# **APPENDIX A**

**Existing Conditions Report** 

#### Contents

1.0	INTRO	DUCTION	. 4
1.1	Bacl	<pre><ground< pre=""></ground<></pre>	. 4
1.2	Purp	oose	. 4
1.3	Regi	ional Context	. 4
1.4	Loca	al Context	. 6
1.5	Gro	wth Fronts and Development Areas	. 7
1.6	Inclu	usion of the Caboolture West Identified Growth Area in the Urban Footprint	. 9
3.0	EXISTI	NG CONDITIONS	11
3.1	Owr	nership, Fragmentation, and Land Use	11
3.	1.1	Land Ownership	11
3.	1.2	Fragmented Lands	13
3.	1.3	Land Use & Zoning	15
3.2	Con	taminated Land	18
3.3	Pub	lic Open Space	20
3.4	Goo	d Quality Agricultural land & Strategic Cropping Land	22
3.5	Тор	ography	28
3.	5.1	Steep Lands	28
3.	5.2	Scenic Amenity and Cultural Heritage	30
3.	5.3	Bushfire Hazard	34
3.	5.4	Extractive Industry	36
3.6	Envi	ronmental Existing Conditions	38
3.	6.1	Koala Conservation	38
3.	6.2	Threatened Species	40
3.	6.3	Nature Conservation	41
3.	6.4	Environmental Corridors (overland)	44
3.	6.5	Waterways	46
3.	6.6	Flooding	48
3.7	Maj	or Infrastructure	51
3.	7.1	Gas and Electricity	51
3.	7.2	Water	53
4.0	SUMN	IARY	55
4.0	CONCL	USION	73

### **Table of Figures**

Figure 1 - Regional Context
Figure 2 – Local Context
Figure 3 - Growth Fronts in MBRC
Figure 4- Land Ownership Categories 12
Figure 5 - Lot Sizes 14
Figure 6 - Land Use Categories 16
Figure 7 - Land Use Categories (Zoning) 1 17
Figure 8 - Contaminated Land 19
Figure 9 - Open Space 21
Figure 10 - Good Quality Agricultural Land as mapped in the Caboolture Shire Plan
Figure 11 - Agricultural Land Class (2013) amended mapping provided by DERM 25
Figure 12 - Strategic Cropping Land Trigger Map 26
Figure 13 - Existing Agricultural Uses and 500m buffer mapped by MBRC 27
Figure 14 - Land Slope and Landslide Hazard 29
Figure 15 - Scenic Amenity
Figure 16 - Viewshed Analysis (Glass House Mountains Peak Visibility)
Figure 17 - Cultural Heritage
Figure 18 - Bushfire Hazard
Figure 19 - Extractive Resources
Figure 20 – Environment SPP Koala Habitat
Figure 21 - Environment Regional Ecosystems 42
Figure 22 - Conservation Agreements
Figure 23 - Environmental Corridors
Figure 24 - Environment Waterway Corridors 47
Figure 25 - Q100 Flood Extent
Figure 26 - Probable Maximum Flood Level (Urban) 50
Figure 27 - Major Electricity Infrastructure
Figure 28 - 60m Contour
Figure 29 - Composite Map of Category 1 Individual Layers Based on Table 4.1
Figure 30 - Layers Merged Based on Table 4.1
Figure 31 – Category 1 Merged and Selected Category 2 Layers (19 March 2013) 59
Figure 32 - Category 1 with GQAL and SCL (19 March 2013) 60
Figure 33 - Composite Map of Category 1 Individual Layers Based on Table 4.2
Figure 34 - Merged Layers Based on Table 4.2
Figure 35 - Merged and Selected Category 2 Layers (2 May 2013)
Figure 36 - Category 1 with GQAL and SCL (2 May 2013)
Figure 37- Composite Map of Category 1 Existing Conditions Based on Table 4.3
Figure 38 - Category 1 Layers Merged Based on Table 4.3
Figure 39 - Category 1 Merged and Selected Category 2 Layers (29 May 2013)
Figure 40 - Category 1 with GQAL and SCL (29 May 2013)72
Figure 41 - Extent of Urban Development74

#### **1.0 INTRODUCTION**

#### 1.1 Background

The SEQ Regional Plan (2009-2031) designates an area west of the existing Caboolture urban area as an Identified Growth Area (IGA). The intent of this designation is to identify an area that will be considered for future urban development beyond the life of the current SEQ Regional Plan (post 2031). Several major land holders with an interest in the Caboolture West area formed a landholder group (Brookfield Multiplex, Stockland, Heritage Pacific, Lenvest) in 2008/9 to make the case for development of the Caboolture West Area before 2031. Their submission was not successful at the time but in February 2012 the State Government gazetted the area a declared master plan area. This declaration marks the start of the process of preparing the Caboolture West Land Use and Infrastructure Plan that is now required to be transitioned into the new planning scheme. Council subsequently commenced work on the process of preparing the Caboolture West Land Use and Infrastructure Plan in February 2013 as a parallel exercise to the preparation of the new MBRC Planning Scheme.

The major issues/tasks required to be undertaken to plan for the development of the Caboolture West area have been identified by the Land Holders Group, in the SEQ Regional Plan, and by Council in the preparation of the draft Strategic Framework. In summary the major issues to be addressed by Council in undertaking the Caboolture West Land Use and Infrastructure plan are:

- Need, justification for the inclusion of the declared master planned development area in the urban footprint before 2031;
- Guiding principles in accordance with the SEQ Regional Plan and to achieve leading environmental and urban design performance;
- Land capability and suitability Existing Conditions Report;
  - Land use including:
    - Residential;
    - o Business and Employment;
    - Open Space, sports and recreation;
    - o Infrastructure sites and corridors;
- Green Infrastructure;
- Infrastructure including:
  - Water and Sewerage;
  - Water Management;
  - Transport Infrastructure;
  - o Other Community Infrastructure; and
- Timing and staging of development;
- Infrastructure costs, funding strategies, coordination and delivery.

#### 1.2 Purpose

In 2009 the land holder group prepared a Strategic Constraints Analysis report. The report was written by URBIS with input from a range of consultants (Cardno, Cardno Eppell Olsen, Conics and Continuum) and with input from Moreton Bay Regional Council as part of the 2009 Land Holders submission to the SEQ Regional Plan Review.

It is intended that this Existing Conditions Report will update previous work, identify related gaps and hurdles that need to be addressed in the planning for the area, and identify land suitable for development.

#### **1.3 Regional Context**

The study area is located on the northern edge of the greater Brisbane metropolitan area and approximately 5km west of the Caboolture Principal Activity Centre. It is located within one of the fastest growing regions in Australia which stretches from Brisbane City in the south to the Sunshine Coast region in the north (Figure 1).

The site is approximately 5 km west of the nearest railway stations at Caboolture and Morayfield. The railway line provides commuter rail services south to Brisbane City, including stops at Burpengary, Narangba, Dakabin, Petrie, Lawnton, Bray Park and Strathpine and high-speed regional rail services north to Rockhampton. After 2016 the railway will also provide connections to Redcliffe-Kippa Ring via Petrie. The other key transportation linkages near the area are the Bruce Highway (just over 8km east of the site) and the D'Aguilar Highway forming the northern boundary of the site.



