

Appendix 1: QPP Zones and Intents and Equivalent NELDAP Strategic Plan Land Use Allocations

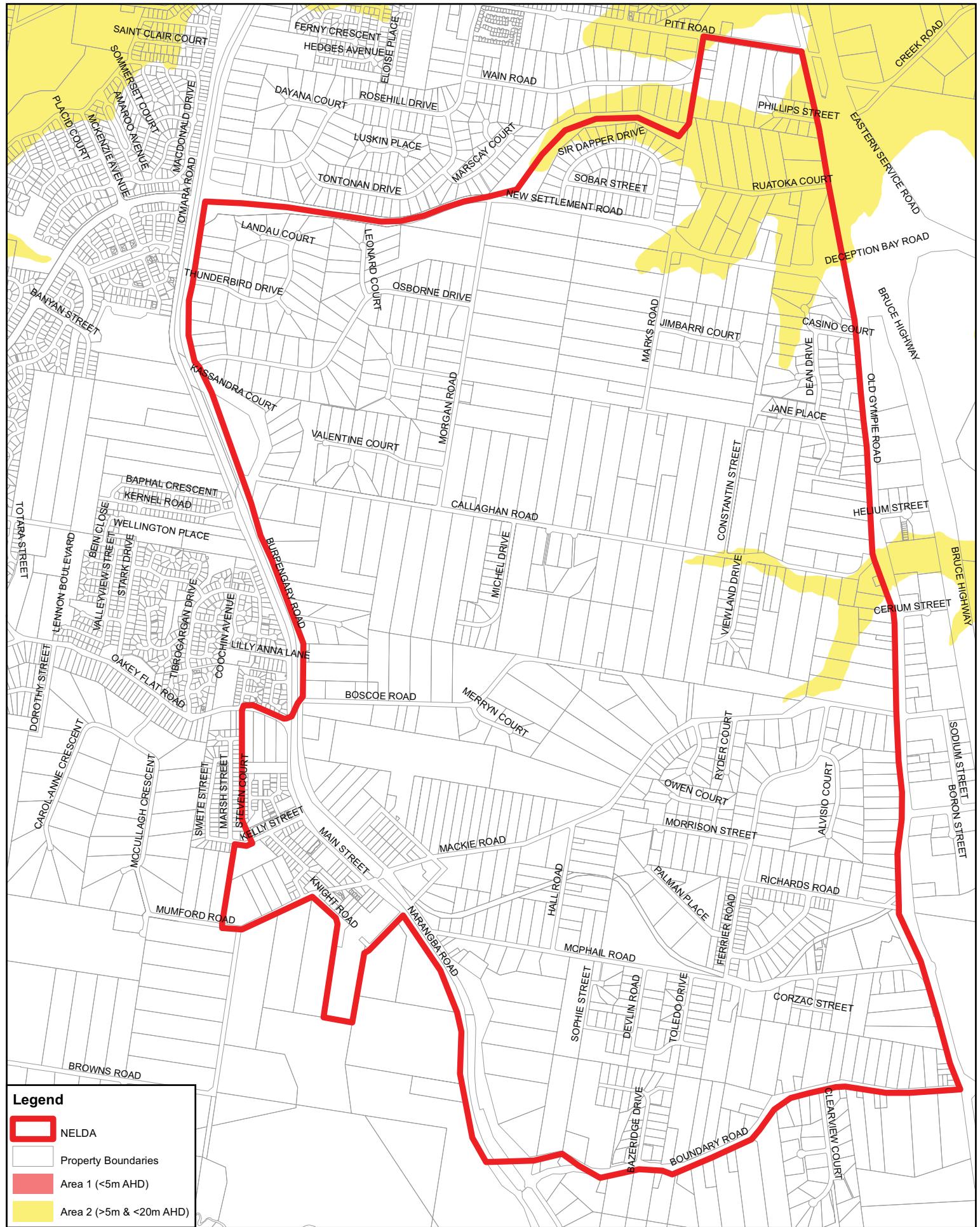
Zone category	Level 2 zone	QPP Purpose (Mandatory)	Potentially Applicable NELDAP Land Use Allocation/s
Residential	Residential Living	<ol style="list-style-type: none"> 1) The purpose of the zone is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. 2) The local government purpose is <mandatory input—local government> 	<ul style="list-style-type: none"> • Park residential • Low density residential • Low-medium density residential
	Residential Choice	<ol style="list-style-type: none"> 1) The purpose of the zone is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents. 2) The local government purpose is <mandatory input - local government context> 	<ul style="list-style-type: none"> • Medium density residential • High density residential
	Apartment Residential	<ol style="list-style-type: none"> 1) The purpose of the zone is to provide for multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents. 2) The local government purpose is <mandatory input - local government context> 	<ul style="list-style-type: none"> • High density residential
Centres	Narangba District Centre	<ol style="list-style-type: none"> 1) The purpose of the zone is to provide for a mix of uses and activities. 2) It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment, recreational facilities capable of servicing a district. 3) The local government purpose is <mandatory input – local government context> 	<ul style="list-style-type: none"> • Narangba District Centre
	Local	<ol style="list-style-type: none"> 1) The purpose of the zone is to provide for a limited range of land uses and activities to service local needs. 2) It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the activity centre, but is not the predominant use. 3) The local government purpose is <mandatory input—local government context> 	<ul style="list-style-type: none"> • Local centre within the low-medium density residential precinct
Recreation	Sport and Recreation	<ol style="list-style-type: none"> 1) The purpose of the zone is to provide for a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure. 	<ul style="list-style-type: none"> • Appropriate precincts within the green space network

Zone category	Level 2 zone	QPP Purpose (Mandatory)	Potentially Applicable NELDAP Land Use Allocation/s
		2) Where required to meet community needs, the zone may include built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support sport and recreation activities, safe access and essential management. 3) The local government purpose is <mandatory input local government context>	
	Open Space	1) The purpose of the zone provides for informal recreation where the built form is not essential to the enjoyment of the space. 2) It includes local, district and regional scale parks which serve the recreational needs of a wide range of residents and visitors. 3) Where required to meet community needs, areas of the zone may include shelters, amenity facilities, picnic tables and playgrounds and infrastructure to support safe access and essential management. 4) The local government purpose is <mandatory input local government context>	<ul style="list-style-type: none"> • Appropriate precincts within the green space network (e.g. stormwater precinct; waterways/wetlands precinct)
Other	Rural Residential (Level One)	1) The purpose of the zone is to provide for residential development on large lots where local government infrastructure and services may not be provided where the intensity of residential development is generally dispersed. 2) The local government purpose is <mandatory input – local government context>	<ul style="list-style-type: none"> • Park residential
Other	Emerging Communities (Level One)	1) The purpose of the zone is to: <ul style="list-style-type: none"> – Identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future, most likely beyond the life of the planning scheme; – Manage the timely conversion of non-urban land to urban purposes, and – Prevent or discourage development that is likely to comprise appropriate longer term land uses. 2) The local government purpose is <mandatory input local government context>	<ul style="list-style-type: none"> • Trigger for further investigation • Park residential
Other	Environmental management and conservation (Level One)	1) The purpose of the zone is to provide for areas identified as supporting significant biological diversity and ecological integrity. 2) The local government purpose is <mandatory input—local government	<ul style="list-style-type: none"> • Green space network – conservation sub-precinct





