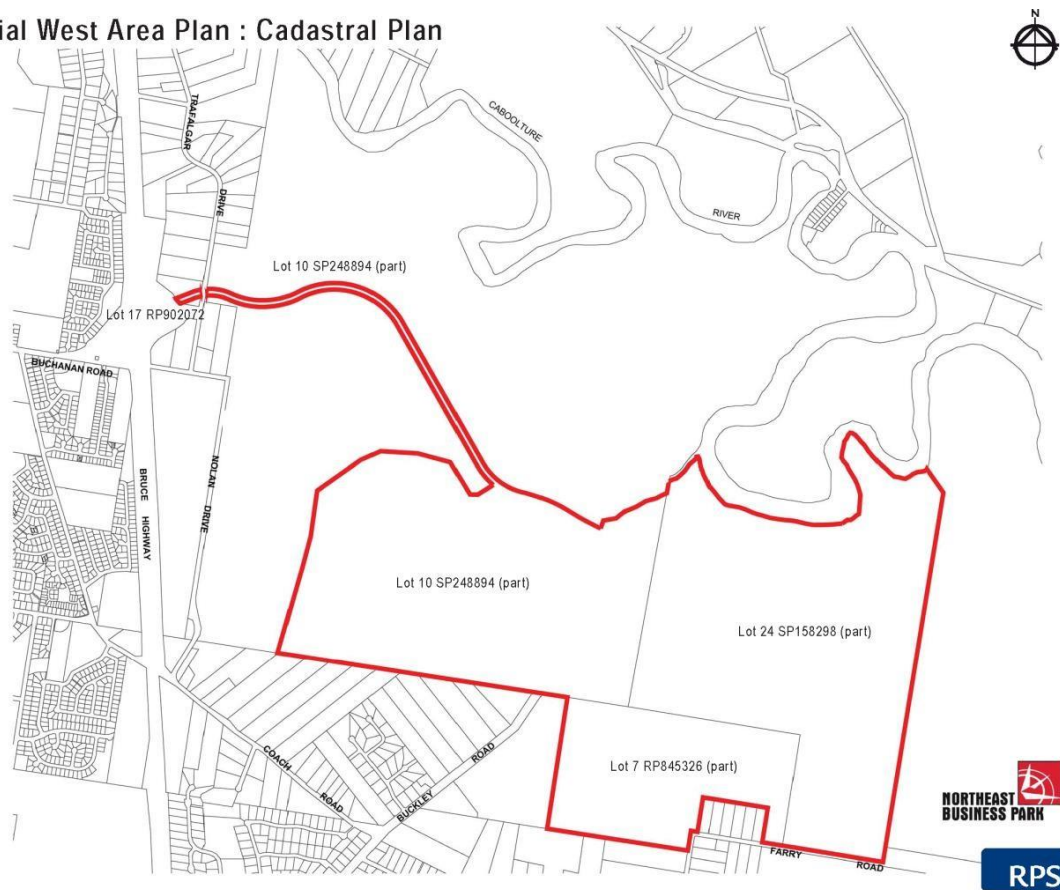
The Northeast Business Park Residential West Area Plan (NEBP RWA Plan) forms part of the Preliminary Approval overriding the Planning Scheme under s3.1.6 of the *Integrated Planning Act 1997* for development of the Northeast Business Park Residential West Area (RWA).

The NEBP RWA Plan applies only to the land contained within the associated application for Preliminary Approval, "the NEBP RWA", as shown in Figure 1-1 and listed below in Table 1-1.

Figure 1-1 Site Cadastral Plan

NEBP Residential West Area Plan : Cadastral Plan

Residential West Area
Lot 10 SP248894 (part)
Lot 7 RP845326 (part)
Lot 24 SP158298 (part)
Lot 17 RP902072



ref 20430-40D
date June 2015
scale 1:5,000 @ A0, 1:20,000 @ A3
100 50 0 50 100 200 300 400 500
By PlanU/PA/MP/Project/2004/Jan/2004 - Northeast Business Park/Residential West Area

Table 1-1 Sites included in the NEBP RWA Plan

RPD (as at October 2007)	Address	Total Area (hectares)
L10 SP248894 (Part)	34 Nolan Drive, Morayfield	520.10
L7 RP845326 (Part)	185 Farry Road, Burpengary	55.90
L17 RP902072	31 Trafalgar Drive, Morayfield	1.88
L24 SP158298 (Part)	195-235 Farry Road, Burpengary	160.38
Total Area:		738.26

The associated application for Preliminary Approval was lodged over Lot 7 on RP845326 and Lot 24 on RP158298 on 20/20/2004 on behalf of Port Binnli Pty Ltd to Caboolture Shire Council, Ref: MCU-2004-1420). The application was subsequently changed during the course of assessment to also include Lot 10

RP902079, Lot 12 RP145197 and Lot 17 RP902072. Lot 10 and Lot 12 were subsequently amalgamated to form Lot 10 on SP248894.

Whilst the application was submitted under the Caboolture Shire Council Town Planning Scheme 1988 (as amended), the NEBP RWA Plan has been structured consistently with an *IPA* format Planning Scheme and the *Caboolture ShirePlan 2005*.

Once approved, the NEBP RWA Plan will apply to any subsequent development application in the NEBP RWA.

The NEBP RWA Plan functions in conjunction with the Planning Scheme, and therefore must be considered when assessing development applications within the NEBP RWA Plan as part of the IDAS, and must be read together with the *Sustainable Planning Act 2009* (SPA) and the Planning Scheme, as necessary.

Where a matter is addressed by the NEBP RWA Plan, to the extent there is any inconsistency with the Planning Scheme, the NEBP RWA Plan provisions prevail.

1.2 Function of the NEBP RWA Plan

The purpose of the NEBP RWA Plan is to provide a statutory framework to guide the approval and implementation of the NEBP RWA vision. The NEBP RWA Plan is intended to

- (a) provide assessment processes and standards to guide future development of the site;
- (b) enable clear and efficient processing of subsequent applications which seek to implement the NEBP RWA Plan Structure Plan; and
- (c) ensure that the NEBP RWA is planned and developed in an orderly and sequential fashion and has the necessary infrastructure and services provided in an efficient and timely manner.

1.3 Composition of the NEBP RWA Plan

The NEBP RWA Plan sets out provisions overriding the *Caboolture Shire Council Planning Scheme 1988* sought by the NEBP RWA applications, to enable the orderly development of the NEBP RWA. The NEBP RWA Plan consists of:

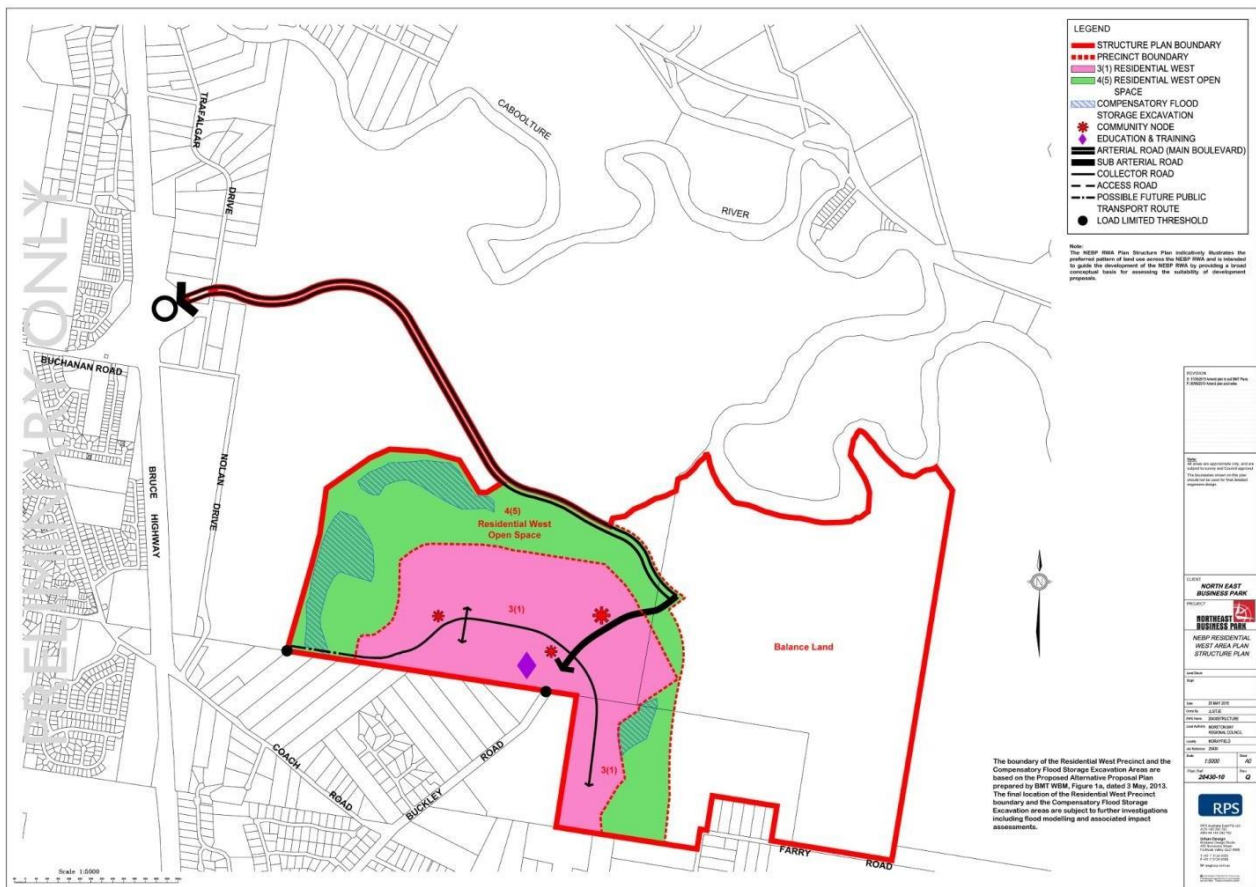
- (a) NEBP RWA Plan measures, namely:
 - (i) The NEBP RWA Code;
 - (ii) Provisions for each of the Precincts as mapped on the NEBP RWA Plan Structure Plan, consisting of:
 - (1) Assessment Tables that specify the level of assessment applicable to proposed development within the NEBP RWA and the relevant codes against which development must be assessed; and
 - (2) Precinct Codes;
 - (iii) Other Codes specific to the NEBP RWA relating to specific types of development.
- (b) NEBP RWA Plan mapping (contained in Appendix B), comprising of:
 - (i) The NEBP RWA Cadastral Plan (Drawing No. 20430-40 rev D, dated June 2013); and
 - (ii) The NEBP RWA Plan Structure Plan (Drawing No. 20430-10 rev P, dated 5 June 2013);
 - (iii) The Residential West Precinct Location Plan (Drawing No. 20430-43 rev E, dated June 2013); and
 - (iv) The Residential West Open Space Precinct Location Plan (Drawing No. 20430-44E, dated June 2013).
- (c) Terms specific to the NEBP RWA Plan, as defined in Appendix A.

In addition to the NEBP RWA Plan Codes, the NEBP RWA Plan calls up codes contained in the *Caboolture ShirePlan 2005*. Such codes, or equivalent provisions in any future Planning Scheme, are to be read as per their content at the time of application.

1.3.1 NEBP RWA Plan Divided into Precincts













The NEBP RWA is divided into Precincts as specified in Table 1-2 and generally shown on the Structure Plan (Figure 1-2 and held in Appendix B).

Figure 1-2 NEBP RWA Plan Structure Plan



Refer to RPS Drawing 20430-10 rev Q dated 25 May 2015

Table 1-2 RWA Structure Plan Precincts

Element	Designation	Element	Designation
3(1) Residential West	 Pink	Community Nodes	 Red Star
4(5) Residential West Open Space	 Gum Green	Education and Training	 Purple Diamond
Compensatory Flood Storage Excavation	 Blue Hatching	Arterial Road (Main Boulevard)	 Double Black Line
Structure Plan Boundary	 Solid Red Line	Sub-Arterial Road	 Thick Black Line
Precinct Boundary	 Broken Red Line	Collector	 Thin Black Line
		Access	 Dashed Black Line
		Load Limited Threshold	 Black Circle

1.3.2 Function and Operation of the NEBP RWA Plan Structure Plan

The NEBP RWA Plan Structure Plan indicatively illustrates the preferred pattern of land use across the NEBP RWA and is intended to guide the development of the NEBP RWA by providing a broad conceptual basis for assessing the suitability of development proposals.

Accordingly, the Structure Plan drawing expresses:

- (a) the overall land use structure;
- (b) the balance achieved between development and open space;
- (c) the division of the site into Precincts;
- (d) the intended location of particular uses within the Precincts, accommodating a number of Community Nodes across the site and an Education and Training Node.
- (e) the major road hierarchy; and
- (f) the relationship of the development with the local context.

It is intended that subsequent development applications within the NEBP RWA will progressively implement the preferred pattern of development shown on the Structure Plan. However, the plan making process is such that the final location or boundaries of land use elements may differ to that shown on the Structure Plan.

1.3.2.1 Precinct Boundaries and Balance Land

The balance land shown on the Structure Plan (Figure 1-2) has no implied use rights arising from the NEBP RWA Plan. The balance land maintains its existing Rural zoning and use rights under the *Caboolture ShirePlan 2005*.

All works required for the management of stormwater, for compensatory flood storage excavation, or both must be achieved wholly within the Residential West Open Space Precinct, and in the case of flood storage excavation works, generally in the locations indicated on the RWA Plan Structure Plan. If the Council is satisfied that, for hydrological and / or environmental reasons, some elements of those works cannot be achieved within the Residential West Open Space Precinct then, to that extent, those elements may be required in one or more locations in the balance land. The actual location of any such works on the balance land will be subject to flood modelling, environmental assessment and Council approval.

1.3.3 Planning Tools

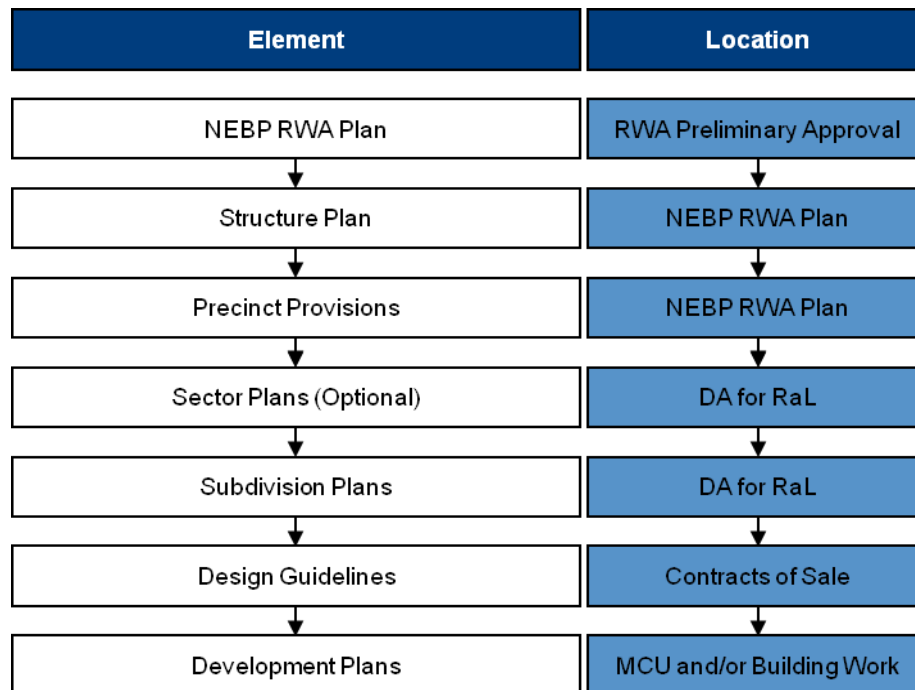
The NEBP RWA Plan provides for the detailed design of the Northeast Business Park RWA to be facilitated through a hierarchy of planning tools indicatively shown on Figure 1-3.

These tools are:

- (a) **NEBP RWA Plan Structure Plan**, which provides an indicative framework for the development of the NEBP RWA through a preferred pattern of land use and the provision of key infrastructure elements;
- (b) **Precinct Provisions**, which provide detailed intents, overall outcomes and code provisions for each precinct;
- (c) **Sector Plans**, which provide the optional ability to address specific areas of the Structure Plan and would be prepared as part of an application for a Preliminary Approval for a Material Change of Use (under Section 241 of the *Sustainable Planning Act 2009*). If a Sector Plan is proposed, it may be prepared in conjunction with or preceding a Development Application for Reconfiguring a Lot. They provide a more detailed planning structure to development, guiding the urban design of key sites, the resolution of site specific issues and achieving the gradual detailing of the Structure Plan. Sector Plans can establish detailed delineation between the Precinct boundaries, and may include **Building Envelopes** to provide detailed control for the

siting, height and massing of buildings on a lot. Sector Plans may also include **Site Development Templates** to facilitate self assessment of nominated uses.

Figure 1-3 Plan Hierarchy



- (d) It is not anticipated that Sector Plans will be required for the Residential West Area. **Subdivision Plans**, prepared for a Development Application for the Reconfiguration of a Lot, show the detailed location of allotments and open space areas. A Development Application for Reconfiguring a Lot, not preceded or accompanied by an applicable Sector Plan, will include an **Indicative Subdivision Concept Plan**. **Operational Works Plans** follow Subdivision Plans to provide detailed engineering design;
- (e) **Design Guidelines** may be implemented under contractual conditions and will be prepared relevant to each precinct to provide a finer degree of design control in order to achieve a high degree of urban design, built form integration and the achievement of best practice sustainable development. These guidelines will provide finer detail to aspects of design such as architectural style, orientation, siting, shading, ventilation, colours and materials and landscaping, as well as energy and water efficiency measures; and
- (f) **Development Plans** accompany a Material Change of Use application for specific uses, and detail the design of buildings, and associated aspects such as landscaping and carparking.

The NEBP RWA Plan is structured so that the Structure Plan operates to guide land use patterns. Planning and design for the layout of each Precinct (or part thereof) is given effect through Indicative Subdivision Concept Plan or Sector Plans lodged in conjunction with Development Applications for Reconfiguration of a Lot. Preparation and approval of these plans will result in the gradual detailing of the NEBP RWA Plan Structure Plan.

Following a Reconfiguring a Lot approval, the Indicative Subdivision Concept Plan or Sector Plan, as applicable, would be made available through the NEBP marketing material, at the point of sale in contracts, and through Council's planning website. This will inform the community of the proposed planning intents across the NEBP RWA.

1.3.4 Amendment of the Structure Plan

If, through the preparation of a Sector Plan or Indicative Subdivision Concept Plan, a land use or structural element is located in a different position to that shown on the NEBP RWA Plan Structure Plan, such a change should not be considered to require or amount to an amendment of the Structure Plan, so long as the overall intention for the pattern of development across the NEBP RWA is maintained. Such changes should be regarded as a natural and expected outcome of the function of the planning process. For example, the boundaries of a Precinct or the siting of a Community Node may be repositioned within general proximity of appropriate designations shown on the Structure Plan, subject to the Assessment Manager's discretion that the general intent of the Structure Plan is maintained.

Formal amendment of the Structure Plan is likely to be infrequent. This is because the location of final forms of development, as shown on subsequent Sector Plans, Subdivision Plans, Indicative Subdivision Concept Plans or detailed development plans, will be an expression of the Structure Plan rather than an amendment of it. Amendment of the Structure Plan will be required only if the location of an element is moved from one part of the NEBP RWA to another or a different form of land use is proposed such that the change is not in accordance with the intent of the Structure Plan, provided the change does not result in a substantially different development. Amendment of the Structure Plan must be undertaken in accordance with the relevant provisions of the *Sustainable Planning Act 2009*.

In addition to the requirements of the NEBP RWA Plan, the provision of infrastructure is intended to be governed by infrastructure agreements which will be entered into between the principal developer, the Council and/or the State Government.

1.4 Interpretation

A term used in the NEBP RWA Plan has the meaning assigned to that term by

- the *IPA*; or
- the *Caboolture ShirePlan 2005*; or
- the NEBP specific definitions in Appendix A.

as applicable.

Uses referred to in the NEBP RWA Plan are defined as per the *Caboolture ShirePlan 2005*.

2.0 Development Regulated by the NEBP RWA Plan

2.1 Application and Approval Requirements

The NEBP RWA Plan replaces the provisions of the Planning Scheme to determine whether development is assessable, self assessable or exempt development.

Assessment Tables are provided for:

- (a) a Material Change of Use and other development in each of the Precincts; and
- (b) each of the NEBP Overlays.

The Assessment Tables specify the level of assessment and applicable Codes for assessable development. Uses listed in the Assessment Tables are consistent with the intent of a Precinct, unless specifically identified as being inconsistent. The Assessment Tables include the following categories:

- | | |
|----|---|
| E | Exempt Development. |
| S | Self Assessable Development. |
| C | Code Assessable Development. |
| I | Impact Assessable Development. |
| Ix | Impact Assessable Development (inconsistent use). |

Within the NEBP RWA Plan Area, a proposed development that is, under the applicable Level of Assessment Table:

- A Self Assessable development, as determined by the applicable Assessment Table, must utilise all of the identified Probable Solutions of a relevant Code.
- A Self Assessable development, as determined by the applicable Assessment Table, which does not utilise all of the identified Probable Solutions of a relevant Code, will be considered development that requires Code Assessment, unless the applicable Assessment Table states otherwise.
- Code Assessable development, as determined by the applicable Assessment Table, which does not utilise all of the Probable Solutions of the relevant Code/s will continue to be considered as a Code Assessment application.

2.2 Codes and Overlays

2.2.1 Codes in the NEBP RWA Plan

The NEBP RWA Plan contains Codes as follows:

- (a) The NEBP RWA Code;
- (b) NEBP RWA Precinct Codes, comprising:
 - (i) Residential West Precinct Code;
 - (ii) Residential West Open Space Precinct Code;
- (c) NEBP RWA Sector Plan Code;
- (d) NEBP RWA Development Codes, comprising:
 - (i) NEBP RWA Reconfiguration of a Lot Code;
 - (ii) NEBP Residential West Dwelling Code;
 - (iii) NEBP Residential West Enterprise Code;
 - (iv) NEBP RWA Transport Code.