Figure 1 - Regional Context

#### 1.4 Local Context

The Caboolture West area adjoins the urban footprint to the west of the Caboolture/Morayfield Principal Activity Centre and the Rural Living Area to the south of Wamuran. It forms part of the Caboolture City Planning Area in the draft MBRC Strategic Framework. The site is 6,600 ha in size and is bounded by the D'Aguilar Highway to the north, Caboolture River Road to the south and low rise hills to the west and extends approximately 9 kilometres to the west of the existing Urban Footprint (Figure 2).



Figure 2 – Local Context

#### **1.5 Growth Fronts and Development Areas**

A fundamental principle of the SEQ Regional Plan is to ensure a development framework that provides for sustainable growth and change. If population growth in the Moreton Bay Regional Council area is to be sustainably managed an appropriate mix of infill and greenfield development opportunities will need to continue to be identified, planned and provided with infrastructure in a timely and orderly manner. Council has identified the Caboolture West area in the draft Strategic framework as an opportunity for greenfield development to provide new walkable neighbourhoods clustered around activity centres, in close proximity to the Principal Activity Centre (PAC) and future enterprise and employment areas and inter connected by a multi-modal transport network.

The land included within the Caboolture West area provides a distinct strategic opportunity for future greenfield development that can support continued economic development both in the emerging Caboolture/Morayfield PAC and the broader region in the medium and longer term.

The SEQ Regional Plan 2009-2031 identifies three categories of Regional Growth Areas that are intended to "...provide for an orderly process of investigating, planning and delivering urban development together with the timely development of infrastructure in SEQ."

These areas are:

- 1. Regional Development areas within the urban footprint which include Elimbah East;
- 2. Local Development Areas within the urban footprint which include Narangba East; and
- 3. Identified Growth Areas outside the Urban Footprint which include Caboolture West.

In addition to these areas there are several other growth fronts within the Moreton Bay Regional Council area providing both infill and greenfield development opportunities. These include Mango Hill, North Lakes, Griffin, and Dakabin which are approximately 15 to 20 km south of the study area, Caboolture, Bellmere, Morayfield, and Burpengary, all within 10 Km of the study area, and land within and around the Principal Activity Centre and the Major Activity Centres (Figure 3).

Planning for the Caboolture West area needs to be undertaken within the context of planning for a future Caboolture City area which is part of the broader MBRC region. In particular the planning for the Caboolture West area will need to include consideration of the interconnections between and the complementary roles and functions of each of the future planned growth fronts including the Caboolture Morayfield PAC, North East Business Park, Elimbah East, Morayfield – Burpengary Development area, and existing urban development between these areas.



Figure 3 - Growth Fronts in MBRC

#### 1.6 Inclusion of the Caboolture West Identified Growth Area in the Urban Footprint

The Caboolture West area has been included in the Identified Growth Areas designations in the Regional Plan. The Identified Growth Areas (IGA) are also included in the Regional Plan Regulatory Provisions as Regional Landscape and Rural Production Area to prohibit inconsistent development that might compromise their possible long term use as future urban development areas beyond 2031. The IGA's therefore serve essentially as potential 'release-valves' to accommodate additional population increases that the Urban Footprint cannot reasonably accommodate beyond 2031.

The SEQ Regional Plan intends that development within an IGA will only occur prior to 2031 in exceptional circumstances, and subject to achieving compliance with the Urban Footprint principles and relevant investigations contained within the sub-regional narratives. Where additional land is required to be added to the Urban Footprint the SEQ Regional Plan intends that priority for new Urban Footprint areas should be given to Identified Growth Areas (where supported by specific investigations).

In general any further consideration of an IGA for Urban development must take into account proximity to existing and planned urban infrastructure networks and associated costs of expanding the network to accommodate growth in the IGA, and achieving a compact urban settlement pattern in the region. In order for urban development to occur on land within the Caboolture West area, it needs to be demonstrated that development is consistent with the following 'operational principles':

- 1. Areas to be considered for inclusion in the Urban Footprint should:
  - be physically suitable
  - exclude areas with an unacceptable risk of natural hazards including predicted impacts of climate change
  - exclude areas with significant biodiversity values
  - be appropriately separated from incompatible land uses
  - be either a logical expansion of an existing urban area, or of sufficient size to support the efficient provision of social and economic infrastructure.
- 2. New Urban Footprint areas should be located to:
  - achieve a balanced settlement pattern across SEQ and within sub-regions over the planning period
  - maintain a well-planned region of distinct cities, towns and villages
  - maintain the integrity of inter-urban breaks
  - minimise impacts on natural resources
  - maximise the use of committed and planned major transport and water infrastructure
  - enable the efficient provision of physical and social infrastructure, including public transport
  - have ready access to services and employment
  - ensure significant non-residential activities achieve specific locational, infrastructure and site requirements.
- 3. The boundary of the Urban Footprint should be:
  - cadastrally based or otherwise clearly defined, preferably using a major feature such as a road or stream to provide a clear boundary and buffer between urban and non-urban land uses
  - · consistent with existing planning scheme zonings or development commitments
  - continuous around each discrete urban area.

Because urban development cannot occur within an IGA until the SEQ Regional Plan has been amended to include the land within the Urban Footprint preparation of the MBRC Planning Scheme as a parallel exercise to planning for the Caboolture West area provides a good basis for Council to investigate and make recommendations to the State Government on the boundaries of the future MBRC urban footprint.

This Existing Conditions Report has been formulated to identify the hurdles to urban development and the suitability of land for urban development within the Caboolture West area based on contemporary planning principles. The detailed analysis of the availability of land for urban purposes within the MBRC urban footprint and the need for the development of the Caboolture West area to commence before 2031 are dealt with in separate reports. In undertaking this analysis the following steps were undertaken:

- Review of the Land Holders 2009 Strategic Constraints Analysis;
- Review and updating data sets held by Council including work undertaken in relation to the new MBRC Planning Scheme, and flood modelling by Council;
- Analysis of spatial information data sets using MBRC's GIS; and
- On site ground truthing of environmental and agricultural land values by consultants appointed by Council (environmental values) and DNRM (agricultural land).

The following section of this report contain a summary description of each of the major existing conditions identified and assigns an appropriate existing condition category as a guide to the next stages of the planning process.

Classification of existing conditions

- Category 1 existing condition subject to ongoing examination, analysis and ground truthing an
  existing condition is expected to be fixed and protected from urban development;
- Category 2 existing condition subject to ongoing examination, analysis and ground truthing an
  existing condition that may be negotiable and incorporated into design, or influence design outcomes
  and may be able to be adapted/modified to the urban development intent;
- Category 3 existing conditions are flexible and not expected to influence urban development outcomes.

#### **3.0 EXISTING CONDITIONS**

#### 3.1 Ownership, Fragmentation, and Land Use

#### 3.1.1 Land Ownership

The Caboolture West Area covers 6,663 ha and contains 1,070 parcels of land. The following table provides a summary of the land ownership in the Caboolture West area.