Zone category	Level 2 zone	QPP Purpose (Mandatory)	Potentially Applicable NELDAP Land Use Allocation/s
		context>	
Other	Mixed use (Level One)	<ol style="list-style-type: none"> 1) The purpose of the zone is to provide for a mixture of development including service industry, business, retail, residential and low impact industrial uses. 2) The local government purpose is <mandatory input—local government context> 	<ul style="list-style-type: none"> • Narangba District Centre/high density mixed use
Other	Road (Level One)	<ol style="list-style-type: none"> 1) The purpose of the zone is to enable the movement of people and goods, provide for access and public utilities. 2) The local government purpose is <mandatory input—local government context> 	<ul style="list-style-type: none"> • Roads

(Source: Based on QPP, 2010)

Appendix 2: MBRC Overlay Maps



Legend


-  NELDA
-  Property Boundaries
-  Area 1 (<5m AHD)
-  Area 2 (>5m & <20m AHD)



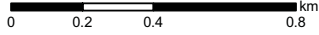
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MBRC Overlay Map Acid Sulfate Soils



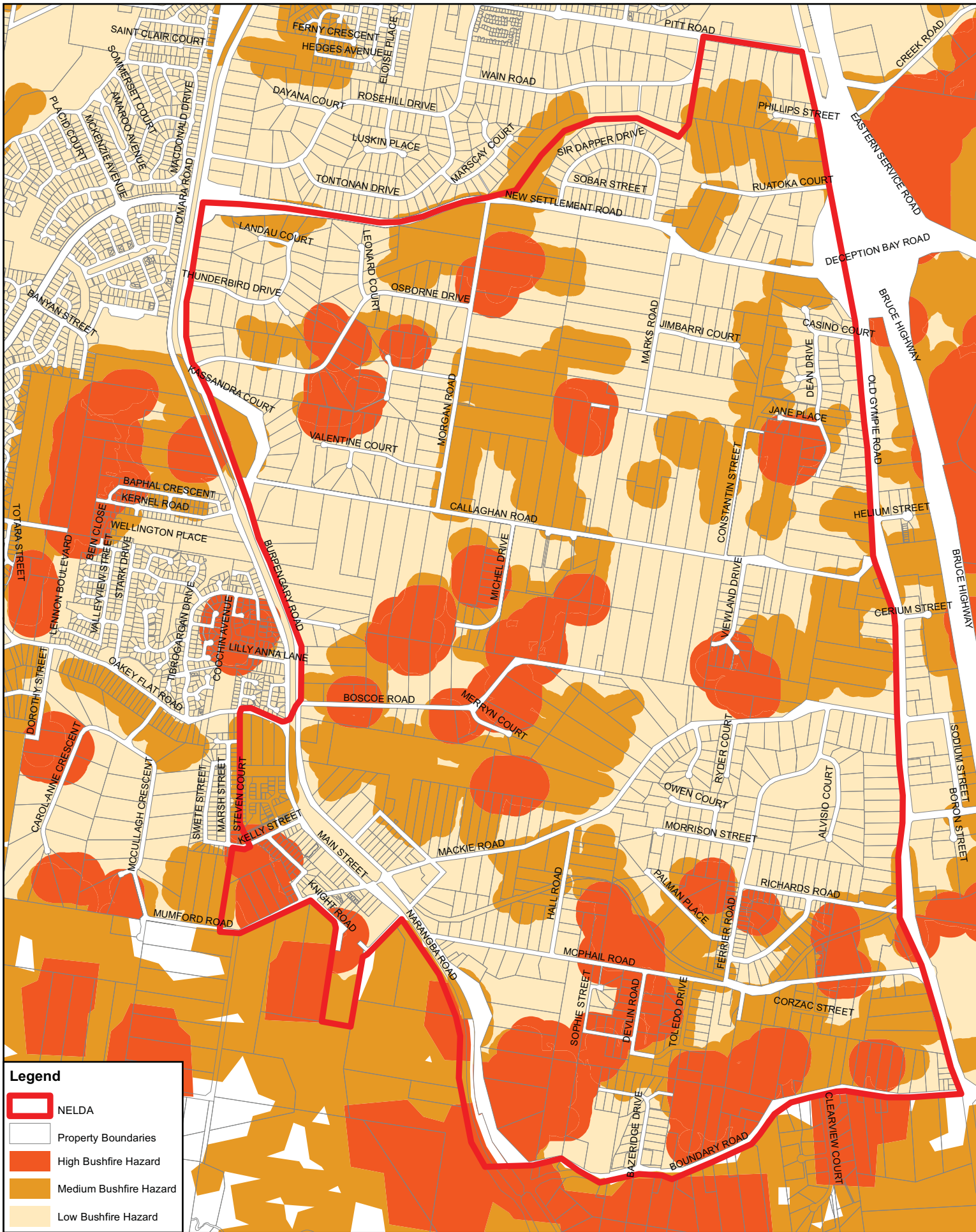
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0 0.2 0.4 0.8 km

DATUM GDA 1994, PROJECTION MGA ZONE 56

VERSION : 1
LAST MODIFIED: 01/04/11



Legend


-  NELDA
-  Property Boundaries
-  High Bushfire Hazard
-  Medium Bushfire Hazard
-  Low Bushfire Hazard



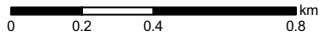
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MBRC Overlay Map Bushfire Hazard Area