Codes referred to in the NEBP RWA Plan which are not included in the NEBP RWA Plan are Codes contained within the *Caboolture ShirePlan 2005*.

2.2.2 Probable Solutions

The NEBP RWA Plan is a performance based planning instrument.

Overall and specific outcomes are incorporated into the various Codes as the purpose of the NEBP RWA Plan and applicable Precinct. For code and impact assessable applications, probable solutions provide guidance towards *one way* of achieving a specific outcome, and are not intended to be a restrictive solution limiting the preparation of alternative solutions or the assessment manager's discretion to accept other means of achieving the specific outcomes.

2.2.3 Overlays

The relevant Preliminary Approvals and the NEBP RWA Plan address the overlays contained within the *Caboolture ShirePlan 2005*. Therefore the Planning Scheme Overlay Codes and Overlay Maps do not apply to the NEBP RWA.

The NEBP RWA Plan contains assessment provisions for the Acid Sulfate Soils Overlay. Whilst primarily for acid sulfate soils issues within the Residential West Open Space Precinct, the management of acid sulfate soils remains relevant to development of the NEBP RWA involving excavation.

3.0 Design Guidelines

The development intents for the NEBP RWA include a long term management structure to guide and integrate development and maintain community and ecological assets.

It is intended that Design Guidelines will be prepared to guide the detailed design and implementation of built form. The Design Guidelines will not form part of the NEBP RWA Plan, and will not be a statutory document. The Design Guidelines will be implemented via a contract of sale. Where there is any conflict between the Design Guidelines and conditions of a Preliminary Approval or a Development Permit, the conditions will prevail over the Design Guidelines.

It is anticipated that the Design Guidelines may address the matters such as those listed in Table 3-1.

Table 3-1 Design Guidelines Topics	
Architectural form, character and details Energy and water efficiency Fencing Landscaping Lighting	Materials, finishes and colours Orientation, siting and setbacks Passive Solar Design principles Signage styles and siting

4.0 The Northeast Business Park (NEBP) RWA Code

4.1 The Northeast Business Park RWA Vision

The overall intent and vision of the NEBP RWA project is to establish a landmark masterplanned integrated community, providing a benchmark for the region. The NEBP RWA will contribute to the role of the adjacent NEBP MIBA in changing the face and advancing the identity, ecological health and prosperity of Caboolture and the SEQ region.

4.1.1 Development Principles

Key development principles supporting the NEBP RWA Vision are:

- (a) net benefits, environmentally, socially and economically;
- (b) partnerships and engagement with stakeholders; and
- (c) the establishment of a suitably flexible development framework which responds to changes to best practice and market conditions over time.

4.1.2 Development Objectives

Development objectives for the NEBP RWA Vision are:

- (a) acting as a sustainability exemplar;
- (b) to provide for a range of housing types, forms and sizes reflecting the demographic spread of likely residents;
- (c) to support a master planned employment community of the NEBP Mixed Industry and Business Area (MIBA) that supports Caboolture-Morayfield and facilitates enhanced public transport in the region;
- (d) to support the adjacent MIBA acting as a regionally significant business park which supports a viable and diverse industry and business environment with a range of employment opportunities and activity centres;
- (e) preserve environmental assets and ensure that development is of an intensity that is appropriate to the on-site, adjoining / adjacent and local development constraints;
- (f) rehabilitation of the relevant areas of the NEBP site providing protection and extension of habitat areas and connections to the wider ecological network;
- (g) protection of the water quality of the Caboolture River;
- (h) the provision of high amenity residential environment including quality urban design standards for built form and landscaping; and
- (i) uses are designed and located to be compatible with the amenity of other uses.

4.2 Intent of the NEBP RWA Code

The intent of the NEBP RWA Code is to ensure that the NEBP RWA is planned and developed in a manner that supports the NEBP RWA vision and the fulfilment of the development objectives.

4.3 Application and Operation of the NEBP RWA Code

Development complies with the NEBP RWA Code if it is consistent with:

- (a) If self assessable – the identified Probable Solutions for the NEBP RWA Code; or
- (b) If code assessable – the Specific Outcomes for the NEBP RWA Code.

4.4 Overall Outcomes for the NEBP RWA Code

The overall outcomes of the NEBP RWA Code are the purpose of the Code. The overall outcomes for the NEBP RWA Code are as follows.

- (a) Achievement of the intent of the NEBP RWA Code;
- (b) NEBP RWA has a high quality identity and regional profile achieved through sustainable design and built form, landscape treatment and environmental management;
- (c) A network of movement corridors is provided that connect key sites within the NEBP Area, including pedestrian, bicycle and vehicular routes within and linking to adjacent business and industrial areas and open space areas;
- (d) The NEBP RWA establish community focal points in the Community Nodes which provide for the local needs and establish recreation, leisure and education opportunities in a cohesive and human scale manner;
- (e) The NEBP RWA accommodates local and district level open spaces which act as a land use buffer, nature conservation and rehabilitation zone and recreational opportunity, supporting the sub-regional significance of the wider NEBP Open Space;
- (f) New uses are compatible with the existing and intended future use of adjoining and adjacent sites;
- (g) Development implements contemporary best practice sustainability measures.

4.5 Specific Outcomes and Probable Solutions for the NEBP RWA Code

Table 4-1 NEBP RWA Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
BUILT ENVIRONMENT	
Site and Building Suitability	
S01 Lot and dimensions are in accordance with Table 8-2.	No solution provided
Design, Aesthetics, Identity and Legibility	
S02 Building designs positively contribute to: <ul style="list-style-type: none"> (a) sustainable forms and patterns of development; (b) climatic response; (c) energy and resource efficiency; (d) the character of the surrounding area; (e) the protection of the amenity of adjoining or surrounding uses; and (f) interaction between the public and private domains. 	PS2.1 Building bulk is reduced through design measures, including the use of: <ul style="list-style-type: none"> (a) balconies and recesses or other articulation; (b) variation in materials, colours and/or textures; and (c) effective landscaping. PS2.2 Buildings with multiple frontages or outlooks are to present attractively to all frontages through the use of measures such as balconies, windows, shading devices, articulation and/or landscaping. PS2.3 Basement parking structures between a street frontage and the main front elevation extend no more than 1.5m above ground level. PS2.4 Undercroft parking is screened from the street and/or publicly accessible areas by design treatments. PS2.5 Outdoor utility areas are located behind buildings or screened.

Table 4-1 NEBP RWA Code

Column 1—Specific outcomes	Column 2—Probable Solutions
<p>S03 Passive thermal design principles must be incorporated into building design to improve thermal comfort and optimise the energy efficiency of heating, ventilation and air-conditioning (HVAC) systems.</p>	<p>PS3.1 Building designs must incorporate the following:</p> <ul style="list-style-type: none"> (a) orientation to optimise passive solar design and day lighting; (b) adequate eaves and/or external shading devices to all glazed areas; (c) insulation to roof/ceiling and walls; (d) use of light colours on roofs and unshaded walls; and (e) provision for natural cross-ventilation.
<p>S04 Roofs contribute to:</p> <ul style="list-style-type: none"> (a) the architectural identity of the building; (d) occupier amenity through ventilation; (e) the balancing of lighting and shading. (b) visual amenity through the variation of roof forms. 	<p>PS4.1 Roof forms include a combination of pitches, gables, skillions, and light wells.</p>
<p>S05 Building caps and roofs create a coherent roofscape for the surrounding area and are not marred by plant and equipment.</p>	<p>PS5.1 Building utilities such as service structures, lift motor rooms and telecommunications equipment are designed as architectural features of the building or screened effectively.</p>
<p>S06 Building design and site layout:</p> <ul style="list-style-type: none"> (a) provide entries that are clearly visible to visitors from the street; and (b) include appropriate signage to maximise legibility 	<p>PS6.1 Provision is made at the front property boundary for inclusion of street numbers, lockable letter boxes and, where appropriate building names, for easy identification.</p> <p>PS1.2 There are defined pedestrian accesses from streets through car parking areas to building entrances.</p>
Accessible Design	
<p>S07 Buildings and sites can be used by or can readily be adapted to cater for use by persons with disabilities, including the provision of non-discriminatory access to all necessary parts of buildings and usable parts of the site.</p>	<p>PS7.1 Changes of level at the site boundary or within the site allow access to the site from the road and to adjoining sites, where necessary, to comply with AS1428—Design for Access and Mobility.</p> <p>PS7.2 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>
Personal and Property Safety	
<p>S08 Buildings and spaces are designed in accordance with the following core principles of Crime Prevention Through Environment Design (CPTED):</p> <ul style="list-style-type: none"> (a) Facilitation of casual surveillance; (b) Minimisation of concealed areas; (c) Illumination of public areas, in particular paths of movement; and (d) Creation of legible space and buildings. 	<p>PS8.1 Buildings front onto public areas and contain windows and/or doors that facilitate casual surveillance.</p> <p>PS8.2 Clear sightlines are created between public and high use private areas.</p> <p>PS8.3 Lighting designed to minimise upward light spill is provided in all areas, including paths, accessible to the public.</p> <p>PS8.4 Entries to buildings are:</p> <ul style="list-style-type: none"> (a) clearly identifiable from the street; (b) well lit; (c) appropriately signposted; and

Table 4-1 NEBP RWA Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
	<p>(d) free from areas providing concealment.</p> <p>PS8.5 Parking and loading areas are:</p> <p>(a) well lit;</p> <p>(b) overlooked by windows;</p> <p>(c) located to maximise sightlines; and</p> <p>(d) capable of being locked after hours (excluding non-visitor parking spaces).</p>
<p>SO9 Open space areas are located and designed to enhance personal and property safety, and minimise the potential for crime and anti social behaviour.</p>	<p>PS9.1 Open space areas incorporate the following elements of Crime Prevention Through Environmental Design:</p> <p>(a) the optimisation of casual surveillance of open space and recreation areas from adjoining land;</p> <p>(b) the ability for open space users to clearly find their way to and through open space areas;</p> <p>(c) the provision of links to nearby activity generators;</p> <p>(d) the design of landscaping and vegetation choice to enhance amenity but allow for natural surveillance and good sight lines;</p> <p>(e) the provision of safe routes through open space and parks (through good sight lines, lighting and signage); and</p> <p>(f) the design of buildings/public amenities and choice of materials to prevent vandalism.</p>
<p>SO10 Floor levels of buildings in the Residential West Precinct are constructed above the nominated flood contour and are to:</p> <p>(a) meet the minimum requirements for flood free land in accordance with Table 7.20 of the Caboolture Shire Plan, including the minimum flood immunity levels as stated in Section 8.9 of Planning Scheme Policy 4 - Design and Development Manual. Such levels are also to include an 800mm allowance for sea level rise, to allow for climate change impacts to the year 2100; and</p> <p>(b) be constructed at a height above the 100 year ARI (Q100) flood level; and</p> <p>(c) be at least 50mm above the depth of the flow during a 100 year ARI (Q100) storm event in areas affected by overland flow paths.</p> <p>Note The above Specific Outcomes do not apply to structures and non-habitable buildings in Open Space areas.</p>	<p>No solution provided</p>
<p>SO11 Basement carparking access points are a minimum of 50mm above the 100 year ARI (Q100) storm event</p>	<p>No solution provided</p>

Table 4-1 NEBP RWA Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
LANDSCAPE AND OPEN SPACE	
Land and Ecology	
SO12 Landscaping supports ecosystem health by the regeneration of flora and fauna habitat	PS12.1 Landscaping strategies are to address the following requirements: <ul style="list-style-type: none"> (a) Plant species selected are to be native and endemic to the area; and (b) corridors for wildlife movement are to be enhanced.
SO13 Where appropriate, landscaping on private allotments should facilitate effective wildlife habitat and movement corridors	PS13.1 A garden of native species shall be provided on the front boundary, designed to meet the following criteria <ul style="list-style-type: none"> (a) minimum length to be 50% of the front boundary; (b) a depth/width <ul style="list-style-type: none"> • as required by the applicable Precinct Code; or • a minimum 2.0m if there is no landscape strip required by the applicable Precinct Code. <p>Note Species selected must be from a provided list of native plants contained in the approved Landscape masterplan</p>
SO14 Appropriate landscaping is provided within the nominated areas of the site.	PS14.1 Landscaping features include plant species suited to the: <ul style="list-style-type: none"> (a) Location and purpose of the site; (b) Soil and drainage conditions; (c) Irrigation source and availability; and (d) Habitats where applicable.
SITE FACILITIES, SERVICES AND INFRASTRUCTURE	
General	
SO15 Development is connected to fundamental urban services	PS15.1 The development is connected to Council's reticulated water supply system and provided with an adequate supply of potable (drinking) water. PS15.2 The development may be connected to: <ul style="list-style-type: none"> (a) an available reticulated recycled water supply system and/or (b) other non-potable sources and provided with a suitable supply of water for general non-potable use (e.g. gardening, washing). PS15.3 The development is connected to a sewerage system. PS15.4 The development has access to telecommunication services including broadband, in accordance with current standards. PS15.5 An underground connection to an appropriate energy supply system is provided. PS15.6 The development is connected to a reticulated gas

Table 4-1 NEBP RWA Code

Column 1—Specific outcomes	Column 2—Probable Solutions
	service, where available.
SO16 Street lighting is provided that is designed and constructed to provide adequate capacity for existing and anticipated development.	<p>PS16.1 The development is designed and constructed with street lighting in accordance with Planning Scheme Policy 4 Design and Development Manual.</p> <p>PS16.2 Lighting is designed to minimise upward light spill.</p>
Flooding	
SO17 Essential services infrastructure (e.g. in site electricity, gas, water supply, sewerage and telecommunications) maintains its function during a flood event.	<p>PS17.1 Any components of essential service infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are:</p> <ul style="list-style-type: none"> (a) Located a minimum of 300mm above the 100 year ARI flood level; or (b) Designed and constructed to exclude floodwater intrusion/infiltration; and (c) Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood event.
Water cycle management	
SO18 Site based stormwater management including water sensitive urban design and water harvesting is utilised.	<p>PS18.1 Site based stormwater management and treatment is undertaken which incorporates best practice water sensitive urban design measures to:</p> <ul style="list-style-type: none"> (a) ensure there are no adverse upstream or downstream impacts; (b) optimise the prevention of pollutant mobilisation and transportation; (c) minimise the production of runoff; (d) promote natural drainage to surface and groundwater; (e) allow the capture and reuse of water where appropriate; and (f) minimise erosion and sedimentation. <p><i>Note: Water Sensitive Urban Design may include:</i></p> <ul style="list-style-type: none"> (a) individual on-site facilities; (b) permeable pavements; (c) grass swales and infiltration beds; (d) detention basins; (e) bio-retention facilities; and (f) gross pollutant traps
Water Quality – Construction	
SO19 Best practice erosion and sediment control measures prevent the transportation of pollutants off-site during construction.	<p>PS19.1 Prior to any site works occurring, a Construction Environment Management Plan is provided which addresses:</p> <ul style="list-style-type: none"> (a) erosion and sediment control which includes buffer strips: (b) around drainage lines; and (c) in other relevant areas.

Table 4-1 NEBP RWA Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
	<ul style="list-style-type: none"> (d) the design and construction of storage basins that: (e) integrate the structures with water quality controls; (f) consideration of staged construction to limit the amount of disturbed area at any time; and (g) have minimal risk to public safety and property. <p>PS19.2 Best practice erosion and sediment control measures such as check dams, sediment fencing and sedimentation ponds to be installed and maintained until post construction surface stabilisation is achieved.</p>
Waste Management	
SO20 Minimise waste during construction and operational stages of the development.	PS20.1 Waste management plans are to be prepared to minimise waste generation.
<p>SO21 Adequate facilities are provided for the storage of waste and recyclable materials which:</p> <ul style="list-style-type: none"> (a) encourage recycling (b) are suitably located for use and servicing; and (c) minimise adverse impacts on the site and surrounding properties. 	<p>PS21.1 Waste facilities of an appropriate size are provided for the development and are:</p> <ul style="list-style-type: none"> (a) easily accessible by building users; (b) easily accessible by service vehicles of sufficient capacity to service the development; (c) appropriately screened; and (d) not located on the street frontage (e) not located on property boundaries unless capable of being positioned adjacent to the equivalent facility on the neighbouring allotment

5.0 NEBP RWA Sector Plan Code

5.1 Intent of the Sector Plan Code

Preparation of a Sector Plan is an optional component of the RWA planning process, which may be used to provide a more detailed planning framework as a bridge between the Area Plan and Structure Plan with site level Reconfiguring a Lot proposals. This is intended to ensure that new development is planned and occurs in an orderly and integrated fashion. Where implemented, Sector Plans are undertaken through an application for Preliminary Approval for Material Change of Use (under Section 241 of the *Sustainable Planning Act 2009*) to establish a pattern of land use and development, and are to be submitted prior to or in conjunction with an application for Reconfiguration of a Lot. The Sector Plan is intended to demonstrate how the proposed development will integrate with existing development, current approved development and to indicatively demonstrate that Reconfiguration applications will be able to integrate with the Structure Plan intent and future Sector Plans.

Sector Plans are created to provide greater detail and clarity to the preferred form of development and design requirements within one or more precincts, beyond the level of detail provided for in the Structure Plan. The scope and detail of the Sector Plan and the extent to which the Code is applied will reflect the size, location and development constraints of the sector and the level of design control required. An approved Sector Plan will apply to the assessment of subsequent Development Applications within the Sector Plan area.

In certain circumstances, where the objectives of the Sector Plan code can be adequately addressed by the provisions of the NEBP RWA Plan and Reconfiguration of a Lot applications, Council may determine that a Sector Plan is not required. As noted below, it is not anticipated that Sector Plans will be required for the Residential West Precinct.

A Sector Plan may include Site Development Templates to facilitate self assessment of nominated uses (as listed on the applicable Level of Assessment Table) with limited amenity impacts within typical allotments. Standard development conditions will apply to Site Development Templates.

5.2 Application and Operation of the NEBP RWA Sector Plan Code

Where a Sector Plan is sought, this Code will apply to the assessment of:

- (a) An application for a Sector Plan in support of a subdivision application; and
- (b) An application to modify an approved Sector Plan.

A Sector Plan is to cover an area sufficient to demonstrate compatibility with existing, approved and future development, but is only binding upon the area nominated as being within the Sector Plan boundary. This boundary may extend beyond the extent of the initial Reconfiguration of a Lot application.

A Sector Plan may be prepared in association with a Development Application for Reconfiguration of a Lot which establishes a management lot or lots if a Sector Plan would assist in determining suitable boundaries.

It is not anticipated that Sector Plans will be required for the Residential West Precinct.

For clarity, the NEBP RWA Sector Plan Code does not apply to a Development Application for Reconfiguration of a Lot seeking a volumetric subdivision, a boundary realignment or a subdivision by lease.

A Development Application for a Sector Plan is subject to Code Assessment, except where

- it seeks to vary the level of assessment of a particular use(s), from Impact Assessment to a lower assessment level, in which case the Development Application will be Impact Assessable; or
- it is an amendment to an approved Sector Plan that seeks to designate land uses other than self assessable uses within 50m of the boundaries of existing development lots (Note: development lots in this instance means lots such as house lots that have been sold to third parties, subsequent to the

original lots or management subdivision lots). In this instance, the application will be Impact Assessable. Development complies with the NEBP RWA Sector Plan Code if it is consistent with the Specific Outcomes of the Sector Plan Code.

5.3 Overall Outcomes of the NEBP RWA Sector Plan Code

The overall outcomes for the NEBP RWA Sector Plan Code are to ensure that the development of the NEBP RWA is planned and undertaken in a comprehensive fashion facilitating:

- (a) the achievement of the intent of the NEBP RWA Plan and relevant Precinct(s) intents;
- (b) achievement of the pattern of land uses broadly illustrated on the Structure Plan;
- (c) the achievement of the intent of the Sector Plan code;
- (d) the consistency of development between Sector Plan areas;
- (e) the open space network and functions;
- (f) a legible development pattern that maximises connectivity and accessibility;
- (g) the achievement of a high standard of urban design in new development areas, including the promotion of areas with distinct character and identity;
- (h) if appropriate, preparation of a site development template to guide future development of lots by providing greater detail on matters such as:
 - (i) siting of buildings;
 - (ii) massing of buildings or structures;
 - (iii) access locations;
 - (iv) preferred land uses;
 - (v) car parking areas; and
 - (vi) landscaping areas.

5.4 Specific Outcomes and Probable Solutions for the NEBP RWA Sector Plan Code

Table 5-1 NEBP RWA Sector Plan Code	
Column 1 Specific outcomes	Column 2 Probable solutions
SECTOR PLANNING	
S01 RWA Sector Plans may indicate planning elements such as: <ul style="list-style-type: none"> (a) the detailed location of each of the matters shown on the NEBP RWA Plan Structure Plan or a Sector Plan relevant to the Sector Plan area, (b) revised boundaries of Structure Plan Precincts, if necessary (including revisions of the Residential West Precinct developable area required to reflect updated flood modelling), (c) approximate location of specific preferred uses where known, (d) indicative lot layouts; (e) Community Nodes if appropriate; 	No solution provided.