- 96% of the study area is in private ownership;
- 3.2% of the land is Council owned or managed;
- .4% is owned or managed by the State Government or Statutory Authorities.

Ownership		Freehold	Leasehold	Reserve	Totals
State	Lots	3	7		10
Slale	Area (ha)	7.5	15.5		23
Council	Lots	43		26	69
Council	Area (ha)	97.7		102	199
Statutory	Lots	1		1	3
Authority	Area (ha)	.96		0.14	1.1
Private	Lots	931			931
Individuals	Area (ha)	5,154			5,154
Private	Lots	56	2		58
Company	Area (ha)	861	4.3		865
Total	Lots	1034	9	27	1,070
IUlai	Area (ha)	6,121	19.8	102	6,243

Existing road reserves account for an additional 250 ha bringing the total Caboolture West area to approximately 6,663 ha.

Land ownership can affect both the supply of land for development and the rate at which land becomes available for development:

- a land owner may choose not to develop their land; or
- may not be prepared to sell their land for development purposes; or
- may have a selling price which is premium to market value and which does not allow an otherwise commercially viable development to proceed.

Council, State Government and Statutory Authorities own very little land within the study area. If the project results in a land use and infrastructure plan that is feasible to implement then property values in the area are likely to experience a significant uplift in value which will increase the cost of land required for community infrastructure purposes. This will be a significant financial burden on government unless land is donated through the process of infrastructure agreements. Social and community groups and other not for profit organisations may find it very difficult to buy into the area to obtain land required to establish their services and facilities.

#### Land Ownership

• Some of the choices land holders may make in response to the planning and development processes may act as a Category 2 condition but the extent of this effect is unknown at this stage.



Equippedition for the figure for a finite formation for the second region for the figure for a f

Figure 4- Land Ownership Categories

#### 3.1.2 Fragmented Lands

Lot size has been taken into account for the purposes of this study. It has been assumed that smaller lots (i.e. less than .3 ha in size) are difficult to combine and reconfigure for urban development in greenfield areas. Lots less than 3 hectares are also likely to require amalgamation to allow development to proceed. The amalgamation of smaller parcels may create diseconomies relative to larger land parcels with fewer improvements within the same area. For development to occur where land is fragmented lots will need to be acquired individually and options contracts used to secure a sufficient number of adjoining lots to assemble a feasible development area. This process will slow development and potentially increase the cost of development.

An analysis of lot size indicates that:

- 800 lots (75%) are less than 3 ha in area but only account for 9.4% of the area; and
- 270 lots (25%) are greater than 3 ha but account for 90.6% of the area.

			% of
		No#	Caboolture
Land Size Category			West area
< 3000m2	Lots	171	15.8%
< 3000112	ha	27.1	0.4%
3000 m <sup>2</sup> to $2$ ha	Lots	563	52.2%
3000112 to 211a	ha	403.9	6.5%
2ho to 2ho	Lots	66	6.3%
2114 10 5114	ha	159	2.5%
2bo to Ebo	Lots	53	5.0%
3114 10 5114	ha	215.7	3.5%
Ebo to 10bo	Lots	75	7.0%
5114 10 10114	ha	541.6	8.7%
10ba ta 20ba	Lots	90	8.5%
1011a to 2011a	ha	1,426	22.8%
20ha ta 25ha	Lots	20	1.9%
2011a to 3511a	ha	474.2	7.6%
25ho to 50ho	Lots	9	0.9%
35ha to 50ha	ha	435	7.0%
> E0ho	Lots	23	2.4%
> 5011a	ha	2,560	41.0%
Total	Lots	1,070	100.0%
TULAI	ha	6,244	100.0%

The map below identifies land parcels by lot size. The smaller parcels of land within the study area are located on the eastern and northern boundaries of the Caboolture West area. Most of the land within the study area is considered to be unconstrained by lot size.

#### Fragmented land

- Land <3 ha is a Category 2 existing condition
- Land > 3 ha is Category 3 existing condition



Figure 5 - Lot Sizes

#### 3.1.3 Land Use & Zoning

The single largest land use category in the Caboolture West area is land used for grazing that accounts for 5% of total lots and 32% of the area. This is followed by rural residential lifestyle lots occurring on 71% of the lots and 30% of the area, and cropping occupying 75 lots and 25% of the area. Together these uses account for 82% of the lots and 86% of the area. The table below summarises the land uses:

Land Use	Number of Lots	% Lots	Total Area (Ha)	% Area
Grazing	51	4.8%	2007.7	32.2%
Single Unit Dwelling	754	70.5%	1843.2	29.5%
Cropping	75	7.0%	1546.1	24.8%
Vacant Forest	6	0.6%	356.4	5.7%
Vacant Land	136	12.7%	176.0	2.8%
Extractive	2	0.2%	160.3	2.6%
Parks	25	2.3%	92.4	1.5%
Outbuilding	6	0.6%	27.3	0.4%
Plantation	1	0.1%	17.3	0.3%
Industry	5	0.5%	9.1	0.1%
Community Purposes	4	0.4%	5.7	0.1%
Commercial	4	0.4%	2.2	0.04%
Telecommunications	1	0.1%	0.04	0.001%
Total	1070	100.0%	6,244	100.0%

Land use

- Parkland and existing Rural Residential zoned land are included as a Category 1 existing condition.
- The extractive industry (general fill), and community infrastructure such as waste transfer stations are classed as Category 2 existing conditions;
- Land used for cropping is dealt with under section 3.4
- All other land uses are Category 3.



Figure 6 - Land Use Categories



Figure 7 - Land Use Categories (Zoning) 1

#### **3.2 Contaminated Land**

Activities that have been identified as likely to cause land contamination are listed in Schedule 3 of the Environmental Protection Act 1994. Under the Act, landowners and local government must inform the department that land has been or is being used for a notifiable activity. Land that has been or is being used for a notifiable activity is recorded on the Environmental Management Register. Twenty-one lots occupying 282 ha are included on the contaminated land register. The table below outlines this information.