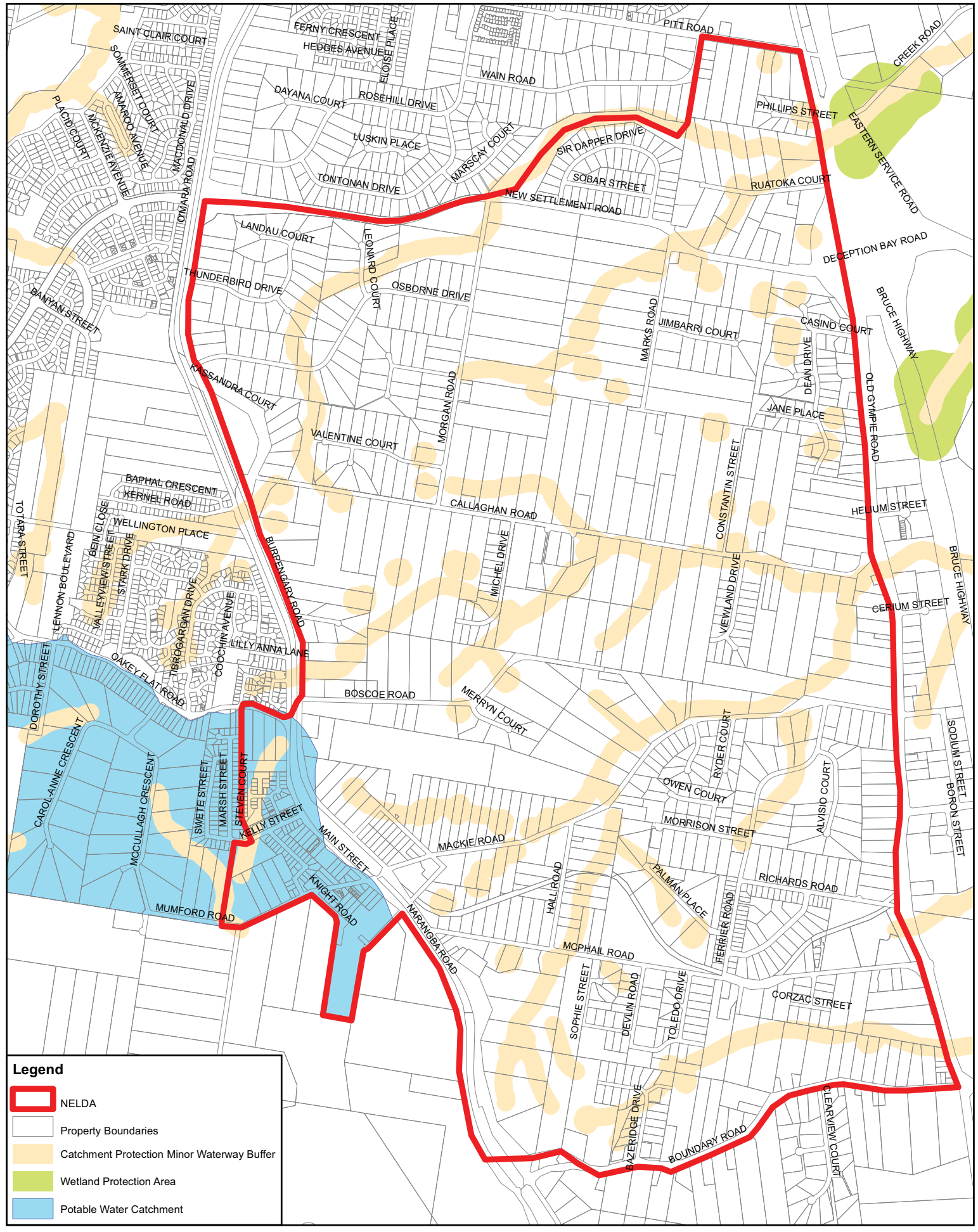
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DATUM GDA 1994, PROJECTION MGA ZONE 56

VERSION : 1
LAST MODIFIED: 01/04/11



Legend

- NELDA
- Property Boundaries
- Catchment Protection Minor Waterway Buffer
- Wetland Protection Area
- Potable Water Catchment



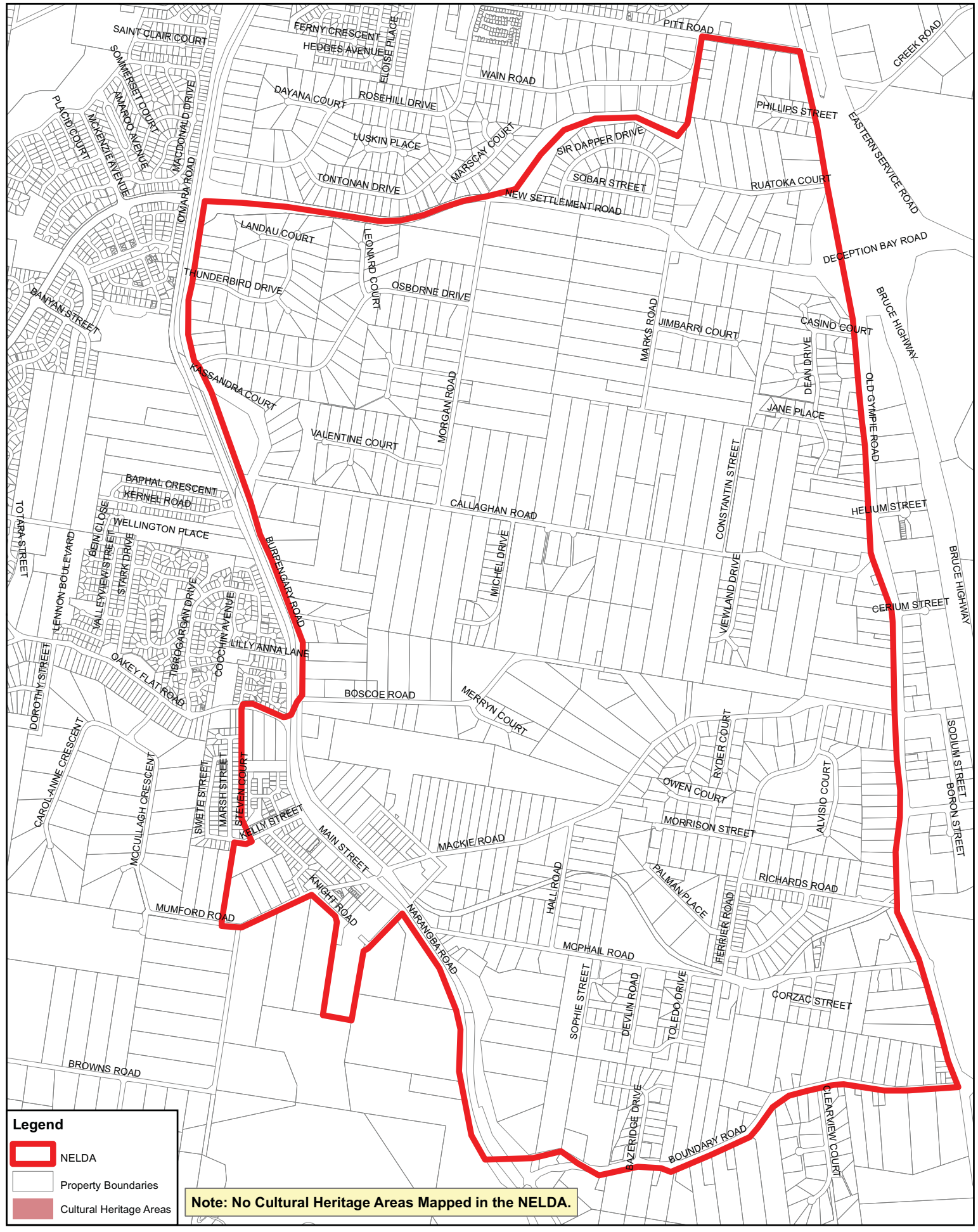
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MBRC Overlay Map Catchment Protection

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Legend

-  NELDA
-  Property Boundaries
-  Cultural Heritage Areas


Note: No Cultural Heritage Areas Mapped in the NELDA.



