

PART 1 INTRODUCTION

Division 1 – Relationship to the *Integrated Planning Act 1997*

1.1 Purpose of the planning scheme

In accordance with the *Integrated Planning Act 1997* (IPA), the local government for Caboolture Shire has prepared this planning scheme (the "ShirePlan") as a framework for managing development in a way that advances the purpose of the IPA by:

- (a) identifying assessable and self-assessable development; and
- (b) identifying outcomes sought to be achieved in the local government area as the context for assessing development.

1.2 Planning scheme functions as part of the Integrated Development Assessment System (IDAS)

The planning scheme functions as part of IDAS and must be read together with the IPA.

Division 2 – Strategic Framework

1.3 Preliminary

- (a) The Strategic Framework reflects the ShirePlan's desired environmental outcomes and summarises the approach taken by the ShirePlan to achieve these outcomes.
- (b) The intent of this division is to summarise the key strategies contained within the ShirePlan and does not have a role in development assessment under the planning scheme.

1.4 Strategic framework

Rural and open space areas

- (a) Natural economic resources, including good quality agricultural land, extractive resources and forestry resources are protected from uses that have the potential to reduce their productive capacities.
- (b) The existing large, contiguous open space, nature conservation and rural production area to the north of Caboolture is retained as an inter-urban break separating the Sunshine Coast and Brisbane metropolitan urban areas.
- (c) Large, contiguous areas of open space, nature conservation and rural production separate the urban communities of Caboolture-Morayfield, Burpengary, Narangba and Deception Bay.

Residential areas

- (a) The dominant pattern of new urban and rural residential development is the redevelopment of existing areas and infill development within existing urban boundaries.
- (b) Single, detached dwellings separated by areas of domestic open space continue to comprise the dominant residential form within urban areas.
- (c) Rural residential housing is located on the periphery of the urban area and in some existing circumstances where natural constraints make more intense residential forms undesirable.
- (d) Rural residential development does not extend beyond existing zone boundaries.
- (e) Increased residential densities and mixed use development are established within and in proximity to centres and major public transport nodes.
- (f) The boundary between the outermost edge of urban areas, including urban residential, rural residential, commercial and industrial areas, and adjacent rural and open space areas is clearly defined.

Commercial areas

- (a) Commercial uses are confined to centres.
- (b) Centres are mixed use in nature, including a range of compatible commercial, community and residential uses in an integrated, cohesive and human scale manner.
- (c) High order commercial and community facilities are focussed around the Caboolture-Morayfield Centre as the principal activity centre for the Brisbane north metropolitan region.
- (d) Medical and support services are established in a node focused around the Caboolture Hospital.

Industrial areas

- (a) The Morayfield District Industry Zone is established as a high quality, master-planned location for environmentally responsible industries and support uses.
- (b) Industries of regional significance or that have the potential to cause significant environmental impacts are located within Precinct 2 of the Regional Industry Zone of the Narangba Industrial Estate.

General matters

- (a) Neo-traditional urban land use patterns, including transit oriented development, are established in appropriate locations.
- (b) The Shire's historic and cultural heritage assets, including heritage buildings, streetscapes and important indigenous sites are protected from inappropriate development that has the capacity to destroy or reduce their significance.
- (c) The Shire's natural assets, including the Pumicestone Passage, Glasshouse Mountains, waterways, wetlands, forests and the biodiversity they support are protected from inappropriate development that has the capacity to harm their ecological function or aesthetic appeal.
- (d) Community well-being and quality of life is protected and enhanced through the implementation of socially, economically and environmentally responsible planning policies and programs.
- (e) New development contributes to the creation of a distinct sense of place and identity for the Shire and individual localities through respect for natural features, local values and local climatic considerations and the use of traditional building materials and forms.
- (f) The effect of naturally occurring and man made hazards on the environment and community are minimised.

Division 3 – Planning Scheme Structural Elements

1.5 Planning scheme divided into two volumes

The planning scheme consists of two volumes:

- (a) Volume 1 comprises the planning scheme measures; and
- (b) Volume 2 comprises the planning scheme maps.

1.6 Local government area divided into planning areas

The planning scheme divides the Caboolture Shire into three (3) planning areas that cover the entire shire and are identified on the planning areas map (Volume 2 Part 1):

- (a) the Central Planning Area;
- (b) the Eastern Planning Area; and
- (c) the Western Planning Area.

