



Amendment Instrument

MBRC Planning Scheme

Caboolture West Local Plan- Neighbourhood Development Plan No.1

Made under the *Planning Act 2016*, Section 18
(making or amending planning schemes)



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Part 1 Amendment Overview

1. Short title

This amendment instrument relates to an amendment to the MBRC Planning Scheme 2016 (Version 4) which may be cited as *Moreton Bay Regional Council Planning Scheme Amendment- Caboolture West Local Plan - Neighbourhood Development Plan Area No.1 (the adopted amendment)*.

2. Status

The adopted amendment the subject of this amendment instrument has effect on and from 26 October 2021.

3. Purpose

The adopted amendment relates to parts of Upper Caboolture otherwise contained in Neighbourhood Development Plan Area No.1 (NDP1) of the Caboolture West local plan.

The purpose and general effect of the adopted amendment is to facilitate development in NDP1 as the first stage of the Caboolture West local plan. This is achieved through a plan for NDP1 along with supporting provisions in the MBRC Planning Scheme's Strategic framework, Tables of assessment, Caboolture West local plan code, Dwelling house code and associated Overlay mapping where relevant to the Caboolture West local plan.

Part 2 Amendment Summary

The following is a summary of the amendments to the MBRC Planning Scheme included within the adopted amendment, grouped under the following sections:

1. the Strategic framework;
2. Tables of assessment;
3. Caboolture West local plan code;
4. Dwelling house code; and
5. Mapping.

1. Strategic Framework

Discrete amendments have been made to a small number of sections of the Strategic Framework to recognise the role of Caboolture West as a growth area, as well as the necessary coordination required around future infrastructure provision in line with Neighbourhood Development Plans. In addition, amendments to maps have been made to ensure NDP1 is reflected.

2. Tables of assessment

- There have been changes to section 5.9.3, levels of assessment to recognise the implementation of NDP1. The following changes to 5.9.3 Caboolture West local plan include:
 - Uses identified within the
 - Community Activities group
 - Interim activities group
 - Low impact and service industry activities group
 - Retail and commercial activities group
 - Dual occupancy;
 - Caretaker's accommodation;
 - Dwelling house;
 - Dwelling unit;
 - Educational establishment;
 - Function facility;
 - Low impact industry;
 - Multiple dwelling;
 - Relocatable home park;
 - Residential care facility;
 - Retirement facility;
 - Rooming accommodation;
 - Sales office;
 - Short-term accommodation;
 - Showroom; and
 - Theatre.

3. Caboolture West local plan code

- Amendments have been made to the Local Plan code to reference the inclusion of an approved NDP (i.e. NDP1) with supporting overall outcomes and performance outcomes. This includes updates to provisions to align with the proposed neighbourhood development plan (NDP1). Changes have also been made for consistency and alignment with the rest of the planning scheme. The extent of the proposed amendment is limited to changes necessary to support the inclusion of NDP1 and does not change the rest of the Caboolture West local plan area, Local Plan code and Structure Plan. The above changes have occurred to the following sections:
 - 7.2.3 Caboolture West Local Plan:
 - 7.2.3.1 Urban living precinct;
 - 7.2.3.1.1 Next generation sub-precinct;
 - 7.2.3.1.2 Local centre sub-precinct;
 - 7.2.3.7 Reconfiguring a lot code;
 - 7.2.3.7.1 Reconfiguring a lot code- Urban living precinct;
 - 7.2.3.4 Green network precinct;
 - 7.2.3.6 Interim uses code;
 - Additional changes include:
 - Updated Caboolture West Local Plan Figures 7.2.3.1 to 7.2.3.8; and
 - Inclusion of new Figure 7.2.3.9 Neighbourhood Development Plan No.1 (NDP1).

4. Dwelling house code

- Changes apply where located in the Caboolture west local plan Urban living precinct - Next generation sub-precinct to:
 - Setback requirements for Class 1a and Class 10a buildings/structures;
 - Site cover;
 - Carparking rates; and
 - Private open space areas.

5. Mapping

- Includes revised mapping for:
 - Caboolture West Local Plan Map;
 - Zoning map (Tile 31);
 - Building Heights Overlay Map (Tile 31); and
 - Environmental Areas Overlay Map (Tile 31).
- Inclusion of a new map:
 - Caboolture West Local Plan Map- Sub-precincts and Boundaries NDP1.

Part 3 Amendment Table

This amendment instrument comprises amendments to the MBRC Planning Scheme and associated mapping. The following table outlines the components of the Planning Scheme that have been amended as a result of this amendment and identifies the location of further details.