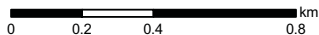
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MBRC Overlay Map Cultural Heritage



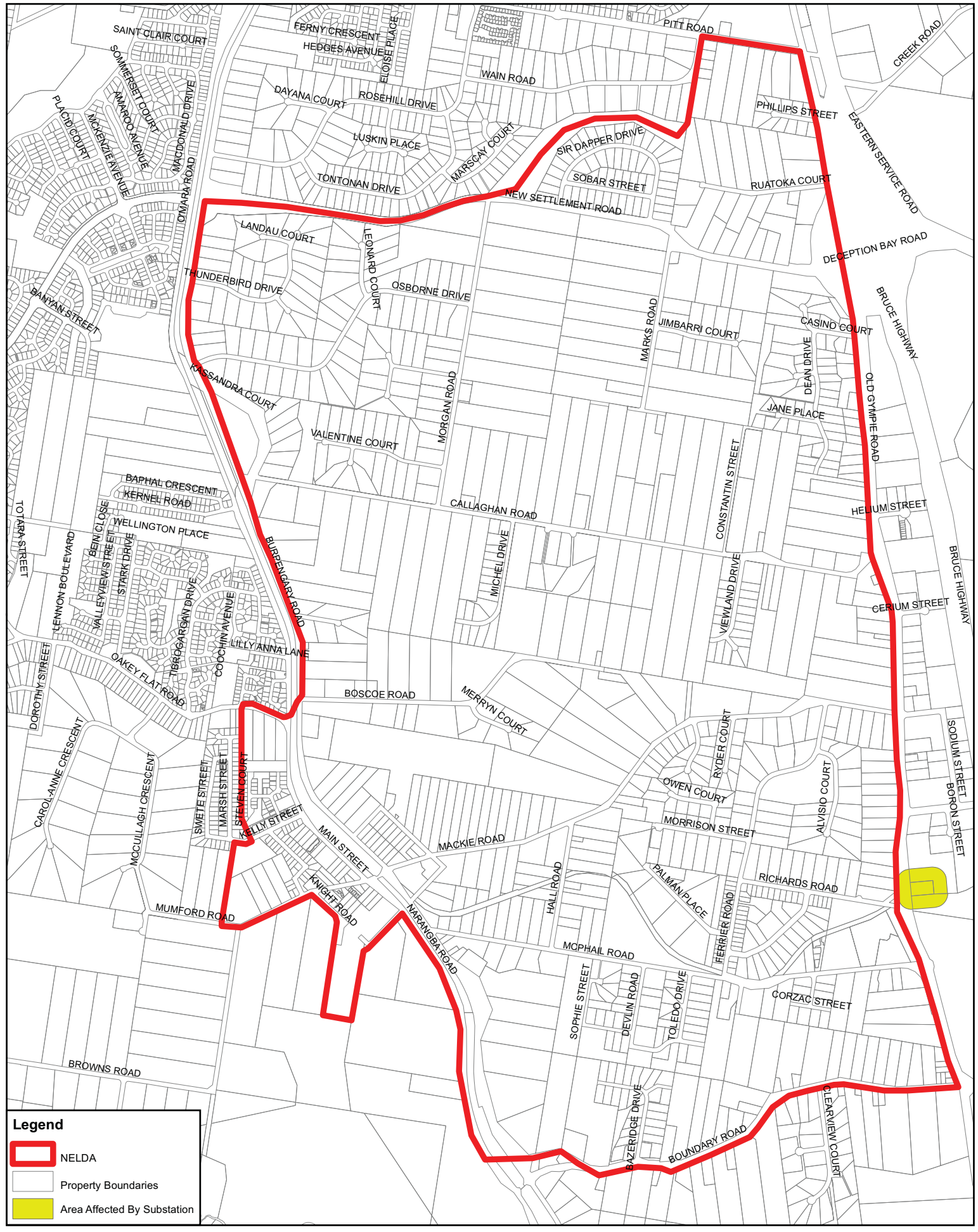
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DATUM GDA 1994, PROJECTION MGA ZONE 56

VERSION : 1
LAST MODIFIED: 01/04/11



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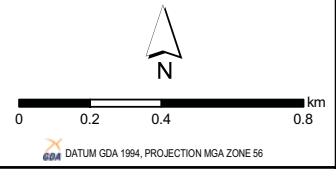
-  NELDA
-  Property Boundaries
-  Area Affected By Substation



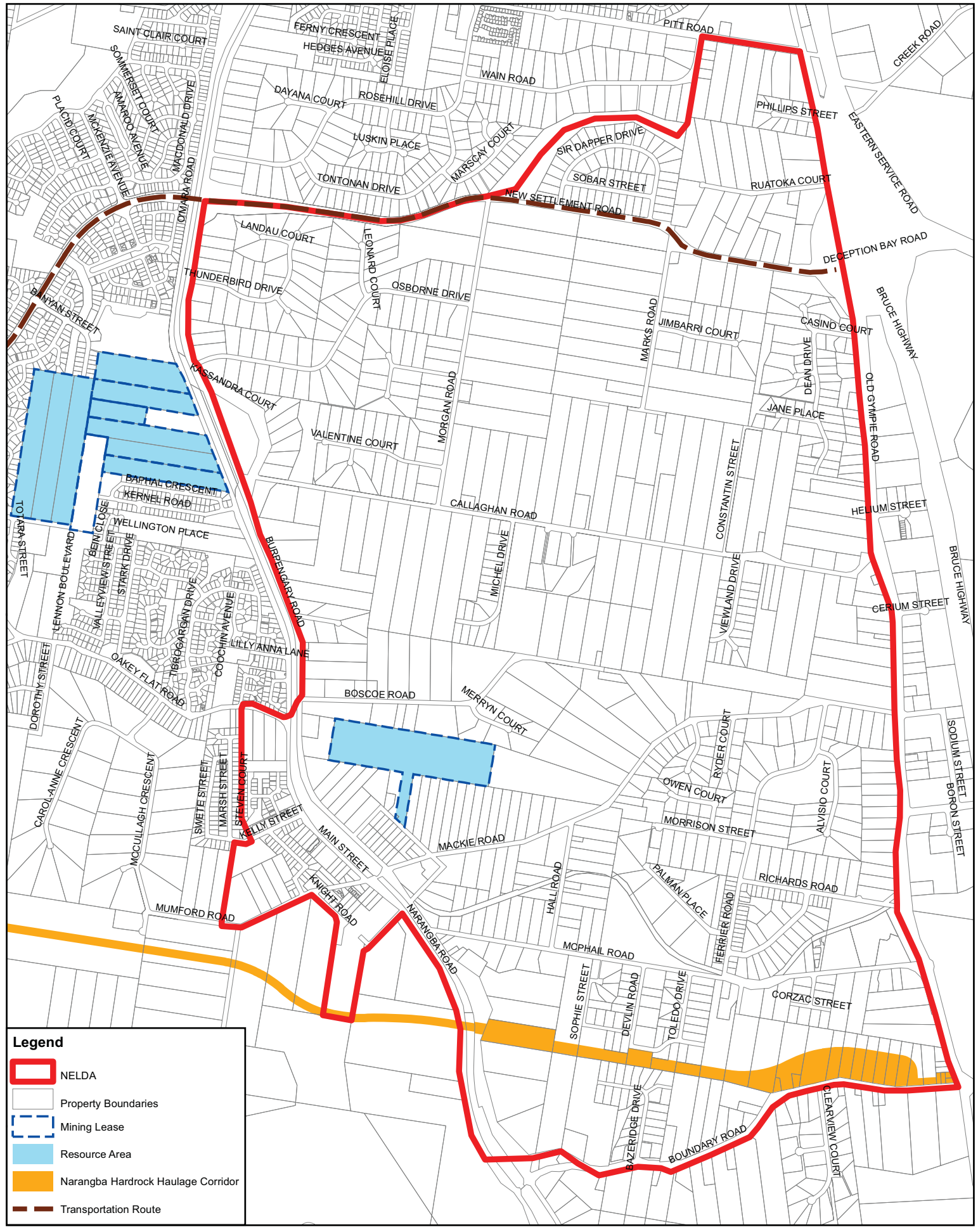
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MBRC Overlay Map Electricity and Gas Infrastructure