Table 5-1 NEBP RWA Sector Plan Code

Table 5-1 NEBP RWA Sector Plan Code	
Column 1 Specific outcomes	Column 2 Probable solutions
<ul style="list-style-type: none"> (f) relevant environmental features; and (g) surrounding development and guidance regarding integration with future development beyond the extent of the sector plan being applied for. 	
TRANSPORT AND MOVEMENT	
<p>S02 Sector Plans may indicate transport and movement designations consisting of:</p> <ul style="list-style-type: none"> (a) road networks and connections generally in accordance with the NEBP RWA Plan Structure Plan; (b) a safe, convenient and inclusive network of pedestrian and cyclist paths are provided throughout the NEBP RWA that: <ul style="list-style-type: none"> (i) connect to facilities, Community Nodes, and public transport stops and employment and recreation locations; (ii) connect with adjoining paths; and (iii) are clearly defined and safe. (c) Variations in road or pavement surface treatments or other measures to: <ul style="list-style-type: none"> (i) denote roads where low speed is required; and / or (ii) denote the edges of precincts. 	<p>PS2.1 Where appropriate, a road network plan for the Sector is submitted indicating linkages to existing and future road network</p> <p>PS2.2 Where appropriate, an integrated movement plan for the Sector is submitted indicating linkages to existing and future pedestrian cycle and bus routes</p>
<p>S03 Development shall accommodate a possible future transport corridor, as required by State road network planning.</p>	No solution provided
<p>S04 The road network caters for the extension of existing or future public transport routes to provide services that are convenient, safe, efficient and accessible to the community.</p>	<p>PS4.1 In the RWA Precincts at least 90% of lots are located within 400 metres radial distance of an existing or potential public transport route</p> <p>PS4.2 Bus stops are located at existing and potential destinations such as Community Nodes, supplemented with bicycle parking and appropriate end of trip facilities.</p> <p>PS4.3 The road network facilitates the ability for a bus to turn around or loop at strategic points of the public transport network.</p>
LANDSCAPE	
<p>S05 Sector Plans may indicate a local open space system generally in accordance with the approved Open Space Masterplan, to provide greater clarity and detail regarding specific features relevant to each Sector.</p>	<p>PS5.1 A Landscape Masterplan and Planting Schedule is provided for the Sector Plan area.</p>
<p>S06 Landscaping supports ecosystem health through the regeneration of flora and fauna habitat.</p>	<p>PS6.1 Landscaping strategies are to address the following requirements:</p> <ul style="list-style-type: none"> (a) plant species selected are to be native and endemic to the area; (b) corridors for wildlife movement though the Open Space Precinct should be enhanced,

Table 5-1 NEBP RWA Sector Plan Code	
Column 1 Specific outcomes	Column 2 Probable solutions
	<p>particularly those with access to water sources; and</p> <p>(c) provision of species with wide canopies to bridge road corridors, where appropriate;</p>
<p>S07 Appropriate landscaping is provided within the nominated areas of the site.</p>	<p>PS7.1 Landscaping features include plant species suited to the:</p> <p>(a) location and purpose of the site;</p> <p>(b) soil and drainage conditions;</p> <p>(c) irrigation source and availability; and</p> <p>(d) habitat requirements where applicable.</p>
<p>S08 A network of walking and cycling tracks are created and extended throughout the NEBP RWA.</p>	<p>PS8.1 Pedestrian and cycle networks are extended and integrated in accordance with the Integrated Movement Plan.</p> <p>Note: The Integrated Movement Plan is required to be prepared for a Sector Plan under PS2.2 of the Sector Plan Code.</p>
<p>S09 The street environment is characterised by regular street tree planting interspersed with landscape feature areas, so that:</p> <p>(a) Street tree planting is undertaken in accordance with a Landscape Masterplan and Species List that ensures the species and rhythm of street tree planting differentiates between Precincts and responds to the road hierarchy;</p> <p>(b) Street tree planting provides appropriate habitat and provides shade; and</p> <p>(c) Paving, street furniture, public artworks, and landscape treatments are consistent with the landscape character of the Precinct.</p>	<p>No solution provided.</p>
<p>S010 The Main Boulevard has streetscape works that:</p> <p>(a) reflect its role as the primary thoroughfare in the NEBP Area;</p> <p>(b) create a sense of arrival to the NEBP Area and to Precincts the route passes through; and</p> <p>(c) create a sense of attractive passage through the NEBP Area.</p>	<p>No solution provided.</p>
<p>S011 Major use areas such as Community Nodes utilise methods such as Public Art, landscaping and / or building features as a means to enhance local identity, contribute to local distinctiveness and aid legibility and movement.</p>	<p>PS11.1 Sector plans highlight areas where Urban Design features are to be provided.</p>

Table 5-1 NEBP RWA Sector Plan Code	
Column 1 Specific outcomes	Column 2 Probable solutions
BUILDING AND SITING	
Built Form	
<p>S012 Sector Plans may establish urban design and built form principles to control subsequent development, addressing matters such as:</p> <ul style="list-style-type: none"> (a) siting and massing of buildings or structures; (b) built-to-boundary walls (required or possible); (c) prominent corners; (d) access locations and prohibitions; (e) car parking locations and prohibitions; (f) required on-site open space and landscaping. 	No solution provided.
Site Development Templates	
<p>S013 Where appropriate, the Sector Plan may establish a Site Development Template to facilitate development by establishing acceptable forms of site layout for typical lot sizes and anticipated land uses intended within the relevant Precincts.</p>	<p>PS13.1 The Site Development Template shall comply with the requirements of the Standard Codes for the applicable precinct and may address, but not be limited to:</p> <ul style="list-style-type: none"> (a) siting of buildings and structures ; (b) massing of buildings or structures; (c) access locations and prohibitions; (d) preferred land uses; (e) car parking areas; (f) the requirement for sharing of accesses, turnaround areas or car parking areas; (g) landscaping areas; (h) appropriate noise emission mitigation measures (if required); (i) on-site water quality measures.
INFRASTRUCTURE AND SERVICES	
<p>S014 Development is capable of being provided with fundamental urban services providing an appropriate level of service and health and safety.</p>	<p>PS14.1 A Service Infrastructure Plan for the Sector is submitted showing indicative location of water, recycled water (where available), sewerage, drainage and energy infrastructure</p>
WATER CYCLE MANAGEMENT	
WSUD and Stormwater Management	
<p>S015 Stormwater drainage and treatment systems incorporate Water Sensitive Urban Design to protect and enhance the environmental quality of the NEBP RWA and contribute positively to water quality in the Caboolture River through</p> <ul style="list-style-type: none"> (a) retention and regeneration of natural hydrological processes and natural drainage to surface and groundwater; (b) the prevention of pollutant mobilisation and transportation; (c) reduction of pollution and nutrient loads arising from on-site and off-site catchments; 	No solution provided

Table 5-1 NEBP RWA Sector Plan Code

Column 1 Specific outcomes	Column 2 Probable solutions
<p>(d) minimisation of erosion and sedimentation;</p> <p>(e) the discharge of treated stormwater where reuse is unachievable</p> <p>(f) an appropriate maintenance regime; and</p> <p>(g) achievement of suitable public safety.</p> <p><i>Note: Suitable measures and Water Sensitive Urban Design may include:</i></p> <p>(a) permeable pavements;</p> <p>(b) grass swales and infiltration beds;</p> <p>(c) detention basins;</p> <p>(d) gross pollutant traps;</p> <p>(e) wetland treatment basins;</p> <p>(f) bio-retention facilities; and</p> <p>(g) maintenance and rehabilitation of drainage lines using local native species.</p>	
<p>SO16 Environmental values and integrity of receiving waters are protected or enhanced, such that source control measures take preference over end of pipe/in-stream pollution control techniques.</p>	<p>PS16.1 Stormwater quality improvement measures optimise the prevention, interception, retention and removal of pollutants, sediments, nutrients, organic matter and litter mobilised and transported in stormwater.</p> <p>PS16.2 Development is set back from a waterway or wetland in accordance with the NEBP RWA Plan Structure Plan.</p>
<p>SO17 Treatment measures in a treatment train maximises mean annual load reductions.</p>	<p>PS17.1 The total effect of permanent water quality control measures aims to achieve reductions in the mean annual load generated by the development site at a minimum of:</p> <p>(a) 80% for Total Suspended Sediment;</p> <p>(b) 45% for Total Nitrogen;</p> <p>(c) 60% for Total Phosphorus; and</p> <p>(d) 90% reduction in litter (sized 5mm or greater).</p> <p><i>Note: Should the overall effectiveness of the optimal treatment train for the development catchment not meet mean annual load reduction targets, then specific concentrations as defined by local water quality objectives, ANZEC (2000) Australian Water Quality Guidelines for Fresh and Marine Waters, should be used as the water quality objective for stormwater discharging from development sites (refer to current ANZEC (2000) Australian Water Quality Guidelines for Fresh and Marine Waters, Queensland Environmental Protection Policy (Water), Queensland State Government 2009), also outlined in the MUSIC software program.)</i></p>
<p>Overland Flow Paths</p>	
<p>SO18 Overland flow paths have adequate capacity to contain and convey a design major stormwater flow of specified ARI.</p>	<p>PS18.1 Overland flow paths are designed to cater for the major storm event with a 100 year ARI.</p>

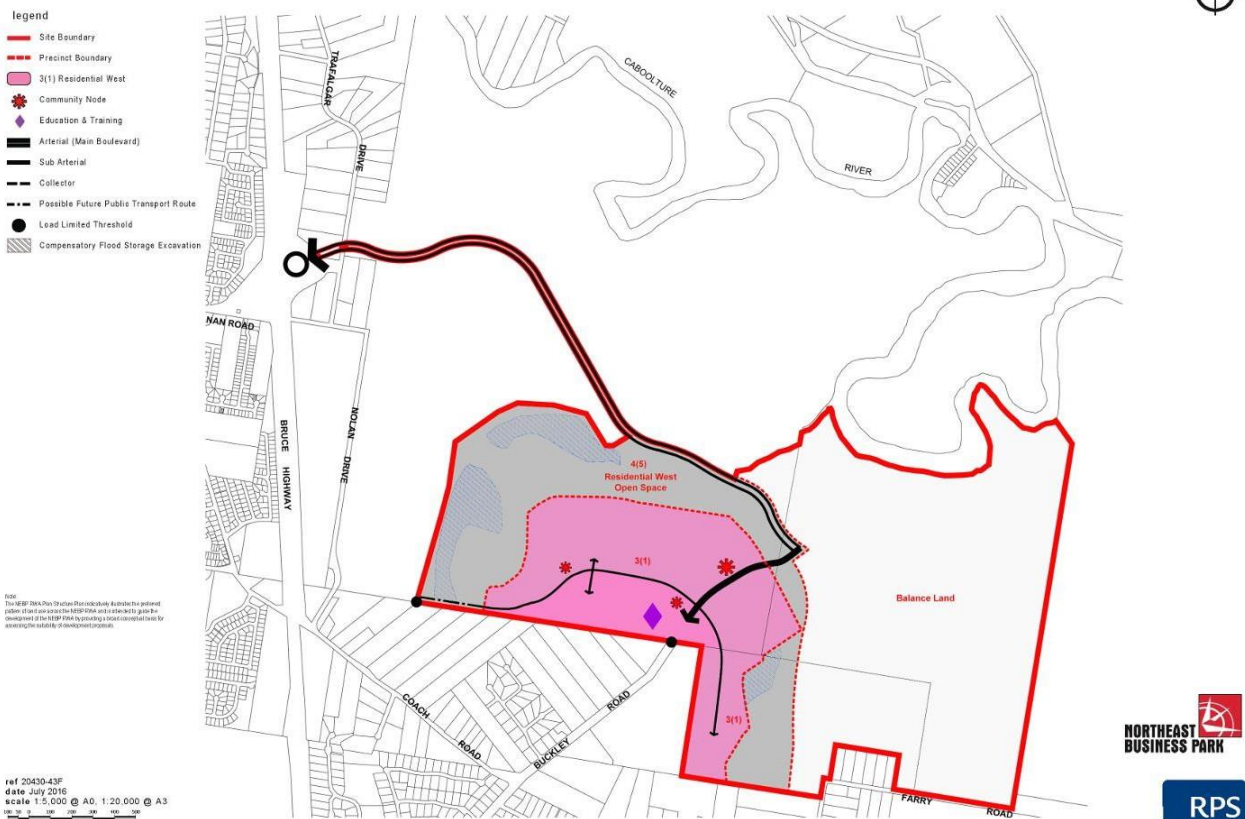
Table 5-1 NEBP RWA Sector Plan Code	
Column 1 Specific outcomes	Column 2 Probable solutions
Quantity - Stormwater Discharge	
SO19 Stormwater discharge achieves the following: <ul style="list-style-type: none"> (a) no worsening of downstream conditions; and (b) no adverse impacts or nuisance to any person, property or premises. 	No solution provided.
ENVIRONMENT AND AMENITY	
Control of Noise	
SO20 Uses are adequately protected from noise emissions to maintain acceptable levels of acoustic amenity.	PS20.1 A noise assessment report is submitted addressing acoustic matters relevant to the Sector Plan area, such as <ul style="list-style-type: none"> (a) known generators of noise, including: <ul style="list-style-type: none"> (i) major current and/or future roads; and (ii) existing or proposed land uses; (b) likely uses within the Sector Plan area; (c) appropriate mitigation measures for likely uses within the Sector Plan area, which may include <ul style="list-style-type: none"> (i) recommended conditions for subsequent Reconfiguring a Lot applications; (ii) recommended attenuation measures to be adopted for subsequent uses.

6.0 Residential West Precinct

The Residential West Precinct is located in the southern portion of the NEBP site, as shown below on Figure 6-1.

Figure 6-1 Residential West Precinct Location Plan

Residential precinct location plan



Key to the Residential West Precinct

3(1) Residential West

RPS Drawing 20430-43F dated July 2016

6.1 Intent for the Residential West Precinct

The Residential West Precinct delivers a range of housing choices and services that meet the needs of a wide cross section of people, allowing them to remain living and working in their local community. The Sector Plan or Indicative Subdivision Concept Plan design process will guide built form and density, the location of community nodes, transport routes and access points of the Residential West Precinct.

Housing options will be characterised by contemporary built forms that respond to household needs and climatic conditions. Residential developments include detached houses, villas and townhouses, laneway (rear access housing), and studio apartments above detached garages or in a separate outbuilding. Higher density forms of development in and around Community Nodes will include multiple dwellings of up to five storeys in height. The aging population may be catered for by one or more retirement villages.

The Residential West Precinct is framed by the open space system, and is focused around Community Nodes that provide neighbourhood convenience retail activities, community service uses, public transport

shelters, and open space areas. The Precinct has a close relationship with these Community Nodes and the potential Education and Training Node.

The Precinct provides transport connections between the RWA and Burpengary through an extension of Buckley Road to the Main Boulevard. Within the Precinct, movement corridors provide pedestrian and cyclist connectivity and facilitate the provision of a future public transport linkage to the adjacent MIBA Precinct. Local open spaces and pedestrian and cyclist networks link housing and parkland areas with the Community Nodes and the Open Space Precinct. This movement network may support the use of golf buggy style electric vehicles on appropriate pathways. Streetscapes are attractive and feature shade trees selected to reinforce the road hierarchy and support appropriate habitats. Dwellings along the extension of Buckley Road are to present to Buckley Road, with vehicular access provided by internal streets or laneways.

Home based businesses are facilitated by the Enterprise Residential Code, adding diversity to the uses within the Residential West Precinct and allowing residents to engage in businesses that do not compromise residential amenity.

6.1.1 Multiple Dwellings

To support the provision of a diversity of housing forms to meet community needs, the NEBP RWA Plan allows the development multiple dwellings at locations throughout the Residential West Precinct.

In and immediately around the Community Nodes, scope exists for higher density forms of residential development. Multiple dwellings of up to five storeys will be located within close proximity of a Community Node, and identified as such on a Sector Plan or Indicative Subdivision Concept Plan. Elsewhere in the Residential West Precinct, multiple dwellings will have a maximum height of two storeys.

6.1.2 Community Nodes

The location of Community Nodes will be guided through the preparation of Sector Plans or Indicative Subdivision Concept Plans and are intended to abut the extension of Buckley Road or the internal collector roads.

Community Nodes within the Residential West Precinct act as focal points providing a range of services and activities. Community Nodes may provide a range of uses such as neighbourhood convenience retail activities, opportunities for child care centres and medical facilities, facilities that support home based businesses, along with community recreation, leisure uses and meeting spaces such as open spaces and local parks, barbecues and children's playgrounds. Uses within particular Community Nodes will be tailored to the location of the node and the needs of the particular community

The Community Nodes will act as movement hubs, providing a connection point between pedestrian and walking routes and public transport stops. The Community Nodes will also provide the basis for greater residential densities in surrounding areas.

6.1.3 Education and Training Node

Precinct 3(1) Residential West includes the identification of an Education and Training Node, near to the Buckley Road extension. This is anticipated to take the form of a primary school on a site of approximately five (5) hectares. Playing fields for the school may be located partially or fully within the Residential West Open Space Precinct. A final location is to be determined through negotiation with an education service provider and the subdivision design process. Safe pedestrian and cyclist routes will link the node to other residential areas, the open space precinct and surrounding networks. The potential school location may be co-located with a community node that could support a childcare centre and children's playground.

Provision of a primary school within or near to the Residential West Precinct may be required towards the later stages of development within the NEBP RWA on the basis of anticipated densities across the Residential West Precinct and surrounding development in the Burpengary East locality. The integration of a primary school with the residential area will enhance residential amenity and community identity, for NEBP and Burpengary East.

Multiple usage of school facilities will be encouraged such that the community can make greater use of facilities on evenings and weekends. Such activities could include adult learning, skills development, sporting activities and the University of the Third Age. In this manner the school facilities become a major contributor to community cohesion and wellbeing.

6.1.4 Retirement Living

Provision exists for retirement living precincts in the Residential West Precinct, with location/s to be determined according to community need at the time of application.

Scope exists for retirement living to be located in proximity to the Community Node adjacent the school, to facilitate opportunities for retirees to contribute to child minding and community activities, whilst enjoying close proximity to other community facilities in the node.

6.1.5 Possible Uses

Uses anticipated in the Residential West Precinct are listed below in Table 6-1, as defined by the *Caboolture ShirePlan 2005* or in the NEBP Area Plan (refer to Appendix B). Whilst the anticipated uses are likely to be acceptable within the Residential West Precinct, some of the anticipated uses will be inconsistent in certain locations within the Residential West Precinct.

Table 6-1 Residential West Precinct: Possible Uses		
Car Parking Facility	Home Based Business	Restaurant
Caretaker's Residence	Local Utility	Retirement Village
Child Care Centre	Major Utility	Shop
Display Home	Medical Centre	Special Care Facility
Dual Occupancy	Multiple Dwellings	Studio Apartment
Dwelling House	Office	Surgery
Educational Establishment	Park	Take Away Food Outlet
Entertainment and Recreation (Indoors)	Place of Worship	Telecommunication Facility
Estate Sales Office	Relocatable Home Park	

6.2 Assessment Table for the Residential West Precinct

Assessment Categories and Relevant Assessment Criteria for a Material Change of Use in the Residential West Precinct are listed below in Table 6-2.

Assessment Categories and Relevant Assessment Criteria for Other Development in the Residential West Precinct are listed below in Table 6-3.

The "Standard Codes (Residential)" referred to in the Residential West Precinct Assessment Tables are:

- (a) NEBP RWA Code;
- (b) Residential West Precinct Code;
- (c) Landscaping Code (as contained in the *Caboolture ShirePlan 2005*);
- (d) NEBP RWA Transport Code; and
- (e) Lighting Code (as contained in the *Caboolture ShirePlan 2005*, other than for a Reconfiguring a Lot or Operational Works application).

Codes identified in Column 3 of the Assessment Tables other than those Codes contained in the NEBP Area Plan are contained in the *Caboolture ShirePlan 2005*.

As noted above, the Assessment Tables indicate the level of assessment and whether a use is consistent or inconsistent within a precinct, as follows.