Table 1- Amended Planning Scheme Components

Planning Scheme Component	Amendment Detail
Part 3 Strategic framework	Refer to Appendix A
Part 5 - Tables of assessment - section 5.9.3.1 Urban living precinct	Refer to Appendix A
Part 5 - Tables of assessment - section 5.9.3.4 Green network precinct	Refer to Appendix A
Part 5 - Tables of assessment - section 5.9.3.6 Reconfiguring a lot	Refer to Appendix A
Part 5 - Tables of assessment - section 5.9.3.7 Building work	Refer to Appendix A
Part 5 - Tables of assessment - section 5.9.3.8 Operational work	Refer to Appendix A
Part 7 - Local plans - section 7.2.3 Caboolture West Local Plan	Refer to Appendix A
Part 7 - Local plans - section 7.2.3.1 Urban Living Precinct	Refer to Appendix A
Part 7 - Local plans - section 7.2.3.1.1 Next generation sub-precinct	Refer to Appendix A
Part 7 - Local plans - section 7.2.3.1.2 Local centre sub-precinct	Refer to Appendix A
Part 7 - Local plans - section 7.2.3.4 Green network precinct	Refer to Appendix A
Part 7 - Local plans - section 7.2.3.6 Interim uses code	Refer to Appendix A
Part 7 - Local plans - section 7.2.3.7 Reconfiguring a lot code	Refer to Appendix A
Part 7 - Local plans - section 7.2.3.7.1 Reconfiguring a lot code – Urban living precinct	Refer to Appendix A
Part 7 - Local plans - section 7.2.3.7.4 Reconfiguring a lot code – Green network precinct	Refer to Appendix A
Part 9 - Development codes - section 9.3.1 Dwelling house code	Refer to Appendix A
Schedule 2 - Mapping - Overlay map - Building heights	Refer to Appendix B
Schedule 2 - Mapping - Overlay map - Environmental areas	Refer to Appendix B
Schedule 2 - Mapping - Caboolture West Local Plan Map	Refer to Appendix B
Schedule 2 - Mapping - Caboolture West Neighbourhood Development Plan 1	Refer to Appendix B
Schedule 2 - Mapping - Zoning Map	Refer to Appendix B

Consequential Amendments

As part of integrating the amendment into the MBRC Planning Scheme and publishing a new version, a range of consequential amendments have been required. These comprise administrative changes of an editorial nature to address matters such as spelling, capitalisation, punctuation, grammar, formatting or presentation, numbering, cross-references, version numbering, the effective date and administrative wording changes for readability. These are summarised in Table 2.

Table 2- Consequential Amendments.

Planning Scheme Component	Consequential Amendments
Citation and Commencement	Amend to refer to 'version 5' of the MBRC Planning Scheme
Part 3 Strategic framework	Amend figures to include and reflect gazettal date of all figures being amended
Part 5 Table of assessment	Amend formatting and numbering of provisions in response to amendment
Part 7 Local plans	Amend capitalisation, punctuation, grammar, spelling, formatting, numbering and cross-referencing, RAD/PO conversion tables in response to amendment
Part 9 Development codes	Amend capitalisation, punctuation, grammar, spelling, formatting, numbering and cross-referencing, RAD/PO conversion tables in response to amendment
Schedule 2 Mapping	Amend Schedule 2.1 Map index to include and reflect gazettal date of all maps being amended. Amend each map to be amended to list the effective on and from date
Appendix 2 Table of amendments	Amend to include reference to the NDP1 amendment

Part 4 Guide to interpreting changes

The marking-up of changes to both the Planning Scheme document and Planning Scheme Maps occurred at the following 2 phases of the amendment process:

1. Prior to Public consultation and State interest review; and
2. To reflect changes made after public consultation and State interest review.

These changes are indicated by the conventions outlined in the following section.

Planning Scheme Document

Changes shown for public consultation and state interest review

The proposed amendment changes as advertised during the public consultation period and considered in the state interest review appear as follows:

- **black text with yellow highlight** for new text as shown during consultation and state interest review; and
- ~~red text with strike through~~ for deleted text as shown during consultation and state interest review.

Changes made after public consultation and state interest review

Following consultation and state interest review further changes were made to the amendment in response to matters raised. The changes made after the public consultation period and state interest review appear as follows:

- **black text with green highlight** for new text after consultation and state interest review;
- ~~red text with green highlight~~ for text that was marked for deletion during consultation that has been reinstated after consultation and state interest review;
- ~~green text with strike out~~ for text that has been deleted after consultation and state interest review; and
- **green text with strikeout and yellow highlight** for new text proposed during consultation that has been deleted after consultation and state interest review.

Planning Scheme Maps

Refer to Appendix B, for the amendment mapping documents.

Changes shown for public consultation and state interest review

Changes to maps embedded within the Planning Scheme are reflected by:

“Proposed Tailored Amendment 2 State Interest Review and Consultation Version 2021” in the legend.

Changes made after public consultation and state interest review

The Environmental areas overlay map has been subject to further changes, post consultation in response to the State interest review. This has been indicated by the label **“For State Approval August 2021”**.

Appendix A

MBRC Planning Scheme - Amendment Document.

Appendix B

MBRC Planning Scheme - Amendment Mapping Documents.