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Legend

- NELDA
- Property Boundaries
- Mining Lease
- Resource Area
- Narangba Hardrock Haulage Corridor
- Transportation Route



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MBRC Overlay Map Extractive Resources

DATUM GDA 1994, PROJECTION MGA ZONE 56

VERSION : 1
 LAST MODIFIED: 01/04/11



Legend

- NELDA
- Property Boundaries
- Koala Conservation Area
- Secondary Koala Habitat



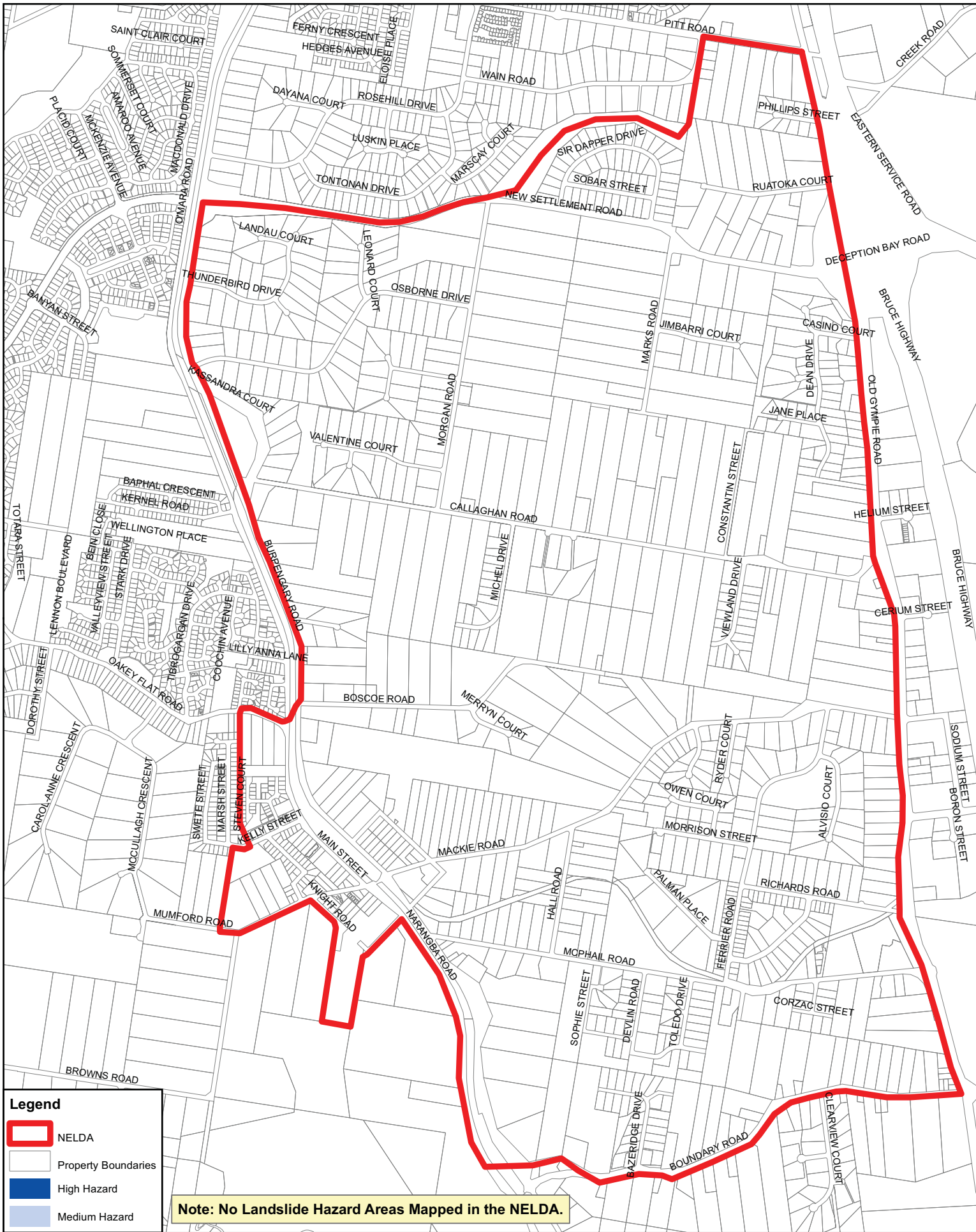
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MBRC Overlay Map Koala Conservation

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 LAST MODIFIED: 01/04/11



- Legend**
- NELDA
 - Property Boundaries
 - High Hazard
 - Medium Hazard

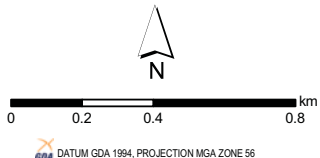
Note: No Landslide Hazard Areas Mapped in the NELDA.



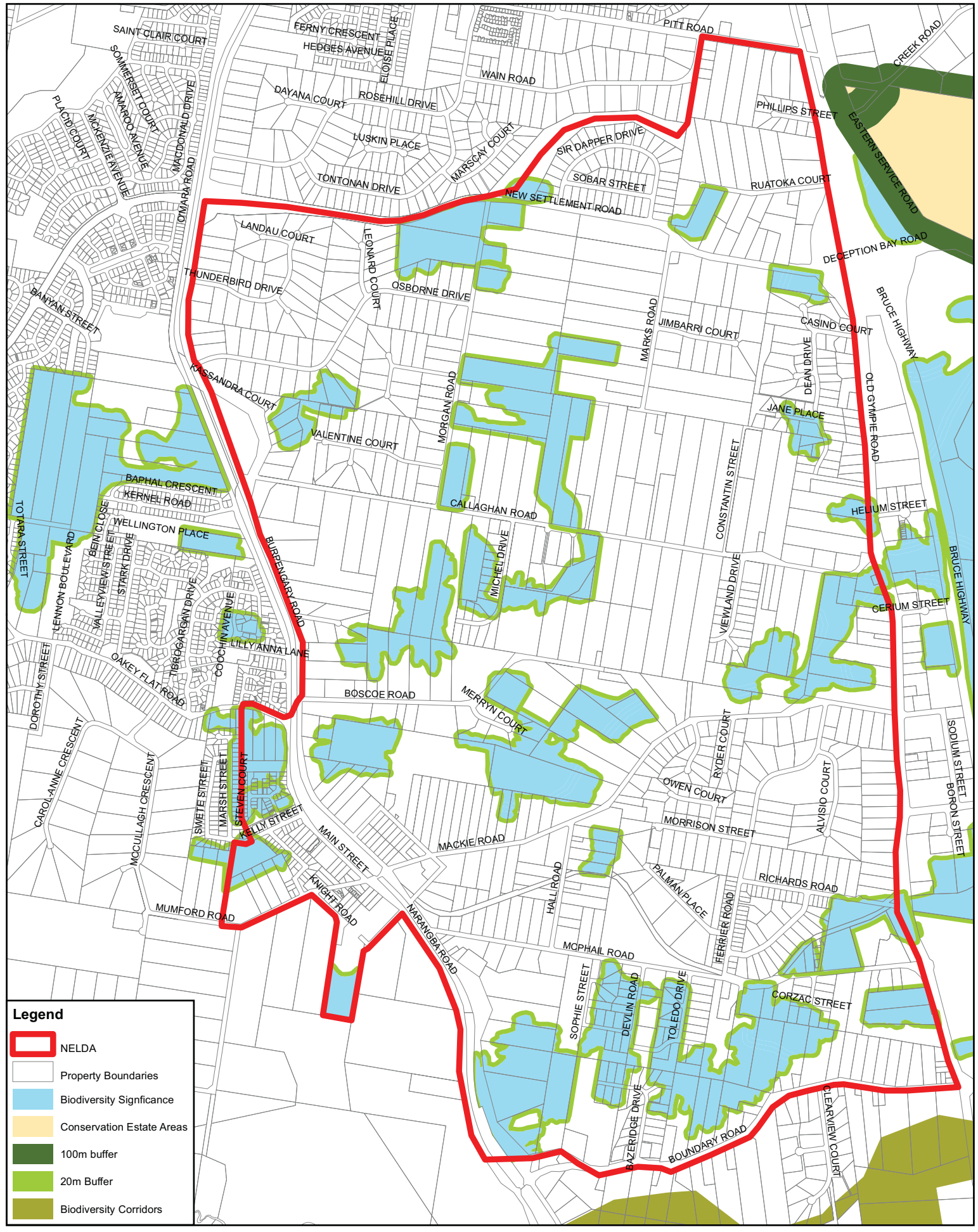
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MBRC Overlay Map Landslide Hazard