- E Exempt Development
- S Self Assessable Development
- C Code Assessable Development
- I Impact Assessable Development
- Ix Impact Assessable Development (inconsistent use)

6.2.1 Residential West Precinct: Material Change of Use

Table 6-2 Assessment Table for Material Change of Use in the Residential West Precinct			
Column 1	Column 2		Column 3
	Assessment Category by Precinct		
Defined Use	3(1) Residential West		Relevant Assessment Criteria
Car Parking Facility			
<i>Where in a Community Node</i>	C		Standard Codes (Residential)
<i>Otherwise</i>	Ix		
Caretaker's Residence	C		Standard Codes (Residential), NEBP Residential West Dwelling Code
Child Care Centre			
<i>Where in a Community Node</i>	C		Standard Codes (Residential), Child Care Centre Code
<i>Otherwise</i>	I		Standard Codes (Residential), Child Care Centre Code
Display Home	S		Standard Codes (Residential), Display Home and Estate Sales Office
Dual Occupancy			
<i>Where consistent with a site development template approved within a Sector Plan</i>	S		
<i>Otherwise</i>	C		
Dwelling House			
<i>Where compliant with the identified Probable Solutions of the NEBP Residential West Dwelling Code</i>	S		NEBP Residential West Dwelling Code
<i>Where compliant with the identified Specific Outcomes</i>	<i>Where a Dwelling House cannot comply with one or more of the Probable Solutions of the NEBP Residential West Dwelling Code, Council will be a concurrence agency for assessment of those aspects of a Development Application for Building Works. Non-compliance will be assessed against the applicable specific outcomes.</i>		NEBP Residential West Dwelling Code
<i>Otherwise</i>	C		NEBP Residential West Dwelling Code

Table 6-2 Assessment Table for Material Change of Use in the Residential West Precinct

Column 1	Column 2		Column 3
	Assessment Category by Precinct		
Defined Use	3(1) Residential West		Relevant Assessment Criteria
Educational Establishment			
<i>Where in an Education and Training Node</i>	C		Standard Codes (Residential), Child Care Centre Code
<i>Otherwise</i>	I		Standard Codes (Residential), Child Care Centre Code
Entertainment And Recreation (Indoors)			
<i>Where in a Community Node</i>	C		Standard Codes (Residential)
<i>Otherwise</i>	Ix		
Entertainment And Recreation (Outdoors)	Ix		Standard Codes (Residential)
Estate Sales Office			
<i>Where located in a Community Node (using an existing building and involving no building work other than minor building work)</i>	S		Standard Codes (Residential), Display Home and Estate Sales Office Code
<i>Otherwise</i>	C		Standard Codes (Residential), Display Home and Estate Sales Office Code
Extractive Industry	Ix		Standard Codes (Residential), Extractive Industry Code
Forest Practice	Ix		Standard Codes (Residential)
Fuel Depot	Ix		Standard Codes (Residential)
Funeral Parlour	Ix		Standard Codes (Residential)
General Industry	Ix		Standard Codes (Residential)
Home Based Business			
<i>Where compliant with all Probable Solutions of the NEBP Residential Enterprise Code</i>	S		NEBP Residential West Enterprise Code
<i>Otherwise</i>	C		NEBP Residential West Enterprise Code
Local Utility	E		
Major Utility	C		Standard Codes (Residential)
Market			
<i>Where located in a Community Node</i>	I		Standard Codes (Residential)
<i>Otherwise</i>	Ix		Standard Codes (Residential)
Medical Centre			

Table 6-2 Assessment Table for Material Change of Use in the Residential West Precinct

Column 1	Column 2		Column 3
	Assessment Category by Precinct		
Defined Use	3(1) Residential West		Relevant Assessment Criteria
<i>Where located in a Community Node</i>	C		Standard Codes (Residential)
<i>Otherwise</i>	Ix		Standard Codes (Residential)
Multiple Dwelling			
<i>Where consistent with the height limitations applicable for the Precinct</i>	C		Standard Codes (Residential)
<i>Otherwise</i>	I		Standard Codes (Residential)
Office			
<i>Where located in a Community Node and the gross floor area does not exceed 500m²</i>	C		Standard Codes (Residential)
<i>Otherwise</i>	Ix		Standard Codes (Residential)
Park	E		Standard Codes (Residential)
Place of Worship	I		Standard Codes (Residential)
Relocatable Home Park	C		Standard Codes (Residential), Relocatable Home Parks and Caravan Parks Code
Restaurant			
<i>Where located in a Community Node and the gross floor area does not exceed 500m²</i>	C		Standard Codes (Residential)
<i>Otherwise</i>	Ix		
Retail Showroom	Ix		Standard Codes (Residential)
Retirement Village	C		Standard Codes (Residential), Medium Density Residential Code
Shop			
<i>Where located in a Community Node and the gross floor area does not exceed 500m²</i>	C		Standard Codes (Residential)
<i>Otherwise</i>	Ix		
Special Care Facility	I		Standard Codes (Residential), Medium Density Residential Code
Special Industry	Ix		Standard Codes (Residential)

Table 6-2 Assessment Table for Material Change of Use in the Residential West Precinct

Column 1	Column 2		Column 3
	Assessment Category by Precinct		
Defined Use	3(1) Residential West		Relevant Assessment Criteria
Storage Facility	Ix		Standard Codes (Residential)
Studio Apartment			
<i>Where compliant with the Probable Solutions of the NEBP Residential West Dwelling Code</i>	S		NEBP Residential West Dwelling Code
<i>Otherwise</i>	C		NEBP Residential West Dwelling Code
Surgery	C		Standard Codes (Residential)
Take Away Food Outlet			
<i>Where located in a Community Node and the total gross floor area does not exceed 500m²</i>	C		Standard Codes (Residential)
<i>Otherwise</i>	Ix		
Telecommunication Facility	C		Standard Codes (Residential)
Other			
<i>Where listed in Appendix A</i>	E		
<i>Preliminary Approval for a Sector Plan (where the Sector Plan seeks to reduce the Level of Assessment for a proposed use from Impact to a lower level of assessment)</i>	I		NEBP RWA Code, NEBP Sector Plan Code
<i>Preliminary Approval for a Sector Plan otherwise</i>	C		NEBP RWA Code, NEBP Sector Plan Code
<i>Otherwise</i>	I		

6.3 Assessment Table for Other Development in the Residential West Precinct

6.3.1 Residential West Precinct: Other Development

Table 6-3 Assessment Table for Other Development in the Residential West Precinct		
Column 1	Column 2	Column 3
Type of Development	Assessment Category in all Precincts	Relevant Assessment Criteria
Building work for a Dwelling House (not otherwise associated with a Material Change of Use)		
<i>Where compliant with all Probable Solutions of the Dwelling House Code</i>	Self Assessable	NEBP Residential West Dwelling Code
<i>Where compliant with the identified Specific Outcomes</i>	<i>Where a Dwelling House cannot comply with one or more of the Probable Solutions of the NEBP Residential West Dwelling Code, Council will be a concurrence agency for assessment of those aspects of a Development Application for Building Works. Non-compliance will be assessed against the applicable specific outcomes.</i>	NEBP Residential West Dwelling Code
<i>Otherwise</i>	Code Assessable	NEBP RWA Code, Residential West Precinct Code, NEBP Residential West Dwelling Code
Building work, not associated with a Material Change of Use for all other uses		
<i>Where compliant with the Probable solutions of the Relevant Assessment Criteria</i>	Self Assessable	NEBP RWA Code, Residential West Precinct Code
<i>Otherwise</i>	Code Assessable	NEBP RWA Code, Residential West Precinct Code
Carrying out work for a car park not associated with a Material Change of Use	Code Assessment	Standard Codes (Residential)
Carrying out work in association with Reconfiguring a Lot	Code Assessment	Standard Codes (Residential), NEBP Reconfiguration of a Lot Code
Filling or Excavation of Land not associated with a Material Change of Use		
<i>Where involving less than 20m3 of uncompacted material</i>	Exempt	
<i>Otherwise</i>	Code Assessable	Dams, Filling and Excavation Code
Reconfiguring a Lot	Code Assessable	Standard Codes, (Residential) NEBP Reconfiguration of a Lot Code
Other	Exempt	

Note: Operational Work for stormwater management and/or floodplain filling offsets, associated with development in the Residential West Precinct, will be subject to:

- Code Assessment under the NEBP RWA Plan, for that part of the work in the RWA;
- Code Assessment under the Planning Scheme for that part on the balance land.

6.4 Application and Operation of the Residential West Precinct Code

Development complies with the Residential West Precinct Code if it is consistent with:

- (a) If self assessable – the identified Probable Solutions for the Residential West Precinct Code; or
- (b) If code assessable – the Specific Outcomes for the Residential West Precinct Area Code.

6.5 Overall Outcomes for the Residential West Precinct Code

The overall outcomes of the Residential West Precinct Code are the purpose of the Code.

The overall outcomes sought for the Residential West Precinct are the following;

- (a) Achievement of the Residential West Precinct intents;
- (b) Buildings have a contemporary sub-tropical architectural style and are energy and water efficient;
- (c) Built form and lot layouts incorporate sustainable design principles, make efficient use of space and maximise the use of indoor and outdoor space through building design, location and orientation;
- (d) A mix of lot types and sizes provide traditional and innovative housing forms and styles to cater for the needs of a diverse community, such as houses, duplexes (dual occupancies), studio apartments, townhouses, units and other multiple dwellings, along with potential larger format residential uses such as retirement villages;
- (e) Lot layouts may incorporate multiple dwelling sites in locations in and near to Community Nodes.
- (f) The housing mix includes building designs that support multiple uses including home based employment, workshops, art/craft rooms and additional accommodation;
- (g) Emerging and innovative forms of housing such as rear access laneway outbuildings and Studio apartments are accommodated subject to design controls to maintain amenity and achieve a coherent built form.
- (h) Community Nodes and commercial uses are of a size and scale that meet community needs and enhance the liveability and sense of community of local residents;
- (i) Non-residential uses are sited and designed to be compatible with and protect the amenity of residential uses;
- (j) Densities are sufficient to support public transport and the vibrancy and viability of community and commercial facilities;
- (k) Residential amenity is enhanced by quality landscaping of thoroughfares and open spaces; and
- (l) A network of pedestrian and cycle routes on lower-order roads connects to dedicated pedestrian and cyclist pathways on higher-order roads and within open space areas.

6.6 Specific Outcomes and Probable Solutions for the Residential West Precinct

Table 6-4 Residential West Precinct Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
LAND USES	
Consistent Uses	
S01 Uses are appropriate for the Residential West Precinct.	PS1.1 Uses are established in the Residential West Precinct in accordance with Table 6-1.
S02 Development provides an appropriate transition to rural residential land adjoining the NEBP RWA.	<p>PS2.1 Dwelling lots adjoining existing rural residential zoned land have a minimum size of 600m² and incorporate a minimum landscape buffer of 5m to the boundary of the rural residential land.</p> <p>OR</p> <p>An esplanade road is provided to the common boundary with any adjoining rural residential zoned land.</p> <p>PS2.2 Screen fencing to a height of 1.8 metres is provided to any adjoining rural residential land use.</p>
Community Nodes	
<p>S03 Community Nodes in the Residential West Precinct:</p> <ul style="list-style-type: none"> (a) are well located with respect to transport and community accessibility; (b) provide retail restaurant and takeaway food outlet uses of a scale appropriate to meet the needs of local residents; (c) provide multipurpose community facilities and/or recreation facilities; (d) provide facilities that support home based businesses and employee opportunities; (e) are configured in a manner that optimises and preserves the amenity of adjacent uses; and (f) create attractive and functional environments. 	No solution provided.
Education and Training Node	
<p>S04 The Education and Training Node in the Residential West Precinct is</p> <ul style="list-style-type: none"> (a) located adjacent to a Community Node (b) located in Precinct 3(1) Residential West within 200m of Buckley Road 	No solution provided.
Housing Diversity and Choice	
S05 Housing mix and forms cater to a wide cross section of the community so that no single form of housing or lot size shall dominate the Residential West Precinct streetscapes or significant sections thereof.	No solution provided.

Table 6-4 Residential West Precinct Code

Column 1—Specific outcomes	Column 2—Probable Solutions
URBAN DESIGN AND BUILT FORM	
Building Siting and Design	
<p>S06 Multiple dwellings in the Residential West Precinct:</p> <ul style="list-style-type: none"> (a) where within 200m of a Community Node identified on a Sector Plan or Indicative Subdivision Concept Plan, have a maximum height of 5 storeys; (b) elsewhere in the Residential West Precinct, have a maximum height of 2 storeys. 	No solution provided.
<p>S07 The siting, scale, massing and design of buildings and spaces are configured in a manner that positively contributes to:</p> <ul style="list-style-type: none"> (a) functionality and the efficient use of land; (b) sustainable forms and patterns of development; (c) climatic requirements; (d) energy and resource efficiency; (e) the character of the surrounding area; (f) the protection of the amenity of adjoining or surrounding uses; and (g) interaction between the public and private domains. 	<p>PS7.1 Buildings (other than outbuildings) are developed in accordance with the provisions of Table 6-5 Schedule to Residential West Precinct Code.</p> <p>PS7.2 Garages and carports are compatible with the building design and adjacent development in terms of height, roof form, materials and colours.</p> <p>PS7.3 Garages are set back behind the main building line.</p> <p>PS7.4 The maximum width of garage or carport opening that faces a public street is 6.0 metres.</p> <p>PS7.5 Soil waste and vent pipes do not dominate building facades, particularly when viewed from street frontages, common areas and adjoining properties.</p>
<p>S08 Buildings and spaces within the Community Nodes provide:</p> <ul style="list-style-type: none"> (a) architecture that complements the surrounding areas; (b) Landscaping that: <ul style="list-style-type: none"> (i) provides softening and integration into the streetscene and surrounding areas; and (ii) contributes to local identity. (c) acceptable attenuation of noise emanating from the site. 	No solution provided.
<p>S09 Clothes drying, storage and mail collection facilities are provided for occupiers in suitable locations which preserve the amenity of the site.</p>	<p>PS9.1 Mailboxes are located for convenient access for residents and deliverers and are designed to reinforce the image of the building and the streetscape.</p> <p>PS9.2 A secure storage unit of 8m³ is provided for each residential unit.</p> <p>PS9.3 Clothes drying facilities are provided for each individual dwelling unit and outdoor hanging space is to be visually screened from a public street.</p>
LANDSCAPE AND OPEN SPACE	
<p>S010 Landscaped open space softens and complements built form (excluding those areas required for site access purposes or outbuildings).</p>	<p>PS10.1 A landscaped open space strip having a minimum width of 2.0 metres is provided adjacent to all road alignments.</p>
Private Open Space	
<p>S011 Residential development other than dwelling houses must provide sufficient private open space for residents' needs.</p>	<p>PS11.1 Each ground floor dwelling unit has a private open space area integrated into the living areas of the dwelling unit to promote indoor-outdoor living, incorporating both hard and soft cover areas with a</p>

Table 6-4 Residential West Precinct Code

Column 1—Specific outcomes	Column 2—Probable Solutions
	<p>minimum area of 30m² and a minimum dimension of 5.0 metres.</p> <p>PS11.2 Each above-ground level dwelling units, has at least one balcony which is integrated into the living areas of the dwelling unit to promote indoor-outdoor living. The balcony shall have a minimum area of 10m², and a minimum dimension of 2.5 metres.</p>
Communal Open Space and Facilities	
S012 Passive and active communal open space and facilities are available for residents proportionate to the scale of the development.	No solution provided.
Screening and Fences	
<p>S013 Screening and fences:</p> <ul style="list-style-type: none"> (a) are constructed from materials compatible with the buildings and site facilities; (b) assist in highlighting entrances and provide visual interest to the streetscape; (c) enabling outlook from buildings to the street for safety and surveillance purposes; and (d) enable air circulation and breeze movement. 	<p>PS13.1 Fencing to a primary frontage or facing onto the Golf Course is:</p> <ul style="list-style-type: none"> (a) When sited on the road boundary, a maximum height of 1.2m where solid, or a maximum of 1.8m where 50% transparent; and (b) When sited at the building line, a maximum height of 1.8m. <p>PS13.2 Fencing to secondary and rear frontages and side and rear boundaries has a maximum height of 1.8m.</p> <p>PS13.3 Screening of balconies or decks consists of solid translucent screens, perforated panels or trellises that are permanent and durable.</p>
ENVIRONMENTAL AND SITE MANAGEMENT	
Amenity Controls	
S014 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.	No solution provided.
<p>S015 Development must be designed, constructed and maintained to attenuate noise from external sources.</p>	<p>PS15.1 Development is in accordance with any applicable recommendations of a noise assessment report approved pursuant to a Sector Plan or a Development Permit for Reconfiguring a Lot;</p> <p>OR</p> <p>PS15.2 A noise assessment report is provided for noise sensitive uses that are potentially subject to unacceptable levels of noise.</p>
S016 Development must be designed, constructed and maintained to minimise noise nuisance.	No solution provided.
Visual Privacy	
<p>S017 Direct overlooking of the main internal living areas and private open spaces of residential property is minimised through:</p> <ul style="list-style-type: none"> (a) Sensitive building layout; and/or (b) Location and design of windows and balconies; and/or (c) Screening devices and landscaping; and/or (d) Suitable distance separation; and/or (e) Treated glazing techniques to windows and 	<p>PS17.1 No dwelling units have windows in habitable rooms facing directly into a habitable room of another dwelling unit closer than 9.0 metres, except that at ground level such minimum separation may be:</p> <ul style="list-style-type: none"> (a) 3.0 metres where screen fences or fixed external screens for above ground dwellings are provided or where windows are above 1.6 metres from the floor; or (b) 6.0 metres where landscaped buffers are provided.

Table 6-4 Residential West Precinct Code

Column 1—Specific outcomes	Column 2—Probable Solutions
balconies	<p>PS17.2 No habitable room window of a dwelling unit faces directly onto the private open space areas of other dwelling units.</p> <p>PS17.3 Openings (doors, windows and the like) of dwelling units on adjacent allotments are separated by a distance of at least 3.0 metres.</p> <p>PS17.4 Open car parking spaces are not located within 3.0 metres of any door or window opening of a habitable room of any dwelling unit</p>

Table 6-5 Schedule to Residential West Precinct Code: Built Form

Site and Use	Site Cover	Road Setbacks			Other Setbacks		Height	
		Primary	Secondary	Rear	Side	Rear	Storeys	Metres
Located within a Community Node								
<i>Multiple Dwellings or Retirement Village</i>	40% where buildings above 3 stories 50% Otherwise	4.5m*	3m	4.5m	1.5m OR 2.0m where above 8.5m in height	4.5m	5R	18m
<i>Multiple Dwellings or Retirement Village with ground floor non-residential uses</i>	60%#	4.5m*	3m	4.5m	1.5m OR 2.0m where above 8.5m in height	4.5m	1C and 4R	18m
<i>Non Residential</i>	60%	4.5m*	3m	4.5m	1.5m OR 2.0m where above 8.5m in height	4.5m	3C	12m
Located Otherwise								
<i>Multiple Dwellings</i>	50%	4.5m*	3m	4.5m	1.5m OR 2.0m where above 8.5m in height	4.5m	3R^ or 2R	12m or 8.5m
<i>Retirement Village</i>	50%	4.5m*	3m	4.5m	1.5m	4.5m	3R^ or 2R	12m or 8.5m

Notes

- Site Cover is exclusive of any unenclosed patios, verandas or balconies
- * 6m where abutting Buckley Road extension.
- ^ 3R storeys and 12m where within 200m of a Community Node and public transport stop. 2R storeys and 8.5m otherwise.
- # Any residential use above the ground level is to have a maximum site cover the equivalent of 40%, exclusive of the podium.

- The Primary and Secondary Frontages of sites will be determined through the preparation of a Sector Plan or Indicative Subdivision Concept Plan and/or illustrated on plans approved pursuant to a Development Permit for Reconfiguring a Lot.
- Storeys refers to the number of floors in the building including the ground floor
C means commercial storey heights, assumed as 4m (floor level to floor level)
R means residential storey heights, assumed as 3m (floor level to floor level)
- Refer to Appendix A for definition of building height.

7.0 Residential West Open Space Precinct

The Residential West Open Space Precinct (RWOS Precinct) are shown below on Figure 7-1.

Figure 7-1 Residential West Open Space Precinct Location Plan

Open space precinct location plan



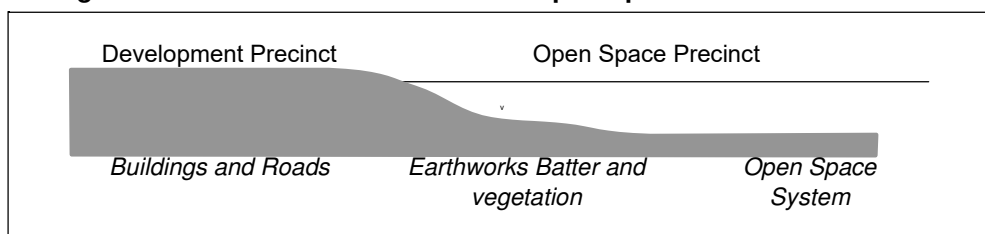
Key to the Open Space Precinct

4(5) Residential West Open Space

RPS Drawing 20430-44F dated July 2016

The general intent is that the RWOS Precinct will include batters to fill platforms, as indicatively shown below in Figure 7-2.

Figure 7-2 Intent for Residential West Open Space Precinct Boundaries



7.1 Intents for the Residential West Open Space Precinct

The RWOS Precinct provides an expansive backdrop to the Residential West Precinct. The open space areas are intended to meet a wide range of open space objectives. Being publicly accessible, the open

spaces form a significant component of the NEBP RWA’s environmental, social and recreation opportunities, including environmental protection and restoration, recreation, cultural heritage, flood mitigation, riverine protection, pedestrian and cycle networks and a carbon sink.

The RWOS Precinct will be developed progressively, generally in concert with equivalent development stages, however work in some areas may be commenced in advance of need. Rehabilitation work can be undertaken at any time, with priority given to ecological need.

The RWOS Precinct consists of a riparian area along the course of Raff Creek between the Residential West Precinct and the MIBA Precincts to the west, the MIBA Open Space Precincts to the north and the Balance Lands. The RWOS Precinct includes the Main Boulevard (possible North South Arterial Route) and the extension of Buckely Road beyond the Residential West Precinct.

The RWOS Precinct will be managed to provide for water features which are part of the broader integrated water management system throughout the NEBP RWA. These water features support water quality enhancement and flow quantity management to limit adverse effects on the riparian environment. Landscape design in the area supports pedestrian and cyclist connectivity along the periphery of the open space and at key crossing points, enhancing the movement networks within the NEBP RWA Plan.

7.1.1 Possible Uses

Uses anticipated in the RWOS Precinct are listed below in Table 7-1, as defined by the *Caboolture ShirePlan 2005* or in the NEBP RWA Plan (refer to Appendix A). Whilst the anticipated uses are likely to be acceptable within the RWOS Precinct, some of the anticipated uses will be inconsistent in certain locations within the RWOS Precinct (as listed in the Assessment Table below as “Ix”). Built forms in the RWOS Precinct will need to be located or constructed with suitable flood immunity and will be non-habitable in nature. Provisions to this effect are incorporated into the Code.

Table 7-1 RWOS Open Space Precinct: Possible Uses	
Agriculture	Local Utility
Car Parking Facility	Major Utility
Educational Establishment (where playing fields)	Market
Entertainment And Recreation (Outdoors)	Park
	Take Away Food Outlet
	Telecommunication Facility

7.2 Assessment Tables for the RWOS Precinct

Assessment Categories and Relevant Assessment Criteria for a Material Change of Use in the RWOS Precinct are set out below in Table 7-2.

Assessment Categories and Relevant Assessment Criteria for Other Development in the RWOS Precinct are set out below in Table 7-3.

The "Standard Codes (Open Space)" referred to in the RWOS Precinct Assessment Tables are:

- (a) NEBP RWA Code;
- (b) RWOS Precinct Code;
- (c) Landscaping Code (as contained in the *Caboolture ShirePlan*);
- (d) NEBP RWA Transport Code; and
- (e) the Lighting Code (as contained in the *Caboolture ShirePlan*) (other than for a Reconfiguring a Lot or Operational Works application).

Codes identified in Column 3 of the Assessment Tables other than those Codes contained in the NEBP RWA Plan are contained in the *Caboolture Shire Plan*.