ID	Lot/Plan	Ownership Site Address		Description
1	32 SP104947 34 SP104947 43 CP827055 44 CP827054 51 CP827056	Citytrain Finance Queensland Rail	Wamuran Rail Corridor	Railway - Hazardous Contaminant
	21 SP103784	Freehold – Company (Rail)	Wamuran Rail Corridor	Railway - Hazardous Contaminant
	5 RP35973	Wamuran Branch Railway	Wamuran Rail Corridor	Railway - Hazardous Contaminant
2	30 CP898982 31 CP898982	Moreton Bay Regional Council	Upper Caboolture Refuse Dump	Landfill – disposing of waste
2	2 SP196603	Energex	1166 D'Aguilar Highway, Wamuran	Landfill – disposing of waste
3	1 SP196603	Moreton Bay Regional Council	1150 D'Aguilar Highway, Wamuran	Landfill – disposing of waste
4	95 SP115603	Moreton Bay Regional Council	40 Campbells Pocket Road, Wamuran	Mineral processing
5	1 RP201463	Freehold - Private	20 W James Road, Rocksberg	Livestock dip or spray race operations.
6	7 RP840269	Freehold – Private	95 Wade Road, Bellmere	Landfill – disposing of waste
7	1 RP190250	Freehold – Private	1 Devit Road, Wamuran	Landfill – disposing of waste
8	15 RP129279	Freehold – Private	1060 D'Aguilar Highway, Wamuran	Petroleum product or oil storage
9	2 SP115604	Queensland Fire & Rescue Authority	12 Old North Road, Wamuran	Mineral processing
	14 SP115608	Freehold – Company	1112 D'Aguilar Highway, Wamuran	Service station
10	11 SP190194	Freehold - Company	1102 D'Aguilar Highway, Wamuran	Service station
	5 SP190194	Freehold – Private	1120 D'Aguilar Highway, Wamuran	Service station
	100 SP115608	Moreton Bay Regional Council	Access Prevention Strip	Service station

(Each ID number refers to the map on the following page)

Contaminated land

• Contaminated land is classed as a Category 2 existing condition.



Figure 8 - Contaminated Land

#### 3.3 Public Open Space

Existing public open space provides for local passive recreational activities associated with rural residential development around Wamuran and alongside the Caboolture River. Open space occurs on 27 lots occupying 51.6 ha.

#### Public open space

• Land identified within the Open Space Zone is a Category 1 existing condition and is intended to be protected from development



Figure 9 - Open Space

#### 3.4 Good Quality Agricultural land & Strategic Cropping Land

The Caboolture West area includes land identified as good quality agricultural land (GQAL) in the Caboolture Shire Plan. Strategic cropping land (SCL) is also identified in the area in the State Government Trigger Map for Strategic Cropping Land 2012. There is some overlap between the two designations.

Good quality agricultural land is a finite resource that should be conserved and managed in perpetuity. It follows that where competing claims are made for the use of land which is classified as good quality for agriculture/cropping purposes (SPP1/12 7 and the draft single SPP), and is also being considered for urban purposes (Feb. 2012 Master Plan Area Declaration) that the decision needs to be informed by the best available information. The draft single SPP provides some guidance on managing competing state interests.

The GQAL provision of the Caboolture Shire Plan are based on the provisions of the lapsed SPP 1/92 and a Caboolture Rural Lands Study 2001 which provided an overview of the soils and land capability in the Caboolture Shire in accordance with State Government Guidelines for the Identification of Good Quality Agricultural Land. The study provided a map of agricultural land quality and identified four land suitability classes comparable to the four classes presented in the State Government Guidelines based on soil characteristics and management requirements. Figure 10 below shows the extent of good quality agricultural land (arable and limited arable land) identified in the Caboolture Shire Plan based on the Rural Lands Study 2001. Approximately 25% of the site (1,530 ha) was classed as good quality agricultural land.

			% of
Quality Type		No #.	Caboolture
			West area
	Lots	146	13.5%
CLASS A	Area ha	598	9.6%
	Lots	191	17.7%
CLASS B	Area ha	932	14.9%
Total	Lots	337	31%
TULAI	Area ha	1530	25%

Since the commencement of the Caboolture Shire Plan in 2005 further work has been undertaken in respect to the distribution of agricultural land.

In 2009 the Caboolture West land holders group's Strategic Constraints Analysis report acknowledged that good quality agricultural land is a Category 1 constraint but, given the IGA designation of the land in the SEQ Regional Plan proposed that:

- further studies should be undertaken to identify/verify the extent of good quality agricultural land within the Caboolture West area; and
- Weight should be given to the long term need for land for urban development and consequently the GQAL in the Caboolture West area should be treated as a soft constraint.

In 2013 the Department of Natural Resource Management prepared revised mapping of the distribution of areas of good quality agricultural land. The result of this work is shown in Figure 11 below. The area of GQAL Class A within the Cab West area has been reduced from 598 ha to 348 ha and is concentrated in fragmented land ownership around existing rural residential areas in Wamuran and is used primarily for strawberry growing and small crops. The area of GQAL Class B land which is marginal for cropping purposes has increased from 932 ha to 1336 ha.

Quality Type		Number of Lots	% of Caboolture West area
	Lots	242	22.4%
Class A	Area ha	348	5.6%
Close P	Lots	418	38.7%
CIASS D	Area ha	1336	21.4%
Total	Lots	660	61.1%
rotar	Area ha	1684	27.0%

In January 2012 State Planning policy 1/12 Protection of Queensland's strategic cropping land commenced. Figure 12 shows the extent of strategic cropping land in the area. The effect of the policy on the capacity of the Caboolture West area to accommodate urban development is potentially significant. The policy:

- seeks to protect strategic cropping land as a finite resource from urban development;
- does not allow development to proceed except in exceptional circumstances;
- requires mitigation of development impacts including a 1 km buffer, limits on further subdivision, and policies to reduce pressure for urban expansion.

Much of the land included with in the Caboolture West area and designated SCL is not classed as good quality agricultural land but only as grazing land. The following table summarises the strategic cropping land allocation within the Caboolture West area. Approximately 1,587 ha (187 lots) are designated strategic cropping land. Approximately 609 ha are included in both strategic cropping land and good quality agricultural land designations. The combined area under one or the other designations is 2,512 ha or 40% of the area.

		No #	% of Caboolture
		INO #.	West area
Stratagia Cropping Land	Lots	187	19.2%
Strategic Cropping Land	Area ha	1,601	25.4%

MBRC has undertaken an assessment of SCL in a separate report titled Strategic Cropping Land Assessment Report. Council's assessment of SCL against the slope criteria specified in the Strategic Cropping Land Act 2011 indicates that only 914 ha of land meet the slope criteria.

The SCL policy is also intended to be reflected in the next review of the SEQ Regional Plan, however where there is a conflict between the SPP and the SEQ Regional Plan the regional plan prevails. If the Cab West area is eventually included in the urban footprint the SPP would not apply. Treating SCL which is not good quality agricultural land as a Category 1 constraint will have an adverse impact on the overall planning for the Caboolture West area for urban purposes.

Good quality agricultural and strategic cropping land

- Refer Agricultural Land and Production Report
- Refer Strategic Cropping Land Assessment Report



Figure 10 - Good Quality Agricultural Land as mapped in the Caboolture Shire Plan



Figure 11 - Agricultural Land Class (2013) amended mapping provided by DERM



Figure 12 - Strategic Cropping Land Trigger Map



Figure 13 - Existing Agricultural Uses and 500m buffer mapped by MBRC

#### 3.5 Topography

#### 3.5.1 Steep Lands

Steep lands require appropriate identification in order to protect constrained areas from incompatible development that may require cut and fill for the establishment of the proposed use. Development that occurs on steep lands has the potential to create hazards such as land instability which may eventuate to future land sliding occurrences.