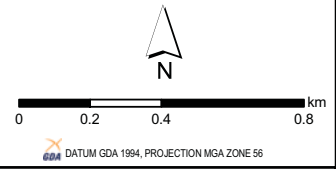
VERSION : 1
LAST MODIFIED: 01/04/11



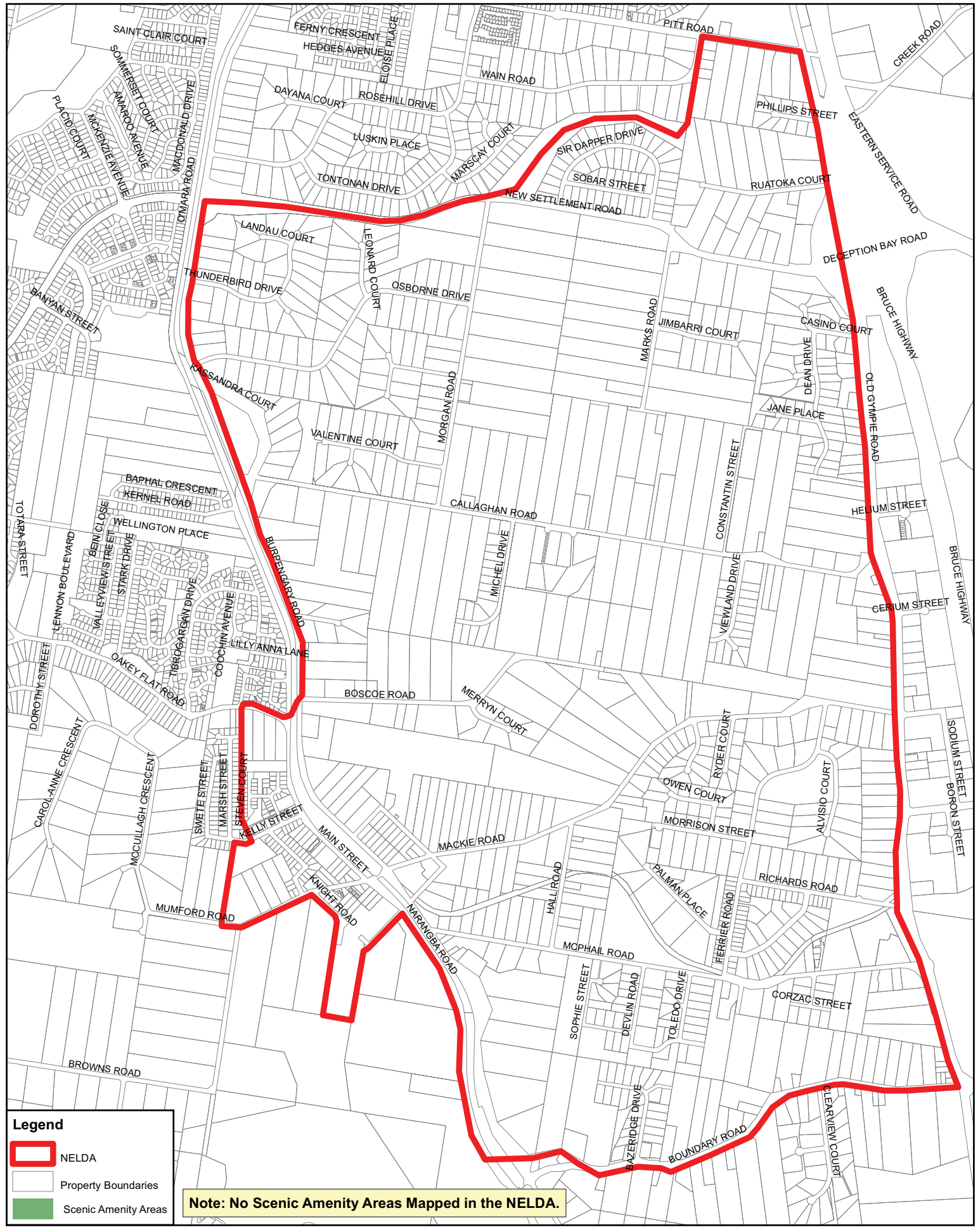
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MBRC Overlay Map Nature Conservation



VERSION : 1
LAST MODIFIED: 01/04/11



- Legend**
-  NELDA
 -  Property Boundaries
 -  Scenic Amenity Areas


Note: No Scenic Amenity Areas Mapped in the NELDA.