As noted above, the Assessment Tables indicate the level of assessment and whether a use is consistent or inconsistent within a precinct, as follows:

- E Exempt Development
- S Self Assessable Development
- C Code Assessable Development
- I Impact Assessable Development
- Ix Impact Assessable Development (inconsistent use)

7.2.1 Residential West Open Space Precinct: Material Change of Use

Table 7-2 Assessment Table for Material Change of Use in the Residential West Open Space Precinct			
Column 1	Column 2		Column 3
Defined Use	Assessment Category by Precinct		Relevant Assessment Criteria
	4(5) Residential West Open Space		
Agriculture	C		Standard Codes (Open Space)
Car Parking Facility	C		Standard Codes (Open Space)
Educational Establishment	C		Standard Codes (Open Space)
Entertainment And Recreation (Outdoors)	C		Standard Codes (Open Space)
Local Utility	E		
Major Utility	C		Standard Codes (Open Space)
Market	C		Standard Codes (Open Space)
Park	E		Standard Codes (Open Space)
Take Away Food Outlet	C		Standard Codes (Open Space)
Telecommunication Facility	C		Standard Codes (Open Space)
Other			
<i>Where listed in Appendix A</i>	E		
<i>Otherwise</i>	I		

7.2.2 Residential West Open Space Precinct: Other Development

Table 7-3 Assessment Table for Other Development in the Residential West Open Space Precinct		
Column 1	Column 2	Column 3
Type of Development	Assessment Category in all Precincts	Relevant Assessment Criteria
Building work, not associated with a Material Change of Use for all other uses		
<i>Where compliant with the Probable solutions of the Relevant Assessment Criteria</i>	Self Assessable	NEBP RWA Code, RWOS Precinct Code
<i>Otherwise</i>	Code Assessable	NEBP RWA Code,

Table 7-3 Assessment Table for Other Development in the Residential West Open Space Precinct		
Column 1	Column 2	Column 3
Type of Development	Assessment Category in all Precincts	Relevant Assessment Criteria
		RWOS Precinct Code
Carrying out work for a car park not associated with a Material Change of Use	Code Assessment	Standard Codes (Open Space)
Carrying out work in association with Reconfiguring a Lot	Code Assessment	Standard Codes (Open Space), NEBP Reconfiguration of a Lot Code
Filling or Excavation of Land not associated with a Material Change of Use		
<i>Where involving less than 20m³ of uncompacted material</i>	Exempt	
<i>Otherwise</i>	Code Assessable	Dams, Filling and Excavation Code
Reconfiguring a Lot	Code Assessable	Standard Codes (Open Space) NEBP Reconfiguration of a Lot Code
Other	Exempt	

Note: Operational Work for stormwater management and/or floodplain filling offsets, associated with development in the Residential West Precinct, will be subject to:

- Code Assessment under the NEBP RWA Plan, for that part of the work in the RWA;
- Code Assessment under the Planning Scheme for that part on the balance land.

7.3 Application and Operation of the Residential West Open Space Precinct Code

Development complies with the RWOS Precinct Code if it is consistent with:

- (a) If self assessable – the Probable Solutions for the RWOS Precinct Code; or
- (b) If code assessable – the specific outcomes for the RWOS Precinct Code.

7.4 Overall Outcomes for the Residential West Open Space Precinct Code

The overall outcomes of the RWOS Precinct Code are the purpose of the Code.

The overall outcomes for the RWOS Precinct Code are as follows:

- (a) Ecological preservation and rehabilitation results in improved ecological health;
- (b) Open space areas are of sufficient size, dimension, quality and quantity to cater for the needs of the community they serve, having regard to the character and function of the open space area;
- (c) A diverse range of recreational opportunities are provided, such as Civic and Cultural Spaces (that are not adversely affected by potential flood impacts), Parks with Active and Passive Areas and Bushland and Conservation Areas;
- (d) The cultural, environmental, recreational and scenic value of the open space is protected;
- (e) The multi-purpose use of open space areas is encouraged;
- (f) Open space areas are well connected with pedestrian and bike paths to encourage useability and maximise accessibility; and

7.5 Specific Outcomes and Probable Solutions for the Residential West Open Space Precinct

Table 7-4 Residential West Open Space Precinct Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
LAND USES	
Consistent Uses	
S01 Uses are appropriate for the Residential West Open Space Precinct.	PS1.1 Uses comply with the consistent uses in the Residential West Open Space Precinct in accordance with Table 7-1.
S02 Uses and facilities are provided and configured in a manner that adequately caters for anticipated user needs and optimises: (a) reciprocal amenity with adjacent uses; (b) functionality; (c) interaction with the public and private domains; and (d) community accessibility.	PS2.1 Facilities, such as: (a) Toilets; (b) Shade areas; (c) Seating areas; (d) Rubbish bins; (e) Picnic and BBQ facilities; (f) Playgrounds; and (g) Potable water sources. are provided on site commensurate with the anticipated demands of site users and in a manner that is publicly accessible, accessible for disabled persons, safe and does not detrimentally impact upon overall flood levels.
Convenience and Retail and Food and Drink Uses	
S03 Limited, small scale commercial facilities may be located within the open space or other community activities if compatible with flood plain management.	PS3.1 Retail, restaurant or takeaway food outlet uses have a maximum GFA of 100m ² and do not impact on overall flood plain management.
URBAN DESIGN AND BUILT FORM	
Building Siting and Design	
S04 The siting, scale, massing and design of buildings and spaces are configured in a manner that positively contributes to: (a) energy and resource efficiency; (b) the character of the surrounding area; (c) the protection of the amenity of adjoining or surrounding uses; and (d) interaction between the public and private domains.	PS4.1 Buildings (other than outbuildings) have: (a) maximum site cover; (b) minimum setbacks; and (c) maximum heights and numbers of storeys above finished ground level (endorsed as part of survey plan release) in accordance with Table 7-5 Schedule to Residential West Open Space Precinct Code.
S05 All buildings and structures associated with uses establishing in the RWOS Precinct are built in a flood resilient manner. Note: Flood resilient manner has the meaning given in QDC, Section MP.3.5.	PS5.1 Floor levels for buildings in the RWOS Precinct are above the defined flood event; AND PS5.2 Buildings in the RWOS Precinct are non-habitable in nature.
AMENITY CONTROLS	
S06 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.	No solution provided.

Table 7-4 Residential West Open Space Precinct Code

Column 1—Specific outcomes	Column 2—Probable Solutions
<p>S07 Development must be designed, constructed and maintained to attenuate noise from external sources.</p>	<p>PS7.1 Development is in accordance with any applicable recommendations of a noise assessment report approved pursuant to a Sector Plan or a Development Permit for Reconfiguring a Lot;</p> <p>OR</p> <p>PS7.2 A noise assessment report is provided for noise sensitive uses that are potentially subject to unacceptable levels of noise.</p>
<p>S08 Development must be designed, constructed and maintained to minimise noise nuisance.</p>	<p>No solution provided.</p>
FLOOD STORAGE	
<p>S09 Development within the Residential West Open Space Precinct that involves earthworks in a floodplain must result in no net loss of flood storage for all storm events up to and including a 1 in 100 year ARI event and adjoining properties must remain free draining with no resultant increase in flood levels.</p>	<p>No solution provided.</p>
ENVIRONMENTAL MANAGEMENT	
Protection, Retention and Rehabilitation of Ecological Corridors	
<p>S010 Development maximises the biodiversity values of ecological corridors, networks or habitat areas for endangered, vulnerable or rare species by preserving and rehabilitating</p> <ul style="list-style-type: none"> (a) Vegetation; (b) Waterways; (c) Wetlands; (d) Riparian buffers; and (e) Coastal Management areas <p>as shown on the NEBP Open Space Landscape Masterplan.</p>	<p>PS10.1 Development is sited on existing cleared land and where possible is not located within an ecological corridor.</p> <p>PS10.2 The Residential West Open Space Precinct, roads and associated development sites are generally in accordance with the NEBP RWA Plan Structure Plan and are located to minimise disturbance to significant vegetation, wetlands and waterways.</p> <p>PS10.3 Other infrastructure follows road corridors wherever possible.</p>
<p>S011 Ecological corridors are retained, protected and rehabilitated to facilitate wildlife movement and link significant vegetation, wetlands, habitat for endangered, vulnerable or rare species and other values of biodiversity significance.</p>	<p>PS11.1 Local native species that reflect the structural and floristic diversity of vegetation on the site or surrounds are used to rehabilitate and revegetate ecological corridors.</p>
Habitat Retention and Rehabilitation	
<p>S012 Significant Vegetation, riparian areas, Wetlands and Waterways are retained and rehabilitated to:</p> <ul style="list-style-type: none"> (a) Protect and enhance the nature conservation and aesthetic values of the NEBP RWOS Precinct; (b) Maintain and enhance water quality, in-stream and riparian habitat and riparian vegetation in order to protect aquatic ecosystems and receiving systems, particularly estuarine and marine environments; 	<p>PS12.1 Revegetation utilises local native species that reflect the structural and floristic diversity of Significant Vegetation, Waterway or Wetland vegetation on the site or surrounds and assists in consolidating and linking existing Significant Vegetation.</p>

Table 7-4 Residential West Open Space Precinct Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
(c) Provide a linkage with existing areas of nature conservation value; and (d) Maintain natural ecosystem functions and assist in the control of weeds and pests.	
Bank Stability and In-Stream Habitat	
S013 Bank stability and in-stream habitat is maintained or improved.	No solution provided
S014 The biodiversity of specific vegetation types associated habitat values, in particular endangered, vulnerable or rare species is protected or enhanced.	PS14.1 Vegetation corridors between significant vegetation and other vegetation are maintained or provided.
MOVEMENT	
S015 A safe, convenient and inclusive network of pedestrian and cyclist paths are provided throughout the RWOS Precinct to connect with adjoining paths, incorporating. (a) occasional widened areas with seating; (b) shade trees; (c) curves in the path; (d) nearby massed gardens; (e) safety measures; (f) shade/shelter structures; (g) good lighting; and (h) some artistic expression.	No solution provided.

Table 7-5 Schedule to Residential West Open Space Precinct Code: Built Form								
Precinct	Site Cover	Road Setbacks			Other Setbacks		Height	
		Primary	Secondary	Rear	Side	Rear	Storeys	Metres
4(5) Residential West Open Space	NA	NA	NA	NA	NA	NA	1C	7.5m

Notes

- Site Cover is exclusive of any unenclosed patios, verandas or balconies
- The Primary and Secondary Frontages of sites will be determined through the preparation of a Sector Plan and/or illustrated on plans approved pursuant to a Development Permit for Reconfiguring a Lot
- Storeys refers to the number of floors in the building including the ground floor
C means commercial storey heights, assumed as 4m (floor level to floor level)
- Refer to Appendix A for definition of building height.

8.0 NEBP RWA Development Codes

8.1 NEBP RWA Reconfiguration of a Lot Code

8.1.1 Intent of the NEBP RWA Reconfiguration of a Lot Code

This Code will apply to the assessment of Development Applications for Reconfiguration of a Lot.

Development Applications for Reconfiguration of a Lot may be facilitated through the provision of greater detail included in a Sector Plan or indicative Subdivision Concept Plan.

Where a Sector Plan is not proposed or existing, the Development Application will be accompanied by an Indicative Subdivision Concept Plan.

A Sector Plan or Indicative Subdivision Concept Plan provides the framework necessary to ensure that new development is planned and occurs in an orderly and integrated fashion. The scope and detail of the Sector Plan or indicative Subdivision Concept Plan and the extent that the Code is applied will reflect the size, location and development constraints of the area subject to the Sector Plan.

8.1.2 Application and Operation of the NEBP RWA Reconfiguration of a Lot Code

- (a) Development complies with the Reconfiguration of a Lot Code if it is consistent with the Specific Outcomes in Section 8.1.4.

8.1.3 Overall Outcomes of the NEBP RWA Reconfiguration of a Lot Code

The overall outcomes sought for the NEBP RWA Reconfiguration of a Lot Code are:

- (a) safe, convenient, functionally efficient and attractive communities and environments are created, consistent with the desired character and amenity of the NEBP RWA Plan;
- (b) lot reconfiguration integrates with the road and movement, open space and infrastructure networks planned or existing in the NEBP RWA and in adjacent areas;
- (c) lot reconfiguration contributes to the creation of a distinct local character and identity and strong sense of place;
- (d) lots have an appropriate size and dimension to accommodate their intended use;
- (e) a mix of lot types and sizes provide traditional and innovative housing forms and styles to cater for the housing needs of a diverse community;
- (f) a logical and legible reconfiguration pattern is created that maximises pedestrian, cycle and vehicle accessibility and accommodates public transport routes and stops;
- (g) infrastructure and services are provided in an efficient manner to meet the anticipated needs of future land use activities and the reasonable expectations of the community.

8.1.4 Specific Outcomes and Probable Solutions for the Reconfiguration of a Lot Code

Table 8-1 NEBP RWA Reconfiguration of a Lot Code	
Column 1 Specific outcomes	Column 2 Probable solutions
LOT LAYOUT AND DESIGN	
S01 Lot layouts integrate with existing or future development on surrounding land.	PS1.1 The lot layout is consistent with an approved Sector Plan or Sector Plan accompanying the application; OR PS1.2 Where there is no applicable Sector Plan, the application is accompanied by an Indicative Subdivision Concept Plan which depicts the

Table 8-1 NEBP RWA Reconfiguration of a Lot Code

Column 1 Specific outcomes	Column 2 Probable solutions
	<p>development intent for the application area and its context, illustrating the indicative location of features including:</p> <ul style="list-style-type: none"> (a) The transport network; (b) Open space; (c) Community Nodes; (d) Major stormwater drainage routes and features; and (e) The potential location of multiple dwellings.
<p>S02 Lots have an appropriate area and dimensions for the establishment of uses consistent with the purpose of the relevant Precinct and for the siting of:</p> <ul style="list-style-type: none"> (a) required buildings and structures; (b) associated vehicular access; (c) parking and manoeuvring; (d) effective circulation; (e) landscaping; and (f) any necessary buffering. 	<p>PS2.1 Lot areas, dimensions and access requirements are in accordance with Table 8-2 Schedule 1 to NEBP RWA Reconfiguration of a Lot Code.</p> <p>Note: An application may be accompanied by a building envelope plan that demonstrates how a dwelling house and associated structures can comply with the Residential West Dwelling Code.</p>
<p>S03 A range of lot sizes and types are created to provide for the subsequent construction of a variety of dwelling types that will meet the housing needs of a diverse community.</p>	<p>No solution provided</p>
<p>S04 The road and lot orientation facilitates the construction of energy efficient buildings that respond to local climate conditions.</p>	<p>PS4.1 A majority of lots are provided within 20 degrees orientation of north south or east west.</p>
<p>S05 Lots are capable of accommodating an effective and efficient stormwater drainage system.</p>	<p>PS5.1 Lots slope toward the street frontage.</p> <p>PS5.2 Minimum grades of 1.0 metre per 100.0 metres are provided for residential development.</p>
<p>S06 The creation of rear lots:</p> <ul style="list-style-type: none"> (a) provides a high standard of amenity for occupants and other users of the site and adjoining properties; and (b) does not adversely affect the safety and efficiency of the road from which access is gained. 	<p>PS6.1 Rear lots are provided in accordance with Table 8-2 Schedule 1 to NEBP RWA Reconfiguration of a Lot Code.</p> <p>PS1.2 Not more than two (2) adjoining rear lots are created behind any full frontage lot, with access to be provided by a single reciprocal access easement.</p>
<p>S07 Lot sizes and street and lot layout facilitate the provision of Services, including water supply, sewage disposal, waste disposal, drainage, electricity and telecommunications, in a manner that:</p> <ul style="list-style-type: none"> (a) is efficient; (b) minimises risk of adverse environmental or amenity related impacts; and (c) minimises whole of life cycle costs for that infrastructure. 	<p>No solution provided.</p>

Table 8-1 NEBP RWA Reconfiguration of a Lot Code

Column 1 Specific outcomes	Column 2 Probable solutions
TRANSPORT	
<p>SO8 The construction of the road network, and access to it, is of a standard that is safe, ensures efficient use in relation to the cost of construction, and is appropriate for the type and scale of development. The design considers the following elements of the network:</p> <ul style="list-style-type: none"> (a) Carriageway; (b) Design speed; (c) Verges; (d) WSUD measures, (e) Parking; (f) Street reserve; (g) Geometric design; (h) Intersections; (i) Turning areas; and (j) Bicycle and pedestrian paths. 	<p>PS8.1 Roads are constructed in accordance with Table 8-3 Schedule 2 to NEBP RWA Reconfiguration of a Lot Code: Road Hierarchy and, where applicable, as detailed in the Road Network Plan for the Sector.</p> <p>PS8.2 Pedestrian pathways and cycleways are provided in locations:</p> <ul style="list-style-type: none"> (a) within the Open Space Precinct, generally in accordance with the Landscape Masterplan as amended and, where applicable, informed by successive Sector Plans or indicative Subdivision Concept Plans; and (b) consistent with the road hierarchy as outlined in Table 8-3. <p>PS8.3 There is full road pavement construction along the full length of all street frontages to the site.</p>
<p>SO9 The road network has sufficient reserve and pavement widths to cater for the current and intended future function of the road including:</p> <ul style="list-style-type: none"> (a) the safe and efficient movement of all users including pedestrians and cyclists; (b) the capacity to accommodate efficient bus movements for roads that are current or likely future bus routes; and (c) the provision of safe and appropriate on-street parking. 	<p>PS9.1 Roads and movement networks are provided generally in accordance with the Structure Plan and, where applicable, a relevant Sector Plan or indicative Subdivision Concept Plan.</p> <p>PS9.2 Road reserves and pavements are in accordance with the Road Cross Sections in Table 8-3</p>
<p>SO10 Pedestrian/cycle links are provided to Community Nodes, transit nodes, and open space areas.</p>	No solution provided.
STORMWATER MANAGEMENT AND FLOOD IMMUNITY	
<p>SO11 Other than within the Open Space Precinct, new lots are not subject to flooding.</p> <p><i>Note: The conditions of approval specify requirements in relation to stormwater management and floodplain management.</i></p>	<p>PS11.1 Apply the minimum requirements for flood free land in accordance with Table 7.20 of the <i>Caboolture Shire Plan 2005</i> (as amended as at 14 June 2013), including the minimum flood immunity levels as stated in Section 8.9 of Planning Scheme Policy 4 - Design and Development Manual. Such levels are also to include an additional allowance of 500mm for sea level rise, to allow for climate change impacts to the year 2100, providing a total minimum sea level rise allowance of 800mm.</p>
<p>SO12 Bridges and culverts are designed to be safe in a 100 year ARI storm event.</p>	<p>PS12.1 Road crossings are constructed to ensure that the road remains trafficable during a 100 year ARI storm event.</p> <p><i>Note: The limiting criterion of depth by velocity product of less than 0.6 shall be applied to overtopping of roads during the 100 year ARI storm events and a maximum water depth of 200mm.</i></p>

Table 8-1 NEBP RWA Reconfiguration of a Lot Code

Column 1 Specific outcomes	Column 2 Probable solutions
Where a Sector Plan or indicative Subdivision Concept Plan does not apply or does not accompany the application:	
<p>SO2 Stormwater drainage and treatment systems incorporate Water Sensitive Urban Design to protect and enhance the environmental quality of the NEBP RWA and contribute positively to water quality in the Caboolture River through</p> <ul style="list-style-type: none"> (a) retention and regeneration of natural hydrological processes and natural drainage to surface and groundwater; (b) the prevention of pollutant mobilisation and transportation; (c) reduction of pollution and nutrient loads arising from on-site and off-site catchments; (d) minimisation of erosion and sedimentation; (e) the discharge of treated stormwater where reuse is unachievable (f) an appropriate maintenance regime; and (g) achievement of suitable public safety. <p><i>Note: Suitable measures and Water Sensitive Urban Design may include:</i></p> <ul style="list-style-type: none"> (a) permeable pavements; (b) grass swales and infiltration beds; (c) detention basins; (d) gross pollutant traps; (e) wetland treatment basins; (f) bio-retention facilities; and <p><i>maintenance and rehabilitation of drainage lines using local native species.</i></p>	<p>No solution provided</p>
<p>SO13 Environmental values and integrity of receiving waters are protected or enhanced, such that source control measures take preference over end of pipe/in-stream pollution control techniques.</p>	<p>PS13.1 Stormwater quality improvement measures optimise the prevention, interception, retention and removal of pollutants, sediments, nutrients, organic matter and litter mobilised and transported in stormwater.</p> <p>PS13.2 Development is set back from a waterway or wetland in accordance with the NEBP RWA Plan Structure Plan.</p>
<p>SO14 Treatment measures in a treatment train maximises mean annual load reductions.</p>	<p>PS14.1 The total effect of permanent water quality control measures aims to achieve reductions in the mean annual load generated by the development site at a minimum of:</p> <ul style="list-style-type: none"> (a) 80% for Total Suspended Sediment; (b) 45% for Total Nitrogen; (c) 60% for Total Phosphorus; and (d) 90% reduction in litter (sized 5mm or greater). <p><i>Note: Should the overall effectiveness of the optimal treatment train for the development catchment not meet mean annual load reduction targets, then specific concentrations as defined by local water</i></p>

Table 8-1 NEBP RWA Reconfiguration of a Lot Code

Column 1 Specific outcomes	Column 2 Probable solutions
	<i>quality objectives, ANZEC (2000) Australian Water Quality Guidelines for Fresh and Marine Waters, should be used as the water quality objective for stormwater discharging from development sites (refer to current ANZEC (2000) Australian Water Quality Guidelines for Fresh and Marine Waters, Queensland Environmental Protection Policy (Water), Queensland State Government 2009), also outlined in the MUSIC software program.)</i>
SO15 Overland flow paths have adequate capacity to contain and convey a design major stormwater flow of specified ARI.	PS15.1 Overland flow paths are designed to cater for the major storm event with a 100 year ARI.
SO16 Stormwater discharge achieves the following: (a) no worsening of downstream conditions; and (b) no adverse impacts or nuisance to any person, property or premises.	No solution provided.
NOISE	
SO17 Development is not subjected to unreasonable noise impacts	PS17.1 Development is in accordance with any applicable recommendations of a noise assessment report. <i>Note: A noise assessment report may be approved pursuant to a Sector Plan.</i>
OPEN SPACE	
SO18 Landscaped open space is integrated into development and is provided to: (a) improve amenity; (b) contribute to legibility; (c) preserve views and vistas; (d) provide a range of recreation opportunities at convenient locations; (e) support Community Nodes; (f) facilitate appropriate measures for stormwater and flood management and care of valuable environmental resources; and (g) enable the retention of significant vegetation, wetlands and waterways and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features.	PS18.1 Open space areas are provided generally in accordance with the NEBP RWA Plan Structure Plan and, if applicable, a Sector Plan or indicative Subdivision Concept Plan. PS18.2 Provide a minimum 40.0 metre buffer to Raff Creek, to be revegetated and cleared of any weeds and rubbish. The works are to maximise the usage of local endemic species, to enhance the habitat values of the environmental corridor.
REALIGNMENT OF BOUNDARIES	
SO19 The rearranging of a boundary or boundaries does not result in the creation of additional lots and is an improvement on an existing situation.	PS19.1 An improvement of an existing situation comprises any of the following: (a) lots become more regular in shape; (b) the rearrangement corrects an existing boundary encroachment by a building or use; (c) the lot having a depth to width ratio that is greater than the existing situation; (d) access being provided or improved to a lot that had no access or access in a location that was constrained by slope, drainage or

Table 8-1 NEBP RWA Reconfiguration of a Lot Code	
Column 1 Specific outcomes	Column 2 Probable solutions
	<p>similar hazard;</p> <p>(e) the new lots area, dimensions and shape are in accordance with Table 8-2 Schedule 1 to NEBP RWA Reconfiguration of a Lot Code; and</p> <p>(f) the rearrangement is required as part of a management subdivision generally in accordance with the NEBP RWA Plan Structure Plan and/or otherwise required to facilitate the development of the NEBP in accordance with the development intent.</p>
VOLUMETRIC SUBDIVISION	
S020 Reconfiguration of the space above or below the surface of land permitted where necessary to facilitate efficient development in accordance with the intent of the precinct in which the land is located, or is consistent with a lawful approval that has not lapsed.	No solution provided.
COMMUNITY TITLE	
S021 Reconfiguration of existing or approved buildings (whether or not including land) into Community Title Schemes must not cause the use of the land to become unlawful having regard to: <ul style="list-style-type: none"> (a) parking areas; (b) open space; (c) vehicle movements and access; and (d) amenity. 	No solution provided.