State Planning Policy guidelines (SPP 1/03) defines a landslide natural hazard management area (NHMA) as any land with a slope of 15% or greater. Steep lands have been mapped by MBRC reflecting this information (See Figure 14 below). Approximately 1,800 ha of land contains slopes of >15% of which 755 ha (41%) in the western part of the site is also categorised as high and medium landslide hazard. The balance of the steeper land is contained in small isolated areas dispersed across the site.

#### Topography

- Medium and high landslide hazard areas are considered to be a Category 1 existing condition.
- Small areas with slopes > 15% which are distributed across the CIGA are considered to be a Category 2 existing condition.



Figure 14 - Land Slope and Landslide Hazard

#### 3.5.2 Scenic Amenity and Cultural Heritage

Urban development will significantly affect the scenic amenity values of the Caboolture West area. Council has analysed the scenic amenity values of land within the Caboolture West area (Figure 15), and selected views from the Caboolture West area towards the adjacent Glass House Mountains (Figure 16). View shed analysis including analysis of views to the hills and the D'Aguilar Range to the west and south west is ongoing and will be refined and added to as part of the planning process. Development that is intended to be located within the Caboolture West area should be designed and located so as to:

- create an attractive urban area with views and vistas to areas within and outside the Caboolture West area;
- create an attractive place in which to live and work;
- include views and vistas in the internal arrangements for transportation, park and open space corridors.

The current classification of scenic amenity and the view shed analysis is as follows:

- Any land identified as having a scenic value of between 5 or greater is considered to have a Category 2 existing condition;
- Sites that provide views to five or more peaks of the Glass House Mountains and other view sheds identified during the planning process are considered to be a Category 2 existing condition.

A detailed Caboolture West Landscape Character Framework report has been prepared by Council.

The Caboolture West area contains two areas of cultural heritage significance: Old North Road & Zillman's Crossing – (Road Reserve) and the Uniting Church & Cemetery – (Lot 48 S31711) (Figure 17).

#### Old North Road & Zillman's Crossing – (Road Reserve)

When European settlers the Archer brothers and their neighbour Ewan Mackenzie moved to the area in the early 1840s they blazed a track that quickly became the established route north from Brisbane. Once a coastal route developed, Old Gympie Road replaced the Old North Road as the main road north. However, the Old North Road remained popular with locals until the bridge was built over the Caboolture River, as travellers preferred to cross the river upstream at Zillman's Crossing.

#### Uniting Church & Cemetery – (Lot 48 S31711)

Possibly the oldest of its kind in Queensland, it was built in 1875 as a Primitive Methodist Church. The first service took place on 9 November 1875 and the church has been used for worship since then, becoming part of the Uniting Church in 1977. The cemetery dates from 1874 and is recognized for its importance to social history researchers. Many pioneering families of Upper Caboolture are buried in it.

Any future development must ensure it does not damage the cultural heritage significance of both places and helps to provide for future protection. Development must take into account the impact on cultural significance in regards to character, appearance and location.

Council has prepared a separate report on scenic amenity to inform preparation of the Caboolture West Plan.

Scenic amenity and cultural heritage

- The Old North Road & Zillman's Crossing are identified as a Category 2 existing condition; and
- The Uniting Church and cemetery are identified as a Category 2 existing condition;
- Refer MBRC Caboolture West Landscape Character Report



Figure 15 - Scenic Amenity



Figure 16 - Viewshed Analysis (Glass House Mountains Peak Visibility)



Apple (Montella) Program description for second and the second and

Figure 17 - Cultural Heritage

#### 3.5.3 Bushfire Hazard

Bushfire hazard predominately occurs amongst vegetation and topography types where there is a fuel path of sufficient dryness to be flammable. Bushfire mapping occurs on three categories – Low Hazard, Medium Hazard, and High Hazard as specified within State Planning Policy 1/03. Figure 18 below shows the bushfire hazard mapping for the Caboolture West study area.

The most up to date bushfire mapping is shown below. The majority of the high hazard land is situated throughout the already constrained western edge of the site. Various other areas feature high hazard mapping, however this is fragmented with medium and low categories in between.

- Medium and high bushfire hazards are considered to be a Category 1 existing condition to urban development where located on the hillsides and ridges along the western edge of the Caboolture West area;
- Medium and high bushfire hazard categories within the coastal lowlands are considered to be a Category 2 existing condition.

#### Bushfire hazard

- Medium and high bushfire hazards are considered to be a Category 1 existing condition to urban development where located on the hillsides and ridges along the western edge of the CIGA;
- Medium and high bushfire hazard categories within the coastal lowlands are considered to be a Category 2 existing condition.



Figure 18 - Bushfire Hazard

#### 3.5.4 Extractive Industry

The extractive industry overlay is administered by Moreton Bay Regional Council and reflected in the provisions of the Caboolture Shire Plan. The intent of the overlay is to:

- protect extractive industry resources and operations from encroachment by incompatible development; and
- protect sensitive uses from nuisance effects from existing and possible future extractive industry operations.

There is one (1) extractive industry site (general fill material) within the investigation area and six (6) extractive industry sites in close proximity to the investigation area.

#### 1 Jackson Rd, Bellmere - Site 1

The privately owned site contains a quarry on the north east portion of the property and is the only extractive resource under the Caboolture Shire Plan in the investigation area. The quarry extracts shale material and has been leased since 2005. There is an estimated 10 years of life left in the quarry at the current rate of extraction. A pre-lodgement meeting was held in September 2010, to consider a proposed expansion of approximately 2 ha of the existing use. A development application has not yet been lodged.

#### 35 May Rd, Wamuran – Site 2

A Council owned and operated quarry provides shale material, for road maintenance. The site is used exclusively by Council and contractors working for MBRC. It is used every day, weather permitting, and has an estimated lifespan of approximately 20-30 years.

#### Bracalba – Site 3

Bracalba rock quarry, owned and operated by Brisbane City Council, is a Key Resource Area under SPP 2/07, located north of the investigation area along the D'Aguilar Highway. A wide range of concrete aggregates, road bases, rip rap and other coarse aggregates is supplied from the quarry. The extracted resource is sufficient for at least 50 years supply.

#### 200 Childs Road, Wamuran – Site 4

An application seeking a MCU – Extractive Industry was lodged on 3 October 2008 on behalf of Garbstone Downs Pty Ltd. The application proposed to utilise 9.5 hectares of the site for sand extraction activities at approximately 100,000 tonnes per annum. The application was approved with conditions (DA/18970/2008/DA) on 3 August 2010.

## 687 D'Aguilar Highway, Wamuran; 89 Whittington Rd, Wamuran; and 124 Williams Rd, Moodlu – Sites 5 to 7

The three properties, all adjoining one another, currently have consent permits for sand extraction. 89 Whittington Rd and 124 Williams Rd extractive industry sites are currently operational, while 687 D'Aguilar Highway site has ceased operations since 2006.

Extractive industry

- Land identified as being within an extractive industry resource area buffer is a Category 2 existing condition.
- Land identified as an existing general fill extractive industry site within the CIGA is a Category 2 existing condition.