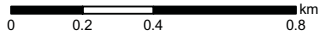
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MBRC Overlay Map Scenic Amenity



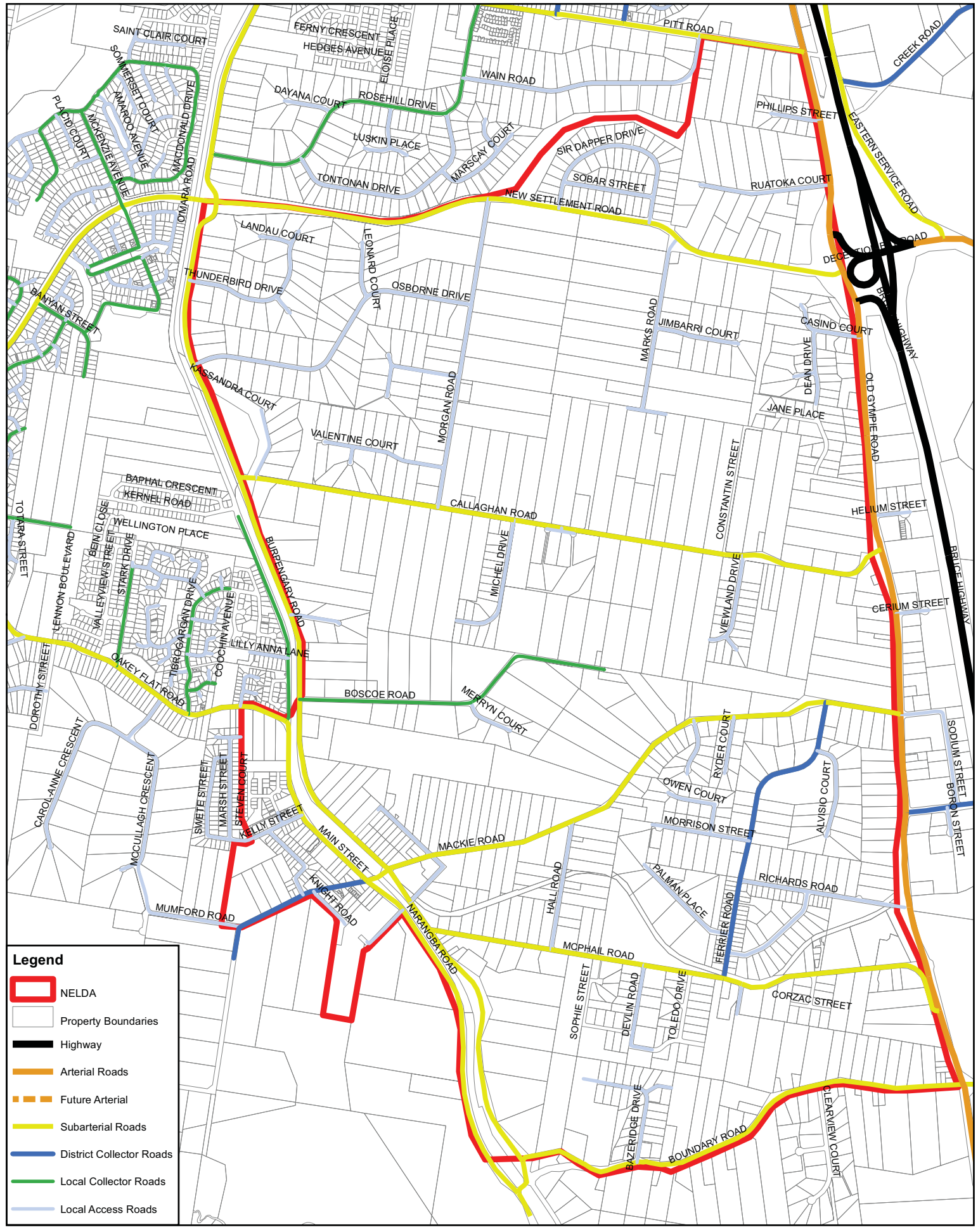
N



0 0.2 0.4 0.8 km

DATUM GDA 1994, PROJECTION MGA ZONE 56

VERSION : 1
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Legend

- NELDA
- Property Boundaries
- Highway
- Arterial Roads
- Future Arterial
- Subarterial Roads
- District Collector Roads
- Local Collector Roads
- Local Access Roads



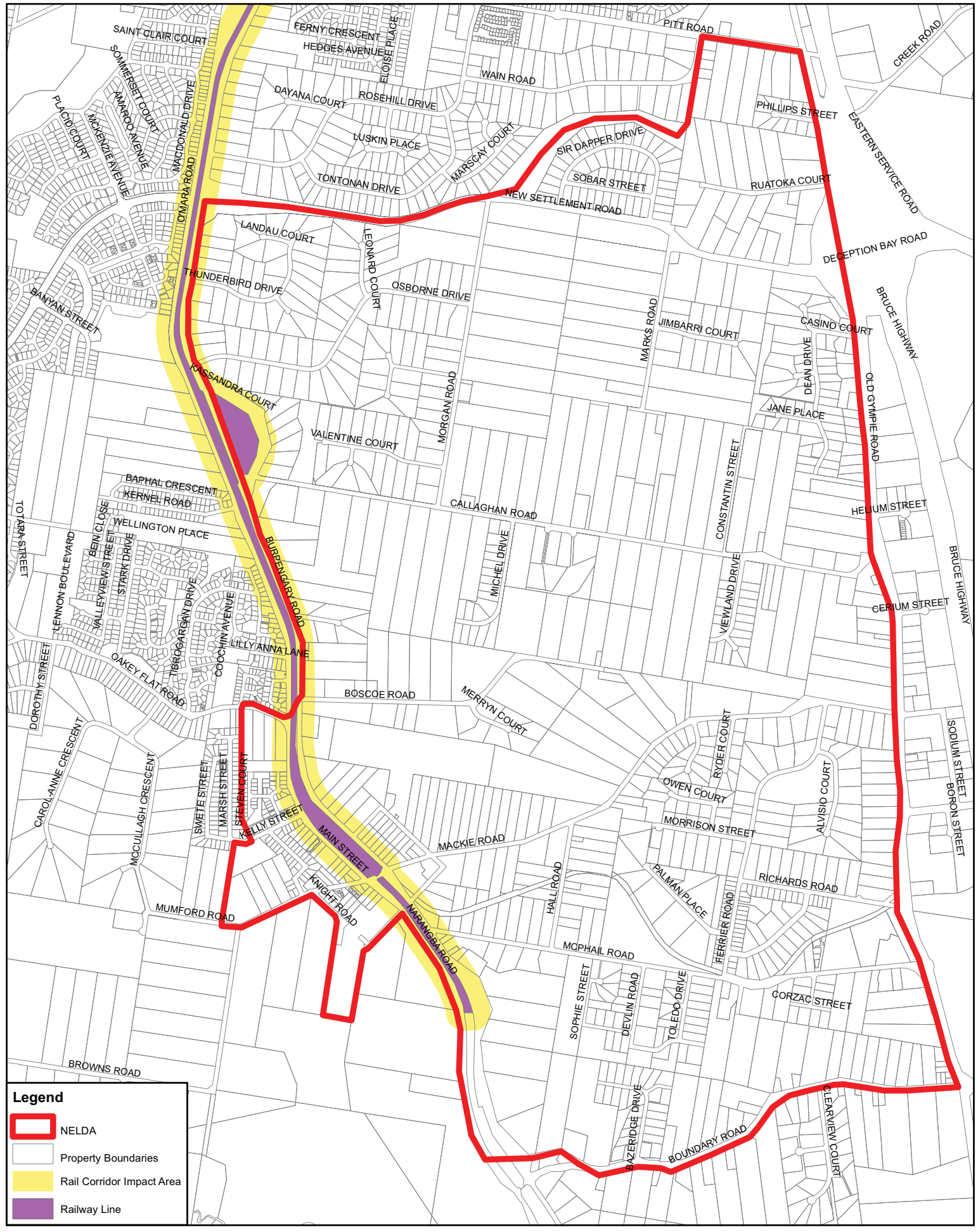
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MBRC Overlay Map Transport Infrastructure Roads

DATUM GDA 1994, PROJECTION MGA ZONE 56

VERSION : 1
LAST MODIFIED: 01/04/2011



Legend


-  NELDA
-  Property Boundaries
-  Rail Corridor Impact Area
-  Railway Line



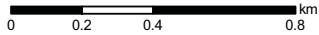
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MBRC Overlay Map Transport Infrastructure Rail



N



0 0.2 0.4 0.8 km

DATUM GDA 1994, PROJECTION MGA ZONE 56

VERSION : 1
LAST MODIFIED: 01/04/11

Appendix 3: “Trigger For Further Investigation” Area / State Planning Policy 05/11

Appendix 3 provides supporting information addressing the State Planning Policy 05/11 Air Noise and Hazardous Materials (SPP). The SPP has significant influence over the development of NELDAP due to the study area being located adjacent (west) of the Narangba Industrial Estate (NIE), a significant regional industrial area.