Table 8-2 Schedule 1 to NEBP RWA Reconfiguration of a Lot Code: Lot Sizes

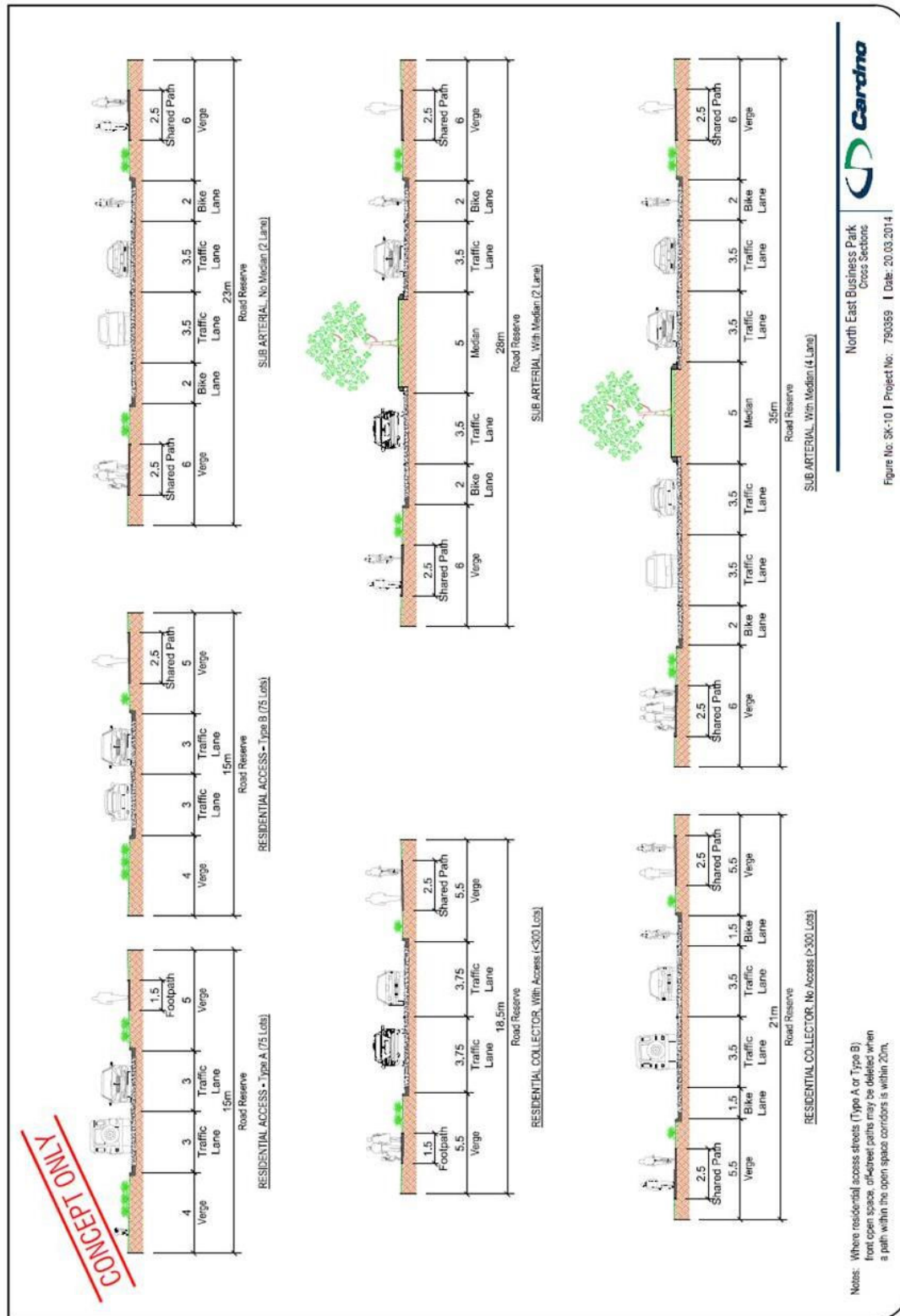
Precinct	Minimum area	Minimum frontage	Minimum depth	Minimum area of rear allotment excluding access ways	Minimum width of access way
3 Residential					
3(1) Residential West					
<i>For multiple dwelling sites</i>	800m ²	25m	30m		
<i>Dwelling House sites on a corner</i>	350m ²	10m	20m	600m ²	4m
<i>Dwelling House sites otherwise</i>	300m ²	10m	20m	600m ²	4m
<i>Dual Occupancy sites</i>					
<i>Where on a corner – single storey limit</i>	600m ²	15m	20m	NA	NA
<i>Where on a corner – two storey limit</i>	450m ²	15m	20m	NA	NA
<i>Otherwise</i>	600m ²	15m	20m	600m ²	4m
4 Open Space					
4(5) Residential West Open Space	-	-	-	-	-

Table 8-3 Schedule 2 to NEBP RWA Reconfiguration of a Lot Code: Road Hierarchy

Road Type	Total Width	Travel Lane Width	Median Width	On Road Parking	Verge Width	Footpath	Bike Path
Laneway		2 x 2.75m		No Special Provision	2 x 1.0m	No	On pavement
Residential Access – Type A (75 Lots)	15m	2 x 3.0m	-	No Special Provision	1x 4.0m 1 x 5.0m	One Side: 1.5m path	No Special Provision
Residential Access – Type B (75 Lots)	15m	2 x 3.0m	-	No Special Provision	1x 4.0m 1 x 5.0m	1 x 2.5m shared path	
Residential Collector with access (<300 lots)	18.5m	2 x 3.75m	-	No Special Provision	2 x 5.5m	1 x 1.5m footpath 1 x 2.5m shared path	
Residential Collector without access (>300 lots)	21m	2 x 3.5m	-	No Special Provision	2 x 5.5m	Both Sides: 2.5m shared path 1.5m on road bike lane	
Sub-Arterial No Median (2 Lane)	23m	2 x 3.5m	-	-	2 x 6.0m	Both Sides: 2.5m shared path 2.0m on-road bike lane	
Sub-Arterial With Median (2 Lane)*	28m	2 x 3.5m lanes	5.0m	-	2 x 6.0m	Both Sides: 2.5m shared path 2.0m on-road bike lane	
Sub-Arterial With Median (4 Lane)*	35m	4 x 3.5m	5.0m	-	2 x 6.0m	Both Sides: 2.5m shared path 2.0m on-road bike lane	
Arterial	39m	4 x 3.5m	6.0m	-	2 x 7.5m	Both Sides: 2.5m shared path 2.0m on-road bike lane	

*An alternative cross section including a centre turning lane and parking lanes to provide for direct frontage access may be approved in selected areas.

Figure 8-1 Proposed Road Cross Sections



8.2 NEBP Residential West Dwelling Code

8.2.1 Intent of the NEBP Residential West Dwelling Code

The NEBP Residential West Dwelling Code provides planning control and guidance for the development of a variety of low density housing options.

8.2.2 Application and Operation of the NEBP Residential West Dwelling Code

The NEBP Residential West Dwelling Code applies to a Material Change of Use and to Building Work for:

- (a) Dwelling House;
- (b) Dual Occupancy;
- (c) Studio Apartments; and
- (d) outbuildings, ancillary structures and tennis court lighting.

Development that is consistent with the specific outcomes in Section 8.2.4 complies with the NEBP Residential West Dwelling Code.

To the extent that the Dwelling House Code conflicts with a provision in the Queensland Development Code, the Dwelling House Code prevails.

For a Dwelling House or Studio Apartment subject to Self Assessable development, non compliance with the Probable Solutions regarding flood immunity (PS5.1) and driveways (PS7.1) results in the level of assessment defaulting to Code Assessment.

Similarly, for a Studio Apartment subject to Self Assessable development, non compliance with the specific Probable Solutions relevant to a Studio Apartment results in the level of assessment defaulting to Code Assessment. Consequently, a Material Change of Use – Development Permit must be obtained from Council prior to any site works commencing. This application process is separate to any Building Works application process, but does not negate the need to also obtain a Development Permit for Building Works.

Non compliance with any other Probable Solution does not result in the level of assessment defaulting to Code assessment. Pursuant to section 20 of the Standard Building Regulation, in these instances a building certifier must not issue a Building Works – Development Permit without first obtaining written advice from Council as to the acceptability of the non-compliance.

8.2.3 Overall Outcomes of the NEBP Residential West Dwelling Code

The overall outcomes are the purpose of the NEBP Residential West Dwelling Code.

The overall outcomes sought for the NEBP Residential West Dwelling Code are

- (a) Dwelling Houses, Dual Occupancies and Studio Apartments, including outbuildings:
 - (i) achieve a high standard of amenity for residents of the site and surrounding sites;
 - (ii) create and maintain attractive and safe streetscapes;
 - (iii) are consistent with the desired character of the surrounding area;
 - (iv) achieve a high standard of sustainable performance including energy and water efficiency;
 - (v) are not subject to unacceptable risk from flood and tidal water hazard; and
 - (vi) are accessed in a safe and adequate manner; and

- (b) Uses associated with the dwelling are ancillary and compatible with the desired character of the surrounding area.

8.2.4 Specific Outcomes and Probable Solutions for the NEBP Residential West Dwelling Code

The specific outcomes sought for the NEBP Residential West Dwelling Code are included in Column 1 of Table 8-4. Probable solutions for self-assessable development and Probable Solutions for code assessable development are included in Column 2 of Table 8-4.

Development complies with the NEBP Residential West Dwelling Code if it is consistent with:

- (a) If self assessable – the identified Probable Solutions for the NEBP Residential West Dwelling Code: ; or
- (b) If code assessable – the Specific Outcomes for the NEBP Residential West Dwelling Code.

The following are the identified Probable Solutions for self assessable development:

- (a) For a dwelling house, all Probable Solutions apply other than: PS2.1, PS12.1, PS12.2 and PS12.3
- (b) For a studio apartment, all Probable Solutions apply other than PS2.1, PS12.1, PS12.2 and PS12.3.

Table 8-4 NEBP Residential West Dwelling Code	
Column 1 Specific outcomes	Column 2 Probable solutions
GENERAL PROVISIONS	
BUILT FORM	
Design, Aesthetics, Identity and Legibility	
<p>S01 Dwelling designs positively contribute to:</p> <ul style="list-style-type: none"> (a) sustainable forms and patterns of development; (b) climatic response; (c) energy, water and resource efficiency; (d) the character of the surrounding area; (e) the protection of the amenity of adjoining or surrounding uses; and (f) interaction between the public and private domains. 	<p>PS1.1 Dwelling includes design measures such as:</p> <ul style="list-style-type: none"> (a) balconies and recesses; (b) variation in materials, colours and/or textures; and (c) effective landscaping. <p>PS1.2 Dwellings with multiple frontages or outlooks are to present attractively to all frontages through the use of balconies, windows, shading devices and landscaping.</p> <p>PS1.3 Dwellings (other than outbuildings) are developed in accordance with Table 8-5.</p> <p>PS1.4 Maximum built to boundary wall length without variation is 15m and height is 3.5m. If exceeding 15m, wall to include a recess of minimum 1.5m depth and 3.0m length.</p>
<p>S02 Passive thermal design principles should be incorporated into building design of dwellings to improve thermal comfort and optimise the energy efficiency of heating, ventilation and air-conditioning (HVAC) systems.</p>	<p>PS2.1 Building design of dwellings should incorporate the following:</p> <ul style="list-style-type: none"> (a) orientation to optimise passive solar design and day lighting, while avoiding unwanted heat gain; (b) Adequate eaves and/or external shading devices to all glazed areas, designed to prevent summer sun access and allow winter sun access; (c) Insulation to roof, ceiling and walls; (d) Use of light colours on roofs and unshaded walls to reduce internal

Table 8-4 NEBP Residential West Dwelling Code

Column 1 Specific outcomes	Column 2 Probable solutions
	<p style="text-align: right;">heat loads in summer; and</p> <p>(e) Natural cross-ventilation.</p>
<p>S03 Roofs contribute positively to visual amenity.</p>	<p>PS3.1 Roofs incorporate measures such as:</p> <ul style="list-style-type: none"> (a) variation of roof forms to that include pitches, gables, skillions; (b) light wells; (c) ventilation devices; and (d) other features. <p>PS3.2 The rooftop is designed to enable future inclusion of satellite dishes/ telecommunication facilities in an unobtrusive manner.</p> <p>PS3.3 The rooftop is designed to enable solar efficient positioning of current and/or future solar panels.</p>
<p>S04 Dwelling design and site layout provide entries that are clearly visible to visitors from the street.</p>	<p>PS4.1 Provision is made at the front property boundary for inclusion of street numbers.</p>
FLOOD IMMUNITY	
<p>S05 The dwelling has an acceptable level of flood and tidal water immunity that does not endanger property or human life.</p>	<p>PS5.1 Dwellings are located within the Residential West Precinct such that:</p> <ul style="list-style-type: none"> (a) the floor level of habitable rooms is not lower than the recommended minimum height of 300mm above the determined finished ground level for the land; and (b) the floor level of non-habitable rooms at or above the determined finished ground level for the land.
PARKING, ACCESS AND SERVICING	
<p>S06 Adequate parking areas and facilities are provided.</p>	<p>PS6.1 A minimum of one (1) covered or garaged car parking space is provided for each dwelling unit, with a minimum of one (1) additional space be provided on-site, this space may be in tandem.</p> <p>PS6.2 Setbacks to garages are as specified in Table 8-5.</p>
<p>S07 Site access is safe and caters for all types of vehicles that use the site.</p>	<p>PS7.1 Site access driveways are designed and constructed in accordance with the following sections of AS2890.1-2004 Parking Facilities - Off Street Carparking</p> <ul style="list-style-type: none"> (a) widths – Section 3.2.2 (b) gradients – Section 3.3, and (c) locations – Section 3.2.3
<p>S08 The location and number of access driveways, minimise impacts on the amenity of the residential street and neighbouring properties, as well as the on-street carparking capacity.</p>	<p>PS8.1 On sites with a single road frontage, there is only one (1) access driveway.</p> <p>PS8.2 On a site with a primary and a secondary frontage, one (1) access driveway may be taken from each street.</p> <p>PS8.3 On a site with a primary frontage and a rear frontage:</p> <ul style="list-style-type: none"> (a) there is no access driveway on the primary frontage; and

Table 8-4 NEBP Residential West Dwelling Code

Column 1 Specific outcomes	Column 2 Probable solutions
	<p>(b) there is only one (1) access driveway taken from the rear street.</p> <p>PS8.4 On a site with a primary frontage, a secondary frontage and a rear frontage:</p> <p>(a) there is no access driveway on the primary frontage;</p> <p>(b) one (1) access driveway may be taken from the secondary frontage; and</p> <p>(c) there is only one (1) access driveway taken from the rear street.</p> <p>PS8.5 The access driveway does not adversely impact on on-street parking.</p>
AMENITY	
Noise	
S09 Dwellings are not subjected to unreasonable noise impacts.	<p>PS9.1 Development is in accordance with any applicable recommendations of an approved noise assessment report</p> <p><i>Note: A noise assessment report may be approved pursuant to a Sector Plan or a Reconfiguring a Lot approval.</i></p>
Visual Privacy	
<p>S010 Direct overlooking of the main internal living areas and private open spaces of residential property is minimised through:</p> <p>(a) Sensitive building layout;</p> <p>(b) Location and design of windows and balconies;</p> <p>(c) Screening devices and landscaping; and</p> <p>(d) Suitable distance separation.</p>	<p>PS10.1 Where the distance separating a window or balcony of a Class 1 building from the side or rear boundary is less than 1.5 m –</p> <p>(a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or</p> <p>(b) a window has a sill height more than 1.5m above the adjacent floor level, or</p> <p>(c) a window has obscure glazing below 1.5m</p>
PRIVATE OPEN SPACE	
<p>S011 Private open space areas are:</p> <p>(a) clearly defined for private use;</p> <p>(b) of dimensions to suit the projected requirements of the dwelling occupants, and to accommodate some outdoor recreation needs, as well as providing for open space service functions;</p> <p>(c) capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment, recreation and children's play; and</p> <p>(d) directly accessible from a main indoor living area of the dwelling.</p>	<p>PS11.1 Each dwelling has a minimum private open space comprising a single area of 25m² with a minimum dimension of 5.0 metres.</p>
SCREENING AND FENCES	
<p>S012 Screening and fences are integrated with landscaping, and:</p> <p>(a) are constructed from materials compatible with the buildings and site facilities;</p>	<p>PS12.1 Except where required for noise attenuation purposes, fencing to a primary or laneway frontage is:</p>

Table 8-4 NEBP Residential West Dwelling Code

Column 1 Specific outcomes	Column 2 Probable solutions
<ul style="list-style-type: none"> (b) assist in highlighting entrances and provide visual interest to the streetscape; (c) enabling outlook from buildings to the street for safety and surveillance purposes; and (d) enables air circulation and breeze movement. 	<ul style="list-style-type: none"> (a) when sited on the road boundary, a maximum height of 1.2m where solid, or a maximum of 1.8m where 50% transparent; and (b) when sited at the building line, a maximum height of 1.8m. <p>PS12.2 Fencing to a secondary road frontage, as well as side and rear boundaries have a maximum height of 1.8m.</p> <p>PS12.3 Fencing or walls located along road frontages, other than to a laneway, are located behind 1.0 metre of landscaping.</p>
STUDIO APARTMENTS AND DUAL OCCUPANCIES	
Building Design and Siting	
<p>SO13 The site configuration and building design of a dual occupancy use or a dwelling house and studio apartment :</p> <ul style="list-style-type: none"> (a) have a scale and intensity which provides a built form that is compatible with the preferred character of the locality and the local streetscape; (b) have an appropriate area and dimensions for: <ul style="list-style-type: none"> (i) the siting of buildings and structures; (ii) vehicle parking, manoeuvring and circulation; and (iii) landscaping and open space, including buffering. (c) provide an individual identity and street address to each dwelling unit through entries that are clearly visible to visitors from the street. 	<p>PS13.1 The dwelling units comprising a dual occupancy or a dwelling house and studio apartment are constructed in complementary architectural styles, materials, colours and roof form.</p> <p>PS13.2 Dual occupancy uses have a minimum site area, including any area of normal street truncation, of:</p> <ul style="list-style-type: none"> ▪ 600m², where on a corner and of single-storey construction, or ▪ 450m², where on a corner and of two-storey construction, or ▪ 600m² otherwise. <p>PS13.3 A Studio Apartment is located either:</p> <ul style="list-style-type: none"> (a) as a separate out building; or (b) above a garage. <p>PS13.4 The Gross Floor Area of a Studio Apartment does not exceed 60m² exclusive of balcony, verandah or patio.</p> <p>PS13.5 A Studio Apartment has a clearly identifiable point of entry separate to the principal dwelling.</p> <p>PS13.6 A Studio Apartment has an area of private open space with a minimum depth of 1.2 metres and a minimum area of 4m².</p> <p>Note: This open space may be a balcony, veranda or patio.</p>
Amenity and Visual Privacy	
<p>SO14 Direct overlooking of the main internal living areas and private open spaces of residential property is minimised through:</p> <ul style="list-style-type: none"> (a) Sensitive building layout; (b) Location and design of windows and balconies; (c) Screening devices and landscaping; and (d) Suitable distance separation. 	<p>PS14.1 For a Dual Occupancy or Studio Apartment, where the distance separating a window or balcony of a Class 1 building from the side or rear boundary is less than 1.5 m –</p> <ul style="list-style-type: none"> (a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or

Table 8-4 NEBP Residential West Dwelling Code	
Column 1 Specific outcomes	Column 2 Probable solutions
	<p>(b) a window has a sill height more than 1.5m above the adjacent floor level, or</p> <p>(c) a window has obscure glazing below 1.5m</p> <p>PS14.2 For a Studio Apartment, windows and balconies overlooking private areas of the primary dwelling include screening, fixed louvres or treated glazing.</p>
SO15 Site layout and building design protects residents and site users from the adverse impacts of internal and external noise sources.	PS15.1 The development meets the recommended design sound levels specified in Section 5 of Australian Standard AS2107 Building Interiors.
LANEWAY FRONTAGES	
SO16 Lane ways are safe, present well, and can be casually surveyed from overlooking habitable rooms.	PS16.1 A minimum of one habitable room is to be orientated toward the laneway per dwelling. For two storey dwellings, the habitable room is located on the second storey with a clear view of the lane.