1.7 Planning scheme divided into zones

The planning scheme divides the Caboolture Shire into zones that cover the entire shire as follows:

- (a) the District Centre Zone;
- (b) the District Industry Zone;
- (c) the Local Centre Zone;
- (d) the Local Industry Zone;
- (e) the Metropolitan Centre Zone;
- (f) the Open Space Zone;
- (g) the Regional Industry Zone;
- (h) the Residential A Zone;
- (i) the Residential B Zone;
- (j) the Rural Zone;
- (k) the Rural Residential Zone; and
- (l) the Special Use Zone.

The zoning maps for each of the planning areas are contained in Volume 2 Part 2 (for the Central Planning Area), Part 3 (for the Eastern Planning Area) and Part 4 (for the Western Planning Area).

1.8 Some zones incorporate precincts

Some zones incorporate precincts that affect the level of assessment and the appropriateness of a use for the zone. These are as follows:

- (a) the Local Centre Zone, Precincts A, B, C and D (Figure 4.1, pages 45-48 and Figure 5.2, pages 187-190);
- (b) the Local Industry Zone, Burpengary East Precinct (Figure 4.2, page 57 and Figure 5.6, page 200);
- (c) the Local Industry Zone, Mixed Business and Clean Service Industry Precinct (Figure 4.2A, page 57A and Figure 5.6A, page 200A);
- (d) the Metropolitan Centre Zone, precincts 1 to 5 (Figure 4.3, page 66 and Figure 5.7, page 212);
- (e) the Open Space Zone, Centenary Lakes Precinct (Figure 4.4, page 75 and Figure 5.10, page 222);
- (f) the Regional Industry Zone, precincts 1 to 2 (Figure 4.5, page 84 and Figure 5.11, page 229).

1.9 Roads, watercourses and reclaimed land

- (a) If a road, watercourse or reclaimed land in the Shire is not shown as being covered by a zone on the zone maps, the following applies:
 - (i) if the road, watercourse or reclaimed land is adjoined on both sides by land in the same zone - the road, watercourse or reclaimed land has the same zoning as the adjoining land;
 - (ii) if the road, watercourse or reclaimed land is adjoined on one side by land in a zone and adjoined on the other side by land in another zone - the road, watercourse or reclaimed land has the same zoning as the adjoining land and the centreline of the road or watercourse is the boundary between the two zones;
 - (iii) if the road, watercourse or reclaimed land is adjoined on one side only by land in a zone - the entire road, watercourse or reclaimed land has the same zoning as the adjoining zoned land.
- (b) If a road, watercourse or reclaimed land is not shown as being covered by a precinct on the relevant maps, subsection (a) applies as if the precinct were a zone.
- (c) To remove any doubt, it is declared that subsections (a) and (b) also apply to a closed road if the road is closed after the commencement of the planning scheme.

1.10 Planning scheme has overlays

The planning scheme has twelve types of overlays that apply to:

- (a) Acid Sulfate Soils shown on overlay maps (CO1, EO1, and WO1);
- (b) Bushfire Hazard shown on overlay maps (CO2, EO2, and WO2);
- (c) Catchment Protection shown on overlay maps (CO3, EO3, and WO3);
- (d) Cultural Heritage shown on overlay maps (CO4, EO4 and WO4);
- (e) Electricity and Gas Infrastructure shown on overlay maps (CO5, EO5 and WO5);
- (f) Extractive Resources shown on overlay maps (CO6, EO6 and WO6);
- (g) Good Quality Agricultural Land shown on overlay maps (CO7, EO7 and WO7);
- (h) Koala Conservation shown on overlay map (CO8);
- (i) Landslide Hazard shown on overlay maps (CO9 and WO8);
- (j) Nature Conservation shown on overlay maps (CO10, EO8 and WO9);
- (k) Scenic Amenity shown on overlay maps (CO11, EO9 and WO10); and
- (l) Transport Infrastructure shown on overlay maps (CO12(a) and (b), EO10, and WO11(a) and (b)).

The overlay maps for each of the planning areas are contained in Volume 2 Part 5 (for the Central Planning Area), Part 6 (for the Eastern Planning Area) and Part 7 (for the Western Planning Area).

1.11 Determining if development is assessable or self-assessable under the planning scheme

- (a) Assessment tables for the zones and overlays identify development that is assessable, self-assessable or exempt under the planning scheme as follows:
 - (i) Tables 4.1 to 4.13 – for the zones; and

- (ii) Tables 4.14 to 4.36 – for the overlays.
- (b) The assessment tables also identify assessable development under the planning scheme that requires code assessment or impact assessment.
- (c) If development is identified as having a different assessment category under a zone than under an overlay, or under different overlays, the higher assessment category applies as follows and as shown in Figure 1.1:
 - (i) self-assessable prevails over exempt;
 - (ii) code assessable prevails over self-assessable or exempt;
 - (iii) impact assessable prevails over self-assessable, code assessable or exempt.
- (d) The classification of development as being exempt, self-assessable, code assessable or impact assessable reflects the assessment categories that are provided in the *Integrated Planning Act 1997*.
- (e) Schedule 10 of the planning scheme identifies land that had a Special Facilities zoning under the superseded planning scheme or which was subject of a rezoning approval given under the *Local Government (Planning and Environment) Act 1990* or the *Local Government Act 1936* and for which the ShirePlan preserves the development rights attached to the former Special Facilities zoning or rezoning approval.