Figure 19 - Extractive Resources

# **3.6 Environmental Existing Conditions**

### 3.6.1 Koala Conservation

The Ministers declaration of the Caboolture West Master Planned Area includes the specific requirement that the structure plan seek to ensure that koala populations are maintained and enhanced within the declared master planned area and in the wider landscape.

The EPA administers the Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006 – 2016 and prepared the Koala plan. The Koala Plan:

- replaces the SEQ Regional Plan Interim Guideline Koalas and development;
- provides development assessment criteria for specific types of development;
- identifies and protects principal Koala habitat land from further fragmentation;
- promotes the continued existence of viable koala populations in the wild:
- prevents the decline of koala habitats;
- promotes future land use and development that is compatible with the survival of koala populations within the wild.

Remnant vegetation is classified in terms of the value it represents to local koala populations. Koala habitat value mapping in the study area ranges from high value bushland in the upper and lower sections 9yet to be verified), with mostly medium value bushland covering the vegetation in between (refer table below);

	Area ha	%
Koala High Value Bushland	409	6.5%
Koala Medium Value Bushland	1,166	18.7%
Koala Low Value Bushland	273	4.4%
Total Bushland	1,848	29.6%
Caboolture West area Study Area	6,243	100%

Application of the Koala conservation policy in the Caboolture West area means that:

- actions which may cause significant impacts upon koala populations in the area will need referral to the Commonwealth Government under the Commonwealth Government's EPBC Act; and
- Council will need to achieve a net increase in koala habitat by protecting koala bushland, identifying offset receiving areas and retaining movement connections between remnant tracts.

At the commencement of the study adequate koala survey data was lacking in the study area but significant populations of koalas are known to exist immediately south of the investigation area. A koala population study undertaken by the State in 2010 - 2011 was not made available to Council to inform the study. Existing environmental conditions have been investigated by Council's consultant SMEC in a separate report titled Caboolture West Environmental Study. This SMEC report has examined:

- Koala populations and habitat;
- Habitat for Priority Species; and
- Vegetation Mapping;
- Corridors and Linkages;
- Suitability of Land for Offsetting; and
- Environmental Values.

Council has also prepared a Green Network Plan and Offset Study report which seeks to balance the requirements of biodiversity conservation with the needs for urban sustainability.

Koala conservation

- Refer to MBRC (SMEC) Caboolture West Environmental Study; and
- Refer to MBRC Green Network Plan and Offset Strategy Report



Figure 20 – Environment SPP Koala Habitat

### 3.6.2 Threatened Species

- There are 118 priority species recorded within the Moreton Bay area and a number of these are likely to be using habitat within the investigation area (refer the *Priority Species of Moreton Bay* report undertaken in 2011). Due to the absence of site specific information available relating to the Caboolture West area Council commissioned SMEC to undertake a flora and fauna assessment with attention to threatened species and priority species of the Moreton Bay region to build on the data available from the essential habitat mapping (State) and Biodiversity Priority Area mapping ; and
- Wild net data (State) records; and
- habitat considerations as potential environmental constraints.

#### Threatened species

• Refer to MBRC (SMEC) Caboolture West Environmental Study

#### 3.6.3 Nature Conservation

The Caboolture Shire Plan Nature Conservation Overlay identifies nature conservation areas that contain significant vegetation, wetlands or ecological corridors for endangered, vulnerable or rare species. The Nature Conservation Overlay is administered by the Moreton Bay Regional Council. Nature Conservation areas are intended to be conserved in line with the Vegetation Management Act 1999 and therefore are a constraint to urban development and ancillary activities. The GIS mapping of data for the applicable nature conservation areas has identified scattered nature conservation areas throughout the Caboolture West area as shown in Figure 21 and summarised in the table below.

	Area ha	%
Endangered Vegetation	221	3.5%
Of Concern Vegetation	500	8.0%
Not Of Concern Vegetation	676	10.8%
Total Vegetation	1,397	22.4%
Caboolture West area Study Area	6,243	100%

In addition to the nature conservation values identified in the planning scheme twenty-one lots in private ownership totalling 242 ha are also subject to private conservation agreements (Figure 22).

Because of the lack of site specific ground truthing of the existing nature conservation values Council has commissioned an independent report to further investigate and verify the environmental values mapping within the Caboolture West area to inform the Caboolture West area planning process.

#### Nature conservation

• Refer to MBRC (SMEC) Caboolture West Environmental Study



Figure 21 - Environment Regional Ecosystems



Figure 22 - Conservation Agreements

### 3.6.4 Environmental Corridors (overland)

Desired environmental corridors have been broadly mapped within Caboolture West area (Figure 23) and are dealt with in the Green Network Plan and Offsets Strategy report.

Environmental corridors

- Waterways see Section 3.6.5
- Refer to Caboolture West Environmental Study
- Refer to MBRC Green Network Plan and Offsets Strategy Report



Figure 23 - Environmental Corridors

#### 3.6.5 Waterways

The Moreton Bay Regional Council administers the Waterway Overlay (Figure 24) within the planning scheme. The overlay intends to protect the environmental values of significant vegetation, wetlands and waterways through the provision of buffers to major and minor waterways and specific outcomes related to the protection of biodiversity, erosion, significant vegetation, and drainage. The waterways mapped in Figure 24 account for 956 ha or 15% of the Caboolture West area.

There is limited monitoring of the waterways in the Caboolture West area due to ephemeral nature of some of the streams, and the current program extent. Additional monitoring stations will be required in future.

Current planning requirements include a 100m wide buffer along major waterways, a 40 metre wide buffer along minor waterways, and a stream health target of Category C. The Cab West strategy is expected to advocate rehabilitation/revegetation of waterway corridors to achieve water quality outcomes.

Modelling of the waterways has been undertaken by Council as part of the master planning process as an extension to the Total Water Cycle Management Plan. The results of this work are intended to verify the requirements for buffers along waterways, revegetation and stream health targets.

Council has prepared separate reports on Caboolture West Total Water Cycle Management Implementation Plan (WBM), and undertaken Flood Hazard Modelling.

#### Waterways

- The waterways are considered a Category 1 existing condition.
- The current buffers alongside the waterways are considered to be a Category 2 existing condition.
- Refer to Caboolture West Total Water Cycle Management Implementation Plan (WBM), and
- Refer to Flood Hazard Modelling (MBRC);
- Refer to Caboolture West Environmental Study (SMEC)
- Refer to Green Network Plan and Offsets Strategy (MBRC)



Figure 24 - Environment Waterway Corridors

### 3.6.6 Flooding

The Minister's declaration of the Caboolture West Master Planned Area includes the specific requirement that the structure plan is to demonstrate that flood risk has been adequately considered and is reflected in the town planning provisions in accordance with State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide (SPP1/03), and in accordance with recommendation from the Queensland Floods Commission of Inquiry.