Table 8-5 Schedule to Residential West Dwelling Code: Built Form										
Use	Site Cover ²	Road Setbacks ^{1, 5}					Other Setbacks ^{4,5,6,7,8}		Height	
		Primary			Secondary	Laneway	Side	Rear	Storeys	Metres
		A	B	C						
Dwelling House										
<i>Lot of less than 450m² with a depth equal to or less than 27m</i>	60%	4.5m	5.5m	3.0m	2.0m	1.0m	0m & 1.5m	3.0m	2R	8.5m
<i>Lot of less than 450m²</i>	50%	4.5m	5.5m	3.0m	2.0m	1.0m	0m & 1.5m	4.5m	2R	8.5m
<i>Lot greater than or equal to 450m²</i>	50%	4.5m	5.5m	3.0m	3.0m	1.0m	0m & 1.5m	4.5m	2R	8.5m
Dual Occupancy	60%	4.5m	5.5m	3.0m	3.0m	1.0m	0m & 1.5m	0m	2R	8.5m
Studio Apartment	Note 3	0m	0m	0m	0m	1.0m	0m	0m	2R	8.5m
Outbuildings, Swimming Pools, Tennis Courts	Note 3	0m	0m	0m	0m	1.0m	0m	0m	1R	4.5m

Notes:

1. Road Setbacks:
A: Double Garage or Carport
B: Single Garage or Carport
C: Otherwise
2. Site Cover is exclusive of any unenclosed patios, verandas or balconies
3. Site Cover includes Studios and Outbuildings.
4. 2nd storey setbacks are a minimum of 2m
5. All setbacks are to be measured to the walls or posts of structures
6. Where a wall is built to a zero lot boundary, a tolerance of up to 250mm is permitted to accommodate a gutter overhang. The balance of any dwelling not built to this boundary must comply with the relevant side setback requirements. The wall it is to be constructed with materials and finishes consistent with the balance of the dwelling, extending to the same level as the anticipated level of the adjacent lot's platform in accordance with Council's requirements.
7. On lots with a frontage of less than 13m, the side setback can be reduced to 1.0m provided the eave encroaches no more than 450mm (excluding gutter) into this setback
8. Where a garage wall is not built on the boundary, the garage may be built no closer than 1.0m to the side boundary. The balance of any dwelling must comply with the relevant side setback requirements.

8.3 NEBP Residential West Enterprise Code

8.3.1 Compliance with the NEBP Residential West Enterprise Code

Development complies with the NEBP Residential West Enterprise Code if it is consistent with:

- (a) If self assessable – the Probable Solutions in Section 8.3.3; or
- (b) If code assessable – the Specific Outcomes in Section 8.3.3.

8.3.2 Overall Outcomes of the NEBP Residential West Enterprise Code

The overall outcomes of the NEBP Residential West Enterprise Code are the purpose of the Code. The overall outcomes sought for the NEBP Residential West Enterprise Code are:

- (a) To promote employment creation and growth by facilitating the establishment and conduct of employment from home and providing an affordable location for small scale and start-up businesses; and
- (b) To control the intensity and operation of home based businesses so that home based businesses are domestic in scale and operate in a manner which preserves local amenity and is ancillary to the related dwelling.

8.3.3 Specific Outcomes and Probable Solutions for the NEBP Residential West Enterprise Code

The specific outcomes sought for the NEBP Residential West Enterprise Code are included in column 1 of Table 8-6. Probable solutions for code assessable development are included in column 2 of Table 8-6.

Development complies with the NEBP Residential West Enterprise Code if it is consistent with:

- (a) If self assessable – the identified Probable Solutions for the NEBP Residential West Enterprise Code; or
- (b) If code assessable – the Specific Outcomes for the NEBP Residential West Enterprise Code.

The following are the identified Probable Solutions for self assessable development: PS1.1, PS1.2, PS2.1, PS2.2, PS2.3, PS2.4, PS2.5, PS2.6, PS4.1, PS4.2, PS4.3, and PS4.4

Table 8-6 NEBP Residential West Enterprise Code	
Column 1 Specific outcomes	Column 2 Probable solutions
Location	
S01 Home business must be part of a lot used primarily for residential purposes by the operators of the home business.	<p>PS1.1 The home business is conducted within a dwelling, or within another enclosed structure such as a shed or a garage on the site of a dwelling primarily used for residential purposes.</p> <p>PS1.2 The home business is carried out by one or more of the permanent residents of the dwelling.</p>
Scale and Intensity of Operation	
<p>S02 The Home Based Business:</p> <ul style="list-style-type: none"> (a) is of a size and scale compatible with the character of the site and surrounding area; (b) is consistent with reasonable expectations for the amenity of the surrounding area. 	<p>PS2.1 The use does not occupy an area more than one-third of the Gross Floor Area of the dwelling.</p> <p>PS2.2 The home business does not involve display of any signs, except where within the residential lot and no larger than 0.6m² in area.</p> <p>PS2.3 The use is conducted from Monday to Saturday between the hours 08.00 to 18.00.</p> <p>PS2.4 The home business does not involve more than</p>

Table 8-6 NEBP Residential West Enterprise Code

Column 1 Specific outcomes	Column 2 Probable solutions
	<p>one (1) person waiting at or near the premises at any time (excluding the permanent resident/s and any non-resident employee).</p> <p>PS2.5 The home business does not involve more than one (1) business related motor vehicle being parked on the site or in the street/s the site has frontage to, at any time (excluding business related vehicle/s of the permanent resident/s and non-resident employee's vehicle).</p> <p>For Self Assessable</p> <p>PS2.6 The home business involves no non-resident employees operating from the premises</p> <p>For Code Assessable</p> <p>PS2.7 The home business involves no more than 2 non-resident employees on site at any one time.</p> <p>PS2.8 Where the home business involves two (2) non-resident employees, a minimum of two (2) on-site parking spaces are available for the business use.</p>
<p>S03 The use does not cause significant adverse amenity impacts on any other premises due to the emission of noise, dust, odour, smoke, fumes or similar.</p>	<p>No solution provided</p>
<p>Sale and Storage of Goods</p>	
<p>S04 The on-site display and sale of goods associated with the operation of a home business is conducted in a manner which:-</p> <p>(a) does not adversely impact on the existing or desired streetscape for the area; and</p> <p>(b) is in keeping with the desired or established character of the area.</p>	<p>PS4.1 The home business does not involve display of goods visible from outside the house.</p> <p>PS4.2 No goods, other than those made on the site, or those products used as part of an activity conducted on the site, are sold to customers on the site.</p> <p>PS4.3 The home business does not involve hiring out materials, goods, appliances or vehicles stored outside of the floor area.</p> <p>PS4.4 Loading/unloading of goods is not undertaken by a vehicle larger than a Small Rigid Vehicle (SRV).</p>

8.4 NEBP RWA Transport Code

8.4.1 Compliance with the NEBP RWA Transport Code

Development complies with the NEBP RWA Transport Code if it is consistent:

- (a) If self assessable - with the Probable Solutions for the NEBP RWA Transport Code; or
- (b) If code assessable – the specific outcomes for the NEBP RWA Transport Code.

8.4.2 Overall Outcomes of the NEBP RWA Transport Code

The overall outcomes for the NEBP RWA Transport Code are the purpose of the Code. The overall outcomes sought for the NEBP RWA Transport Code are:

- (a) the safety, efficiency and convenience of traffic movement, access and parking is maximised; and
- (b) development does not result in unacceptable impacts on the external road network.

8.4.3 Specific Outcomes and Probable Solutions for the NEBP RWA Transport Code

The specific outcomes sought for the NEBP RWA Transport Code are included in column 1 of Table 8-7. Probable solutions for code assessable development are included in column 2 of Table 8-7.

Table 8-7 NEBP RWA Transport Code	
Column 1 Specific outcomes	Column 2 Probable solutions
Pedestrian and Bicycle Network and Facilities	
<p>S01 For non-residential uses, end of trip facilities such as bicycle parking, shower cubicles and lockers are provided to meet the needs of users and to facilitate bicycle use by occupiers and visitors.</p>	<p>PS1.1 Bicycle parking is provided:</p> <ul style="list-style-type: none"> (a) in an accessible location; (b) a manner which does not impact adversely on visual amenity; (c) in a secure location and form for long-stay (staff) use; and (d) in a manner that does not impede the movement of pedestrians or other vehicles. <p>PS1.2 Bicycle parking is provided at the a minimum rate of 1 space per 10 employees</p> <p>PS1.3 Ancillary bicycle parking facilities are provided to meet or exceed the following:</p> <ul style="list-style-type: none"> (a) 1 locker per 2 bicycle parking spaces; and (b) 1 shower cubicle with ancillary change rooms per 5 bicycle spaces, with a minimum of 1 shower, with provision for both females and males.
Site Access	
<p>S02 The type and number of driveways between the site and the street minimises conflict between pedestrians and vehicular traffic.</p>	<p>PS2.1 Where a Sector Plan, indicative Subdivision Concept Plan or Building Envelope Plan applies, access to the site, and the design and location of car parking is in accordance with the preferred layout, form and location indicated in a on the Plan applying to the site.</p> <p>PS2.2 The driveway access to any car park is clearly visible from the street.</p> <p>PS2.3 The site allows access to and from the street in a</p>

Table 8-7 NEBP RWA Transport Code

Column 1 Specific outcomes	Column 2 Probable solutions
	<p>forward direction for the relevant design vehicle.</p> <p>PS2.4 Not more than one (1) driveway crossover is provided per street frontage.</p> <p>PS2.5 Access to developments fronting median divided roads is left in/left out only.</p> <p>PS2.6 Sites with frontages to</p> <ul style="list-style-type: none"> (a) A Residential Collector without access (>300 lots) (b) Sub-Arterial Road (includes Buckley Road extension) (c) Arterial Road (includes Main Boulevard) (no frontage access) <p>have dual frontages wherever possible, so that vehicular access is not reliant upon the higher order road.</p> <p>PS2.7 Landscaping and driveway access is designed to provide a clear view of passing pedestrians and vehicles.</p>
Site Configuration	
<p>S03 Site layouts and pedestrian facilities are designed to be safe, user friendly and to minimise conflicts between pedestrians, cyclists and vehicles.</p>	<p>PS3.1 Buildings and activities are located and designed to minimise conflict between site activities and areas used for site access, carparking, cycle parking and pedestrian movements.</p> <p>PS3.2 Convenient, defined, safe and clearly visible pedestrian and cyclist access is provided from the street frontage to the site and to the building entrance.</p> <p>PS3.3 Pedestrian paths are covered with non-slip materials.</p> <p>PS3.4 Lips are provided between kerb and road level to allow easy access for trolleys, strollers and wheelchairs.</p> <p>PS3.5 Graded access ramps are provided between the public and private domain where slopes restrict wheelchair access.</p>
Car Parking	
<p>S04 Car parking is provided in a manner that maximises the efficient use of land and meets the reasonable parking demand for the use by occupiers and visitors considering:</p> <ul style="list-style-type: none"> (a) the mix of uses; (b) differential parking requirements; (c) variations in demand; (d) shared provision; (e) on-street parking availability; and (f) the availability of alternative transport modes. 	<p>PS4.1 Car parking is configured so that:</p> <ul style="list-style-type: none"> (a) employee parking is situated underneath the building or at the rear of the site with occupier entrances suitably positioned; (b) disabled parking spaces are located close to the main building entrance and are clearly sign posted; (c) visitor car parking is located towards the front of the site, provided it is screened by landscape and aesthetically treated; and (d) visitor parking is accessible 24/7 when located underneath the building and occupier parking is separately secured <p>PS4.2 Unscreened car parking spaces do not directly face</p>

Table 8-7 NEBP RWA Transport Code

Column 1 Specific outcomes	Column 2 Probable solutions
	<p>residential properties or light sensitive uses.</p> <p>PS4.3 Driveways and parking areas are constructed to property boundaries where they are linked to adjoining car parking areas.</p> <p>PS4.4 The number of car parking spaces provided is in accordance with the number of spaces required for the specific use as specified in Table 8-8 Schedule 1 to NEBP RWA Transport Code</p> <p style="text-align: center;">OR</p> <p>The number of car parking spaces provided is in accordance with a parking needs assessment approved by the Council.</p> <p>PS4.5 At least one (1) of the car parks or 1% of the total car parks, whichever is greater, is a designated car park provided for people with disabilities and is located as close as possible to the main building entrance.</p> <p><i>Note: Parking areas should meet the design requirements specified in Sections 2 to 5 inclusive of Australian Standard 2890.1 Parking Facilities Off Street Car Parking.</i></p>
Servicing	
<p>S05 For non-residential uses, the layout of the proposal achieves adequate provision for servicing on-site that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts of servicing within the site.</p>	<p>PS5.1 Servicing activities, waste collection, loading docks and service vehicle storage areas are:</p> <ul style="list-style-type: none"> (a) located: <ul style="list-style-type: none"> (i) at a position which does not detract from the amenity of the Precinct; (ii) other than between the building and the primary road frontage; and (iii) to discourage on-street loading. (b) separated from public and visitor car parking and access points; (c) screened from view from the street; and (d) designed to accommodate the relevant design vehicle. <p>PS5.2 Building design and site configurations are arranged to co-locate accessways and turning areas where appropriate.</p> <p><i>Note: This may require the use of reciprocal access easements or common property.</i></p> <p>PS5.3 Access driveways, manoeuvring areas and loading and unloading facilities provide for service vehicles listed in Table 7.27 Parts (b) and (c) of the <i>Caboolture ShirePlan 2005</i> (as amended), for the relevant use.</p> <p style="text-align: center;">OR</p> <p>Service vehicle requirements are undertaken in accordance with a service vehicle needs</p>

Table 8-7 NEBP RWA Transport Code	
Column 1 Specific outcomes	Column 2 Probable solutions
	assessment. PS5.4 Where an on-site waste collection area is provided, access and manoeuvring areas provide for a heavy rigid vehicle 12.5 metres in length.
General Provisions	
SO6 Parking, access and servicing areas are designed and constructed to meet functional and amenity needs.	<p>PS6.1 Shade trees are planted in car parks at a minimum rate of one (1) tree per six (6) car parking spaces.</p> <p>PS6.2 Within car parking areas sealed pedestrian footpaths are provided in accordance with AS1428.1 Design for access and mobility general requirements for access new building work. Pavements for car parking bays and access ways are constructed in one of the following ways:</p> <ul style="list-style-type: none"> (a) Reinforced concrete minimum thickness to be 100mm for parking areas and 150mm for access ways; (b) Gravel with a minimum thickness of 25mm of asphalt surfacing; (c) Gravel with a two (2) coat sprayed bitumen seal; or (d) Gravel surfaced with approved concrete pavers. <p><i>Note: Pavements should be designed by an RPEQ/CPENG.</i></p> <p>PS6.3 Where the development includes a combination of low turnover and high turnover car parking spaces, the parking spaces and aisles are constructed to the high turnover or Class 3 requirements of AS2980.1.</p> <p>PS6.4 Driveway crossovers are constructed in accordance with Planning Scheme Policy 4 <i>Design and Development Manual</i> of the <i>Caboolture ShirePlan 2005</i>.</p> <p>PS6.5 Car parks and aisles are constructed in accordance with AS2890.1 Parking Facilities Off street car parking.</p>

Table 8-8 Schedule 1 to NEBP RWA Transport Code: Car Parking

Use or Zone	Minimum Number of Car Parking Spaces Required
Caretaker's Residence	One (1) car park for each caretaker's residence.
Child Care Centre	One (1) car park for every five (5) children in addition to one (1) car park for every employee.
Educational Establishment	One (1) car park for every ten (10) students in addition to one (1) car park for every employee.
Entertainment and Recreation (Indoor)	One (1) car park for every 20m ² of net floor area.
Entertainment and Recreation (Outdoor)	One (1) car park for every 20m ² of use area.
Estate Sales Office	One (1) car park for every employee in addition to six (6) visitor car parks.
Local Utility	NA
Major Utility	As determined by Council
Medical Centre	One (1) car park for every 25m ² of net floor area plus one (1) space for an ambulance (SRV).
Multiple Dwellings	One (1) covered car park for every dwelling unit in addition to one (1) visitor car park for every three (3) dwelling units in addition to one (1) wash bay.
Office	One (1) car park for every 25m ² of net floor area.
Place of Worship	One (1) car park for every five (5) seats or places.
Restaurant	One (1) car park for every 25m ² of net floor area.
Service Station	One (1) car park for every 20m ² of net floor area in addition to pump filling areas.
Shop	One (1) car park for every 20m ² of net floor area.
Take Away Food Outlet	One (1) car park for every 20m ² of net floor area

Note: Carparking ratios for uses not referred to in the table are as per the rates in the *Caboolture ShirePlan 2005 (as amended)*

9.0 NEBP RWA Acid Sulfate Soils Overlay

9.1 Intent of the NEBP RWA Acid Sulfate Soils Overlay

The Intent of the NEBP RWA Acid Sulfate Soils Overlay is to manage environmental hazards associated with the disturbance of acid sulfate soils.

9.2 Application and Operation of the NEBP RWA Acid Sulfate Soils Overlay

The NEBP RWA Acid Sulfate Soils Overlay does not apply to the bulk earthworks for the initial development in the area of the NEBP RWA Plan.

The Overlay applies to all subsequent development within the Open Space Precinct; and any development within the remainder of the NEBP RWA Plan which will disturb acid sulfate soils. This is as the bulk earthworks will stabilise acid sulfate soils within the site.

As the area to which the acid sulfate soils management applies can be textually described, no Overlay Map is provided.

The NEBP RWA Acid Sulfate Soils Overlay uses the Acid Sulfate Soils Code as contained within the *Caboolture ShirePlan*.

9.3 Assessment Table for the NEBP RWA Plan Acid Sulfate Soils Overlay

Assessment Categories and Relevant Assessment Criteria for a development in the area depicted on the Acid Sulfate Soils Overlay Plan are set out below in Table 9-1.

Table 9-1 Assessment Table (All Development) for the NEBP RWA Plan Acid Sulfate Soils Overlay		
Column 1	Column 2	Column 3
Development	Assessment Category in all Precincts	Relevant Assessment Criteria
<p>All development where located in the Open Space Precinct</p> <p>Any development below RL4m (made ground post bulk earthworks) which will disturb acid sulfate soils where located other than within the Open Space Precinct</p>	<p>Self Assessable where</p> <p>(a) Excavating or otherwise removing less than 100m³ of soils or sediment from at or below 5.0 metres AHD.</p> <p>Code Assessment where</p> <p>(a) the Probable Solutions for self assessable cannot be met</p> <p>(b) Excavating or otherwise removing 100m³ or more of soils or sediment from at or below 5.0 metres AHD and the probable solutions for self assessable cannot be met;</p> <p>(c) Filling of land involving 500m³ or more of material with an average depth of 0.5 metres or greater where the natural ground level is below 5.0 metres AHD.</p> <p>Exempt if the criteria for self assessment or code assessment do not apply.</p>	<p>Acid Sulfate Soils Overlay Code (as contained in the <i>Caboolture ShirePlan</i>)</p>

Appendix A - NEBP Definitions and Exempt Development

NEBP DEFINITIONS

For the purposes of the NEBP RWA Plan, the following definitions apply:

Minor Building Work

Note: The Building Regulation should be consulted to identify if any building work listed below is exempt or self assessable.

In the Residential West Precinct:

- internal building works;
- roofed structures over ground level outdoor landscape and recreation areas ie. pergolas and patios;
- sunhoods over windows and doors;
- roof over an existing deck or balcony;
- rainwater tanks;

Building Height

The distance measured in a vertical plane between the ground level or basement podium level and the uppermost ceiling of the building where the wall connects with the roof or where there is no ceiling, the highest part of the wall connects with the roof, whichever is the greater.

For the purposes of determining building height: where a Basement protrudes no more than 1.5 metres, building height may be measured from the top of the basement.

Studio Apartment

A Studio Apartment is a self-contained building or part of a building that is able to operate independently, containing a kitchen, bathroom, living/dining rooms, bedroom and laundry facilities separate to those of the dwelling house, together with a balcony or private open space and ancillary storage space.

The term does not include a Dependant Persons Accommodation or Dual occupancy as defined in the Caboolture Shire Plan.

EXEMPT DEVELOPMENT

Where development is identified as exempt it requires no application and need not comply with the Codes or other requirements of the *Caboolture ShirePlan* or the Northeast Business Park RWA Plan (as applicable).

It is noted that the *Caboolture ShirePlan* and the *Integrated Planning Act 1997* specify that various developments are exempt. In addition to those provisions, and despite other provisions of the Northeast Business Park RWA Plan and the provisions of the *Caboolture ShirePlan*, the development listed in the Schedule below is declared as exempt development under the Area Plan.