The following information clarifies the implications of the SPP for NELDAP, and the “Trigger for Further Investigation” area which covers a substantial portion of NELDAP.

State Planning Policy 05/11 Air Noise and Hazardous Materials

The purpose of the SPP is to ensure that existing industrial zones such as Narangba Industrial Estate (NIE), and zones for surrounding sensitive uses, such as residential development, are appropriately planned and located to manage the interface between such uses.

The application of the SPP to local planning instruments such as a Structure Plan like NELDAP is identified within Schedule 2 of the SPP which provides a Planning Methodology based on a number of Principles. These principles are that Council must ensure:

- industry zones and zones for sensitive land uses are appropriately planned and located to manage the interface between these and vice versa, and
- the interface is managed to protect the health, wellbeing, amenity and safety of communities and individuals, and provide for the long term viability of industrial development.

In the case of planning for NELDAP where existing industrial uses occur adjacent to exiting sensitive uses such as rural residential lots, the SPP acknowledges that it is not always possible to achieve the above principles, and in such cases, an overlay must be used. The overlay is identified from Level 2 Industry Zones to ensure that adjacent and developing sensitive land use zones are aware of the possible impacts, and the requirements to manage any potential impacts.

The overlay adopted can otherwise be identified throughout the NELDAP mapping as the “Trigger for Further Investigation” area measured from the identified Level 2 Industry Zones within the Narangba Industrial Estate.

The “Trigger for Further Investigation” area further indicates that where medium impact, high impact and noxious and hazardous industry zones and zones for sensitive land uses are proposed to be located closer than the trigger distances, one or more of the planning investigations must be used to demonstrate that the expected impacts from these industry zones have been adequately considered in the local context.

The Planning Investigations include, but are not limited to, the following:

- community impact survey
- complaints analysis
- air, noise and odour assessments
- hazard and risk assessment
- any other investigation that Council may negotiate with DERM

Table 10 extracted from the SPP provides the benchmark distances that are be applied from Level 2 Industry zones in the form of an overlay.

Table 9 Level 2 Industry Zones (Schedule 2, SPP)

Industry Zones	Trigger for further investigation	Planning investigation
Medium impact industry	Due to the offsite impacts from medium impact, high impact, and noxious and hazardous industry zones for these uses should not have a direct interface with zones for sensitive land uses and vice versa. <ul style="list-style-type: none"> • medium impact industry–250 metres • high impact industry–500 metres • noxious and hazardous industry– 1500 metres. 	Planning investigations include, but are not limited to, the following: <ul style="list-style-type: none"> • community impact survey • complaints analysis • air, noise and odour assessments • hazard and risk assessment • any other investigation that a local government negotiates with DERM.
High impact industry		
Noxious and hazardous industry		

*Note that due to the minimal offsite impacts exhibited by low impact industries, low impact industry zones can interface with zones for sensitive land uses (nil planning investigation required).

In the case of applying this to NELDAP and Narangba Industrial Estate, the Level 2 Industry Zones were established within Narangba Industrial Estate via the Regional Industry Zone Precincts map within Caboolture ShirePlan (extract below).

Figure 45 Regional Industry Zone Precincts (ShirePlan)



The ShirePlan's Regional Industry Area consists of two Industry Zone Precincts:

- Precinct 1 (General Industry): which provides for larger scale manufacturing industries and other general industries. Heavy industries with limited impact are encouraged; and
- Precinct 2 - This precinct is considered to be of regional significance for difficult to locate businesses and industries in South East Queensland (including noxious and hazardous industries). It is zoned to cover a mix of special industry/general industry.

Precinct 2 Industry Zone Precincts (ShirePlan) allows for the complete range of Level 2 Industry Zones (SPP) identified so therefore the NELDAP has determined to apply the overlay sized at 1,500 metres (noxious and hazardous industries) as the "Trigger for Further Investigation" distance (see Figure 44).

The "trigger for further investigation" overlay therefore covers a substantial portion of the NELDAP (refer to Figure 44) and requires the completion of further planning investigations as detailed in Table 1 before consideration of any changes to the current planning scheme provisions controlling development.

Note that the "Trigger for Further Investigation" can be amended through the above mentioned planning investigations, through which actual risks and impacts are accurately determined. However until such time, the 1,500 metre "Trigger for Further Investigation" will be retained.

Existing property rights have not been altered and will remain so until such time as Council undertakes further planning investigations. The timing of such work will be at the discretion of Council and will further require the participation and support of State Agencies.

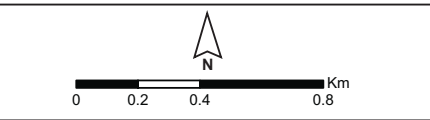


Legend

- NELDAP
- Green Space Network
- ➔ Multi-functional Green Space Corridor
- Existing Roads
- Proposed Roads
- Overpass
- Rail Line
- "Trigger for Further Investigation"
- Precinct 2 Mixed Special and General Industry



Figure 46
NELDAP
Precinct 2 Overlay /
Trigger for Further Investigation



VERSION: 1
 LAST MODIFIED: 28/09/2011

Glossary of Terms (Trigger For Further Investigation" Area / State Planning Policy 05/11)

High impact industry Premises used for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained. These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers (QPP definition).

Level 2 Industry Zones

- Low Impact Industry
- Medium Impact Industry
- High Impact Industry
- Noxious and hazardous Industry

Low impact industry Premises used for industrial activities which have negligible impacts on surrounding non-industrial uses.

The manufacturing aspects of the use are undertaken indoors.

Any off site impacts including air, noise and odour emissions are able to be readily mitigated (QPP definition).

Medium impact industry Premises used for industrial activities that have offsite air, noise and odour emissions.

Despite mitigation measures these activities would still have noticeable impacts on non-industrial uses. The primary (noise, odour and air emitting) aspects of the use are undertaken indoors (QPP definition)

Noxious and hazardous industry Premises industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release.

Theses uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives (QPP definition).

Sensitive land use means each of the following uses defined in the Queensland Planning Provisions:

- child care centre
- community care centre
- community residence
- dual occupancy
- dwelling house
- educational establishment
- health care services
- hospital
- hostel
- multiple dwelling
- office
- relocatable home park
- residential care facility
- retirement facility
- short term accommodation
- tourist park