Flooding is considered to be the temporary inundation of land by expanses of water that overtop the natural or artificial banks of a watercourse. An annual exceedance probability of 1% has been accepted as the preferred defined flood event (DFE) for the purposes of managing floodplain land use and development (State Planning Policy 1/03). Currently the flood mapping is available for urban development of the Caboolture West area including an allowance for climate change. This information has been mapped by MBRC as shown in Figure 25 below which identifies several corridors through the study area that feature land below the Q100 flood line. The majority of this land is predominately contained within creek/river lines that already exist through the site. Q100 flood event affect 457 lots and 743 ha or 12% of the Caboolture West area. Figure 26 shows the result of Council's flood risk analysis under urban conditions. The following table shows the flood hazard risk assessment undertaken by Council in accordance with accepted risk assessment techniques. The planning measures will be incorporated in to the design of the development of Caboolture West.

	Risk Matrix for Flood Hazards						
		Hazard Rating					
		H1	H2	НЗ	H4	H5	
		No risk to people or dwellings - contents at risk	Minimal personal risk, cars can be carried away	Adults can't walk, only trucks can move through	Major personal risk, light frame houses can fail	Extreme persona risk, most buildi fail	
	Probable Maximum Rood Event	Acceptable	Acceptable	Tolerable	Tolerable	Unaccepta	
lency	1000 year ARI	Acceptable	Tolerable	Tolerable	Unacceptable	Extremely Unacc	
requ	100 year ARI	Tolerable	Tolerable	Unacceptable	Extremely Unacceptable	Extremely Unacc	
-	10 year ARI	Tolerable	Unacceptable	Unacceptable	Extremely Unacceptable	Extremely Unacc	
		Planning Measures					
		Intensification permitted					
		Accentable	New development achieve	es minimum development	level (DFE + freeboard)		
		1000ptable	No slab on ground constru	uction below DFE (i.e. no fil	l permitted)		
			Limited compensatory ea	rthworks permitted			
			Intensification permitted	es minimum development	level (DEE + freeboard)		
		Tolerable	Tolerable No slab on ground construction below DFE (i.e. no fill permitted)				
			Limited compensatory ea	rthworks permitted	,		
			No intensification allowed	I.			
		Unconstable	Can replace like for like (o	leclared "Flood Hazard Are	a" = QDC requirements)		
		Unacceptable	Committed Development achieves minimum floor height (Q100 + 750mm)				
			New development exclude	ed			
			No intensification allowed	ľ –			
		Extremely Unacceptable	New development exclude	ed			
		Replacing like for like not permitted					

#### Flooding

• Refer to Flood Hazard Modelling (MBRC);



Figure 25 - Q100 Flood Extent



Figure 26 - Probable Maximum Flood Level (Urban)

## 3.7 Major Infrastructure

### 3.7.1 Gas and Electricity

Two high voltage powerline easements run north to south through the study area. These easements contain 275KV powerlines that provide for major sub-transmission of bulk electricity distribution through the region. A new Ridgewood to Moreton 275KV powerline is proposed for the western easement. There is no major gas infrastructure proposed for the area. An Energex 33Kv powerline traverses the eastern edge of the study area and also contains the Northern Pipeline Interconnector (refer Section 3.7.2).

A Gas and Electricity Infrastructure Overlay is administered by the Moreton Bay Regional Council and reflected in the provisions of the Caboolture Shire Plan and the Electricity Act 1994. Easements in favour of Energex or Powerlink protect the powerline corridors and restrict the establishment of sensitive land uses in proximity of these easements. The table below indicates that the easements affect 56 lots and constrain an area of 190 ha or 3% of the Caboolture West area.

Ownership		Freehold	Reserve	Total
Council	Lots	3	3	6
Council	Area ha	1	2	3
Drivete Individuale	Lots	44		44
Private individuals	Area ha	155		155
Company	Lots	6		6
	Area ha	32		32
Total	Lots	53	3	56
	Area ha	188	2	190

Within the easements Council policy limits the building of residential buildings near high voltage powerlines and substations to minimise the risks associated with exposure to their electromagnetic fields. As well as high voltage powerlines there are also heath and amenity issues for overhead powerlines. These issues may not be directly related to electromagnetic radiation but refer more to visual amenity, risks of electrocution from contact with the overhead cable, impacts of storm damage, risks for wildlife and the hazards associated with the impact of power poles on vehicles and pedestrians.

### Gas & electricity

• Infrastructure easements are classed as a Category 2 existing condition.





#### 3.7.2 Water

A report titled 'Caboolture Identified Growth Area – Water and Wastewater Planning Study' (A7630877) was undertaken by GHD for Unitywater in October 2011. The report based on a population of 50,000 people proposes, amongst other things, that the primary potable water supply for Caboolture West will be sourced from an off-take of the Northern Pipeline Interconnector (NPI), which traverses the eastern boundary of the Investigation Area. The NPI, owned and operated by SEQWater, currently transports water from Landers Shute Water Treatment Plant with supply into Caboolture system at Elimbah, Morayfield, Narangba and North Pine Reservoirs. It is also able to transport water in the reverse direction from North Pine to Narangba and Morayfield.

Preliminary water supply planning for the Caboolture West area undertaken by the land holders group in 2009 and Unitywater in 2011 indicated that an urban water supply reservoir is required to be located on the higher, steeper land in the western side of the Caboolture West area. There are 1,859 ha of land (approximately 30% of the Caboolture West area) above the 60 metre contour.

Unitywater commissioned MWH to prepare the Unitywater Caboolture West Ultimate Water Supply and Sewerage Infrastructure Plans to inform the preparation of the Caboolture West plan.

### Water

- Areas above the 60 metre contour, above the proposed water supply level are treated as a Category 1 existing condition.
- Refer to Caboolture West Ultimate Water Supply and Sewerage Infrastructure Plans (MWH)



Figure 2828 - 60m Contour

### 4.0 SUMMARY

The classification of the existing conditions can be varied to produce different composite maps of potentially constrained areas. The following tables describe how the existing conditions are treated and the associated maps depict how the conditions are mapped.

Table 4.1			
Category 1 Existing conditions	Ref	Category 2 Existing conditions	Ref
Public Open Space	4.2	Fragmented Land < 3 ha	3.1.2
Medium and High Landslide Hazard (on hillsides)	4.4	Contaminated Land	4.1
Bushfire Hazard (Medium & High on hillsides)	4.4.3	Good Quality Agricultural Land	4.3
Extractive Industry on site.	4.4.4	Strategic Cropping Land	4.3
Koala Habitat high value bushland	4.5.1	Slopes > 15% (on low rises)	4.4.1
Endangered and of concern vegetation	4.5.3	Bushfire Hazard (Medium & High on low rises)	4.4.3
Conservation agreements	4.5.3	Extractive Industry Resource Separation Area	4.4.4
Waterway Corridors	4.5.5	Koala habitat medium and low value bushland	4.5.1
Flooding Q 100	4.5.6	Not of concern vegetation	4.4.5
Infrastructure Easements	4.6.1	Environmental Corridors	4.5.4
Land above 60 m contour	4.6.2	View shed Analysis	4.4.2
		Scenic Amenity	4.4.2

A composite map of Category 1 existing conditions based on Table 4.1 is shown in Figure 29 below. Figure 30 shows the merge all these Category 1 existing conditions.