Schedule – Exempt Development

- the material change of use for a road or thoroughfare;
- the material change of use for the incidental use of a footpath adjacent to land used for business uses
- building work for the restoration to its original condition of any building that has been accidentally damaged
- Minor building work
- Reconfiguration of a Lot for the purposes of amalgamation, road widening and truncations required as a condition of development approval

Appendix B - NEBP RWA Plan Mapping

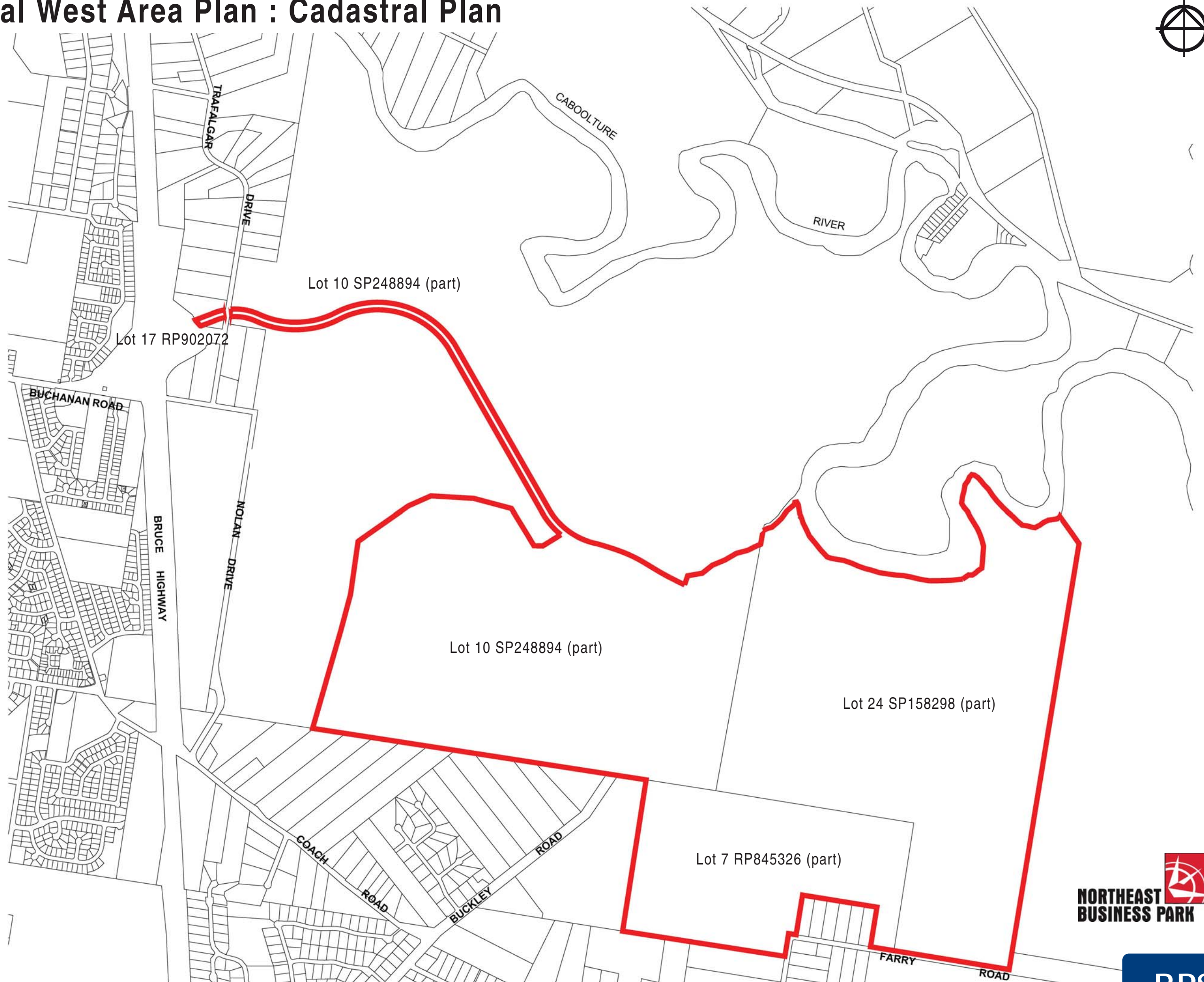
The NEBP RWA Plan mapping consists of

- (i) The NEBP RWA Cadastral Plan (Drawing No. 20430-40 rev D, dated June 2013); and
- (ii) The NEBP RWA Plan Structure Plan (Drawing No. 20430-10 rev Q, dated 25 May 2015);
- (iii) The Residential West Precinct Location Plan (Drawing No. 20430-43 rev F, dated July 2016);
and
- (iv) The Residential West Open Space Precinct Location Plan (Drawing No. 20430-44F, dated July 2016).

NEBP Residential West Area Plan : Cadastral Plan



Residential West Area
Lot 10 SP248894 (part)
Lot 7 RP845326 (part)
Lot 24 SP158298 (part)
Lot 17 RP902072



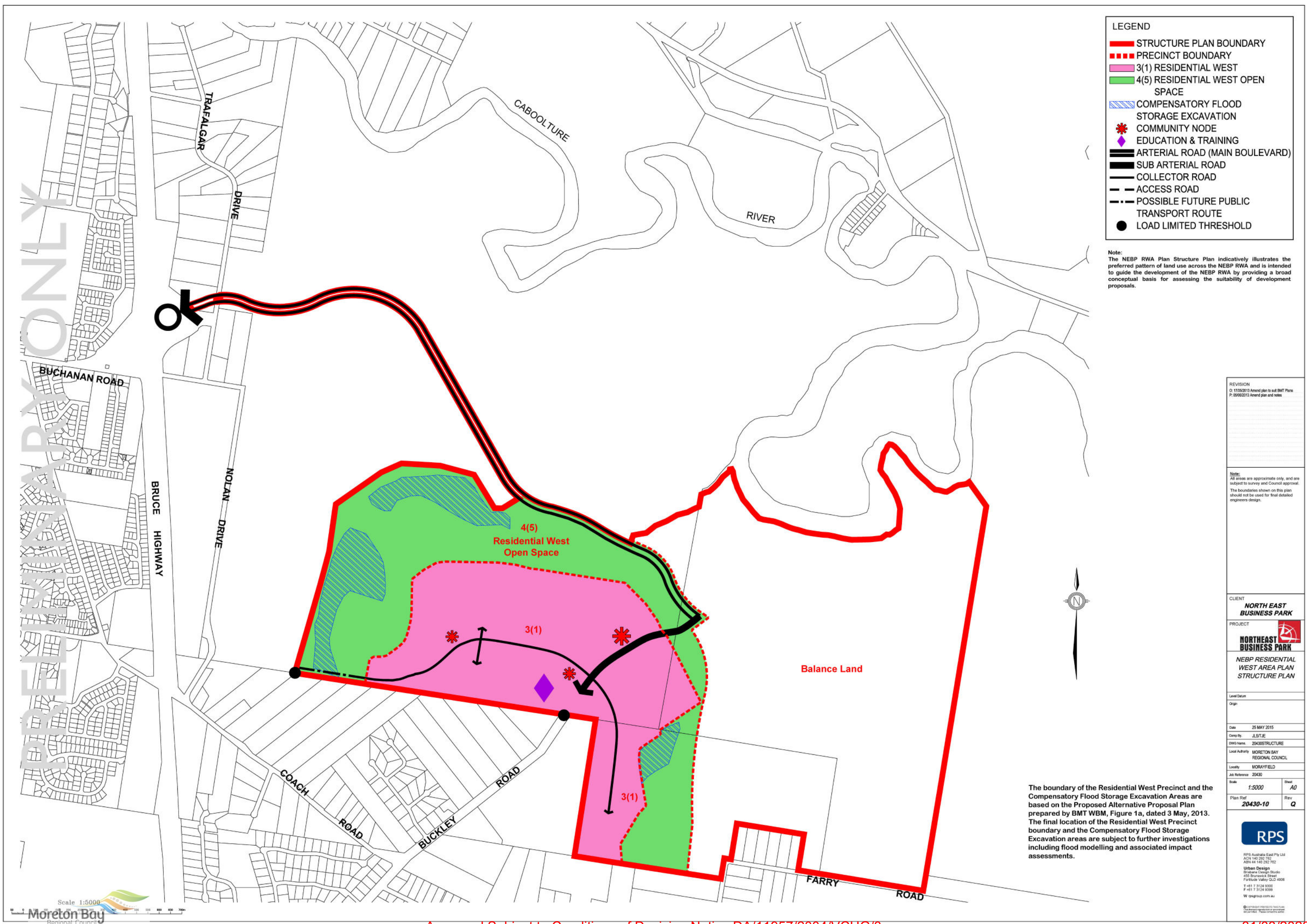
ref 20430-40D
date June 2013
scale 1:5,000 @ A0, 1:20,000 @ A3

100 50 0 100 200 300 400 500
Moreton Bay

File Path: U:\PM\Projects\20000\Job\20430\NEBP\Residential West Area\Final\Master Files



PRELIMINARY ONLY



LEGEND

- ▬ STRUCTURE PLAN BOUNDARY
- - - PRECINCT BOUNDARY
- 3(1) RESIDENTIAL WEST
- 4(5) RESIDENTIAL WEST OPEN SPACE
- ▨ COMPENSATORY FLOOD STORAGE EXCAVATION
- * COMMUNITY NODE
- ◆ EDUCATION & TRAINING
- ▬ ARTERIAL ROAD (MAIN BOULEVARD)
- ▬ SUB ARTERIAL ROAD
- ▬ COLLECTOR ROAD
- - - ACCESS ROAD
- - - POSSIBLE FUTURE PUBLIC TRANSPORT ROUTE
- LOAD LIMITED THRESHOLD

Note:
The NEBP RWA Plan Structure Plan indicatively illustrates the preferred pattern of land use across the NEBP RWA and is intended to guide the development of the NEBP RWA by providing a broad conceptual basis for assessing the suitability of development proposals.

REVISION

0	17/05/2015	Amend plan to suit BMT Plans
1	20/05/2015	Amend plan and notes

Note:
All areas are approximate only, and are subject to survey and Council approval. The boundaries shown on this plan should not be used for final detailed engineers design.

CLIENT
NORTH EAST BUSINESS PARK

PROJECT
NORTHEAST BUSINESS PARK
NEBP RESIDENTIAL WEST AREA PLAN STRUCTURE PLAN

Level Datum	
Origin	
Date	25 MAY 2015
Drawn by	JLS/7JE
DWG Name	20430STRUCTURE
Local Authority	MORETON BAY REGIONAL COUNCIL
Locality	MORAYFIELD
Job Reference	20430
Scale	1:5000
Sheet	A0
Plan Ref	20430-10
Rev	Q

The boundary of the Residential West Precinct and the Compensatory Flood Storage Excavation Areas are based on the Proposed Alternative Proposal Plan prepared by BMT WBM, Figure 1a, dated 3 May, 2013. The final location of the Residential West Precinct boundary and the Compensatory Flood Storage Excavation areas are subject to further investigations including flood modelling and associated impact assessments.

RPS

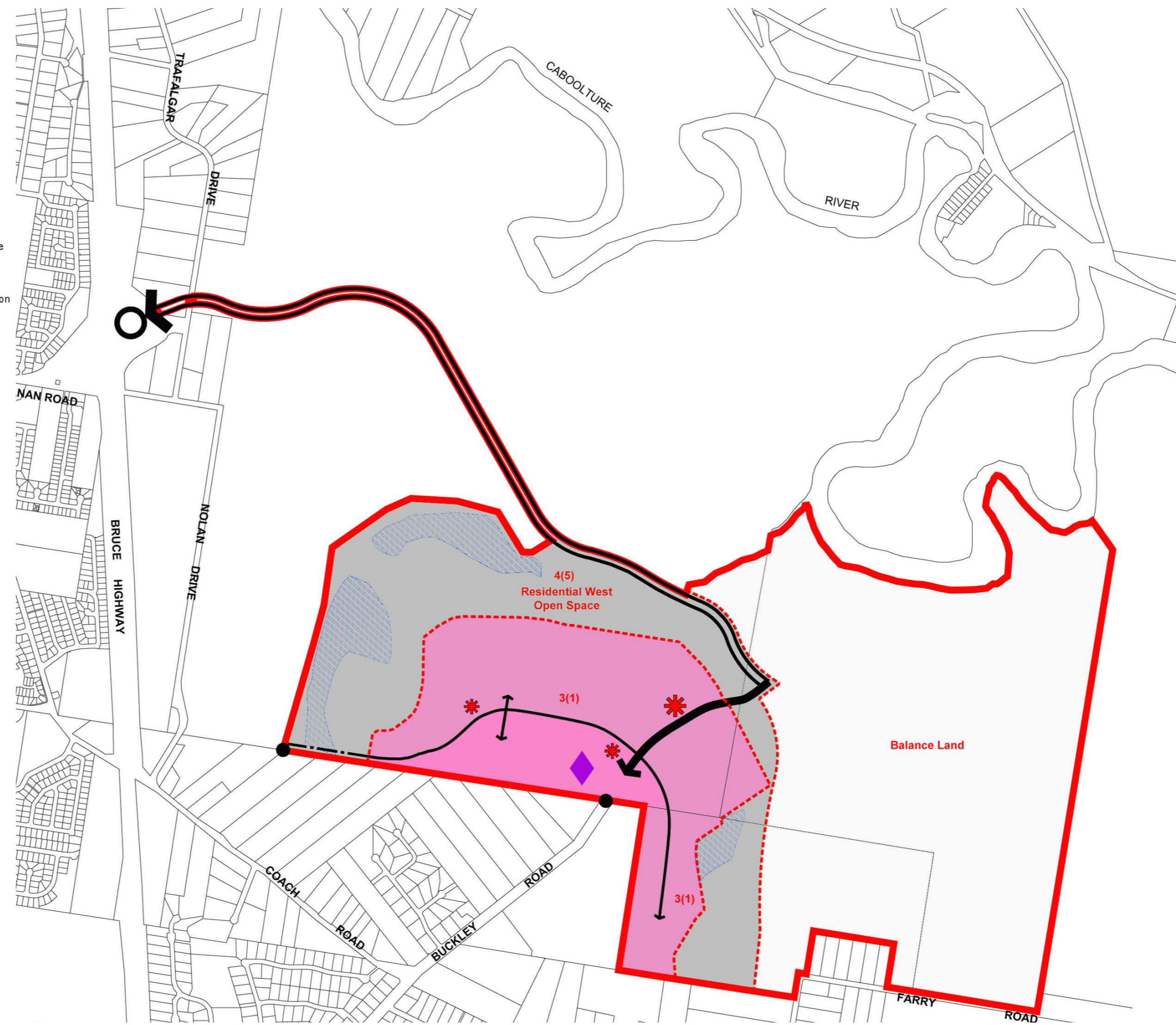
RPS Australia East Pty Ltd
ACN 140 282 752
ABN 64 140 282 752

Urban Design
Brisbane Design Studio
455 Bruner's Street
Fawkner Valley QLD 4009
T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au

Residential precinct location plan



- legend**
- Site Boundary
 - Precinct Boundary
 - 3(1) Residential West
 - Community Node
 - Education & Training
 - Arterial (Main Boulevard)
 - Sub Arterial
 - Collector
 - Possible Future Public Transport Route
 - Load Limited Threshold
 - Compensatory Flood Storage Excavation



Note:
The NEBP RWA Plan Structure Plan indicatively illustrates the preferred pattern of land use across the NEBP RWA and is intended to guide the development of the NEBP RWA by providing a broad conceptual basis for assessing the suitability of development proposals.

ref 20430-43F
date July 2016
scale 1:5,000 @ A0, 1:20,000 @ A3



Open space precinct location plan



legend

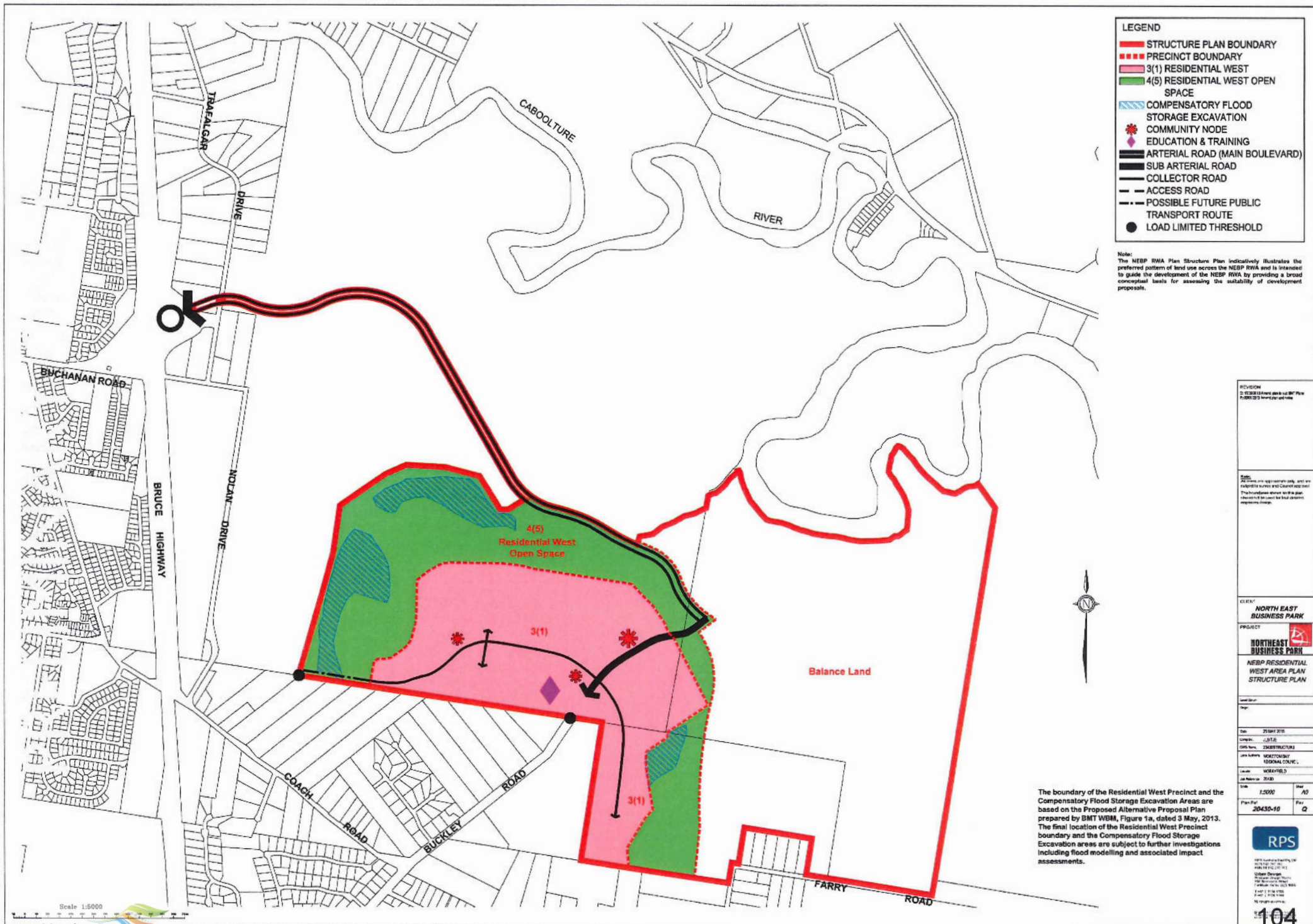
- Site Boundary
- Precinct Boundary
- 4(5) Residential West Open Space
- Arterial (Main Boulevard)
- Sub Arterial
- Possible Future Public Transport Route
- Load Limited Threshold
- Compensatory Flood Storage Excavation



Note:
The NEBP RWA Plan Structure Plan indicatively illustrates the preferred pattern of land use across the NEBP RWA and is intended to guide the development of the NEBP RWA by providing a broad conceptual basis for assessing the suitability of development proposals.

ref 20430-44F
date July 2016
scale 1:5,000 @ A0, 1:20,000 @ A3





LEGEND

- ▬ STRUCTURE PLAN BOUNDARY
- - - PRECINCT BOUNDARY
- 3(1) RESIDENTIAL WEST
- 4(5) RESIDENTIAL WEST OPEN SPACE
- ▨ COMPENSATORY FLOOD STORAGE EXCAVATION
- ★ COMMUNITY NODE
- ◆ EDUCATION & TRAINING
- ▬ ARTERIAL ROAD (MAIN BOULEVARD)
- ▬ SUB ARTERIAL ROAD
- ▬ COLLECTOR ROAD
- ▬ ACCESS ROAD
- - - POSSIBLE FUTURE PUBLIC TRANSPORT ROUTE
- LOAD LIMITED THRESHOLD

Note:
The NEBP RWA Plan Structure Plan indicatively illustrates the preferred pattern of land use across the NEBP RWA and is intended to guide the development of the NEBP RWA by providing a broad conceptual basis for assessing the suitability of development proposals.

REVISION

2	15/03/2020	Final Plan
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Notes:
This plan is for information only and is subject to change without notice. The boundaries shown on this plan should not be used for land administration purposes.

CLIENT: NORTH EAST BUSINESS PARK
PROJECT: NORTH EAST BUSINESS PARK
 NEBP RESIDENTIAL WEST AREA PLAN STRUCTURE PLAN

Date:	25/04/2020
Client:	NEBP
Discipline:	STRUCTURE
Job Name:	NEBP RESIDENTIAL WEST AREA PLAN STRUCTURE PLAN
Location:	NEBP
Job Number:	20430-10
Scale:	1:5000
Sheet:	A0
Plan No.:	20430-10
Rev.:	Q

The boundary of the Residential West Precinct and the Compensatory Flood Storage Excavation Areas are based on the Proposed Alternative Proposal Plan prepared by BMT WBM, Figure 1a, dated 3 May, 2013. The final location of the Residential West Precinct boundary and the Compensatory Flood Storage Excavation areas are subject to further investigations including flood modelling and associated impact assessments.

ATTACHMENT 4

Appeal Rights

- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.
- (3) In this section—
- conduct* means an act or omission.
- representative* means—
- (a) of a corporation—an executive officer, employee or agent of the corporation; or
 - (b) of an individual—an employee or agent of the individual.
- state of mind*, of a person, includes the person's—
- (a) knowledge, intention, opinion, belief or purpose; and
 - (b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
- (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and

-
- (iii) who is a co-respondent in an appeal of the matter;
and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or

- (iii) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—

-
- (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise,

whether by the Supreme Court, another court, any tribunal or another entity; and

- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the *appointer*) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—
 - (a) has the qualifications or experience prescribed by regulation; and
 - (b) has demonstrated an ability—
 - (i) to negotiate and mediate outcomes between parties to a proceeding; and
 - (ii) to apply the principles of natural justice; and
 - (iii) to analyse complex technical issues; and
 - (iv) to communicate effectively, including, for example, to write informed succinct and well-organised decisions, reports, submissions or other documents.