Figure 29 - Composite Map of Category 1 Individual Layers Based on Table 4.1



Figure 30 - Layers Merged Based on Table 4.1

Figure 31 shows the Category I merged existing conditions and the Category 2 existing conditions that will be incorporated into design, or influence design outcomes and may be able to be adapted/modified to the urban development intent.

Figure 32 shows the extent to which the Good Quality Agricultural Land and Strategic Cropping Land designations affect the areas that have not been screened out by other planning considerations.

The GQAL, SCL combined with the Koala rehabilitation policy designations layers represent the most significant major policy hurdles to be address in the planning for Caboolture West area for urban purposes.



Figure 31 – Category 1 Merged and Selected Category 2 Layers (19 March 2013)





## Table 4.2

Category 1 Existing conditions	Ref	Category 2 Existing conditions	Ref
Public Open Space	4.2	Fragmented Land < 3 ha	3.1.2
Good Quality Agricultural Land (Class A)	4.3	Good Quality Agricultural Land (Class B)	
Medium and High Landslide Hazard (on hillsides)	4.4	Contaminated Land	4.1
Bushfire Hazard (Medium & High on hillsides)	4.4.3	Slopes > 15% (on low rises)	4.4.1
Koala Habitat high value bushland	4.5.1	Bushfire Hazard (Medium & High on low rises)	4.4.3
Endangered and of concern vegetation	4.5.3	Extractive Industry Resource Separation Area and Extractive industries on site	4.4.4
Conservation agreements	4.5.3	Koala habitat medium and low value bushland	4.5.1
Waterway Corridors	4.5.5	Not of concern vegetation	4.4.5
Flooding Q 100	4.5.6	Environmental Corridors	4.5.4
Infrastructure Easements	4.6.1	View shed Analysis	4.4.2
Land above 60 m contour	4.6.2	Scenic Amenity	4.4.2
Existing Rural Residential areas	3.1.3		

A composite map of Category 1 existing conditions listed in Table 4.2 is shown in Figure 33 below. Figure 34shows the merge all these Category 1 existing conditions.



Figure 33 - Composite Map of Category 1 Individual Layers Based on Table 4.2



Figure 34 - Merged Layers Based on Table 4.2

Figure 35 shows the Category I merged existing conditions and the Category 2 existing conditions that will be incorporated into design, or influence design outcomes and may be able to be adapted/modified to the urban development intent.

Figure 36 shows the extent to which the Good Quality Agricultural Land and Strategic Cropping Land designations affect the areas that have not been screened out by other planning considerations.

The GQAL, SCL combined with the Koala rehabilitation policy designations layers represent the most significant major policy hurdles to be address in the planning for Caboolture West area for urban purposes.



Figure 35 - Merged and Selected Category 2 Layers (2 May 2013)



Figure 36 - Category 1 with GQAL and SCL (2 May 2013)

Table 4.3

Category 1 Existing conditions	Ref	Category 2 Existing conditions	Ref
Public Open Space	4.2	Fragmented Land < 3 ha	3.1.2
Good Quality Agricultural Land (Class A)	4.3	Good Quality Agricultural Land (Class B)	
Medium and High Landslide Hazard (on hillsides)	4.4	Contaminated Land	4.1
Bushfire Hazard (Medium & High on hillsides)	4.4.3	Slopes > 15% (on low rises)	4.4.1
Koala Habitat high value bushland	4.5.1	Bushfire Hazard (Medium & High on low rises)	4.4.3
Endangered and of concern vegetation	4.5.3	Extractive Industry Resource Separation Area and Extractive industries on site	4.4.4
Conservation agreements	4.5.3	Koala habitat medium and low value bushland	4.5.1
Waterway Corridors	4.5.5	Not of concern vegetation	4.4.5
Flooding Q 100	4.5.6	Environmental Corridors	4.5.4
Infrastructure Easements	4.6.1	View shed Analysis	4.4.2
Land above 60 m contour	4.6.2	Scenic Amenity	4.4.2
Existing Rural Residential areas	3.1.3		
Existing cropping areas and buffer	3.4		

A composite map of Category 1 existing conditions listed in table 4.3 is shown in Figure 37 below. Figure 38 shows the merge all these Category 1 existing conditions.



Figure 37- Composite Map of Category 1 Existing Conditions Based on Table 4.3



Figure 38 - Category 1 Layers Merged Based on Table 4.3

Figure 39 shows the Category I merged existing conditions and the Category 2 existing conditions that will be incorporated into design, or influence design outcomes and may be able to be adapted/modified to the urban development intent.

Figure 40 shows the extent to which the Good Quality Agricultural Land and Strategic Cropping Land designations affect the areas that have not been screened out by other planning considerations.

The GQAL, SCL combined with the Koala rehabilitation policy designations layers represent the most significant major policy hurdles to be address in the planning for Caboolture West area for urban purposes.



Figure 39 - Category 1 Merged and Selected Category 2 Layers (29 May 2013)



Figure 40 - Category 1 with GQAL and SCL (29 May 2013)
## **4.0 CONCLUSION**

This Existing Conditions Report has been formulated to identify the constraints to urban development and the suitability of land for urban development within the Caboolture west area based on contemporary planning principles. The analysis of the availability of land for urban purposes within the MBRC urban footprint and the need for the development of the Caboolture West area to commence before 2031 are dealt with in separate reports.

Preparation of the Caboolture West plan has involved significant investigations undertaken by Council including investigations into:

- Land ownership, Land fragmentation; and Land use
- Contaminated land;
- Public open space;
- Good quality agricultural land and Strategic cropping land;
- Steep land and slope;
- Visual amenity and cultural heritage;
- Bushfire hazard;
- Extractive industries;
- Koala habitat, Threatened species, Nature conservation;
- Waterways, and Flood hazard;
- Gas and electricity; and
- Water and sewerage.

In undertaking the preparation of the Caboolture West Plan Council has taken the approach of balancing the requirements of biodiversity conservation with the needs of urban sustainability. The outcome of these investigations has been the confirmation of:

- the general suitability and capability of part of the land mainly located south of Wararba Creek and west of Old North Road within the Caboolture West area for urban development;
- within the area that is considered to be generally suitable and capable of development there remain some areas that need to be protected, and or otherwise incorporated into design, or influence design outcomes and that can be adapted/modified to the urban development intent; and
- identification of a large balance area located predominately north of Wararba Creek and west of Old North Road that is generally not suitable for urban development for a variety of reasons;

Figure 41 shows the areas considered suitable and capable for urban development as a result of investigations undertaken by Council.

On balance the examination of existing conditions in the Caboolture West area backed up by a range of specialist consultant reports and work undertaken internally by Council officers has not identified any major existing physical condition(s) that would preclude development of a significant part of the Caboolture West area adjoining the existing urban footprint for urban purposes and inclusion of this area into the urban footprint. On the contrary the results of Council's investigations have confirmed the importance of the Caboolture West area as a good source of land for development of a series of new well planned urban communities, and their associated services, facilities and employment integrated with a significant green network to accommodate long term growth as part of the development of a future Caboolture City.



Figure 41 - Extent of Urban Development