Where land is identified in Schedule 10 of the planning scheme, material change of use for development for which the development rights are preserved (as listed in Column 2) that complies with the conditions of approval and the approved plan(s) of development is exempt development. Where the development does not comply with the conditions of approval and the approved plan(s) it has the assessment status that is specified in the relevant Assessment Table contained in this Part.

Zone assessment Category	Overlay assessment category			
	Exempt	Self-assessable	Code	Impact
Exempt	Exempt	Self-assessable	Code	Impact
Self-assessable	Self-assessable	Self-assessable	Code	Impact
Code	Code	Code	Code	Impact
Impact	Impact	Impact	Impact	Impact

Figure 1.1 – Determining the level of assessment where different levels apply under the zone and overlay.

1.12 Codes

- (a) There are codes for:
 - (i) the planning area (consisting of provisions for each of the twelve zones);
 - (ii) the overlays; and
 - (iii) development for a stated purpose or development of a stated type.
- (b) Any code or part of a code applicable to a material change of use that is relevant to the use of premises is also a code applicable to the use.
- (c) The codes are the following:
 - (i) Planning Area Code (part 5);
 - (ii) Acid Sulfate Soils Overlay Code (part 6 division 2);
 - (iii) Bushfire Hazard Overlay Code (part 6 division 3);
 - (iv) Catchment Protection Overlay Code (part 6 division 4);
 - (v) Cultural Heritage Overlay Code (part 6 division 5);
 - (vi) Electricity and Gas Infrastructure Overlay Code (part 6 division 6);
 - (vii) Extractive Resources Overlay Code (part 6 division 7);
 - (viii) Good Quality Agricultural Land Overlay Code (part 6 division 8);
 - (ix) Koala Conservation Overlay Code (part 6 division 9);
 - (x) Landslide Hazard Overlay Code (part 6 division 10);
 - (xi) Nature Conservation Overlay Code (part 6 division 11);
 - (xii) Scenic Amenity Overlay Code (part 6 division 12);
 - (xiii) Transport Infrastructure Overlay Code (part 6 division 13);
 - (xiv) Animal Husbandry Code (part 7 division 2);
 - (xv) Building Work Code (part 7 division 3);

- (xvi) Child Care Centre Code (part 7 division 4);
- (xvii) Dams, Filling and Excavation Code (part 7 division 5);
- (xviii) Dependent Person's Accommodation Code (part 7 division 6);
- (xix) Display Home and Estate Sales Office Code (part 7 division 7);
- (xx) Dual Occupancy Code (part 7 division 8);
- (xxi) Dwelling House Code (part 7 division 9);
- (xxii) Extractive Industry Code (part 7 division 10);
- (xxiii) General Works Code (part 7 division 11);
- (xxiv) Home Based Business Code (part 7 division 12);
- (xxv) Landscaping Code (part 7 division 13);
- (xxvi) Lighting Code (part 7 division 14);
- (xxvii) Medium Density Residential Code (part 7 division 15);
- (xxviii) Noise Code (part 7 division 15A);
- (xxix) Reconfiguring a Lot Code (part 7 division 16);
- (xxx) Relocatable Home and Caravan Parks Code (part 7 division 17);
- (xxxi) Service Station Code (part 7 division 18);
- (xxxii) Stormwater Code (part 7 division 19);
- (xxxiii) Telecommunications Facility Code (part 7 division 20);
- (xxxiv) Traffic, Access and Parking Code (part 7 division 21);
- (xxxv) Water Sustainability Code (part 7 division 22).

1.13 Codes applicable to ongoing use

A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change.¹

1.14 Planning scheme seeks to achieve outcomes

The planning scheme seeks to achieve outcomes that are identified according to the following levels and as shown in Figure 1.2:

- (a) desired environmental outcomes;
- (b) overall outcomes for planning areas, overlays and codes;
- (c) specific outcomes for zones, overlays and codes;
- (d) probable solutions for a specific outcome, or acceptable solutions for complying with a self-assessable code.

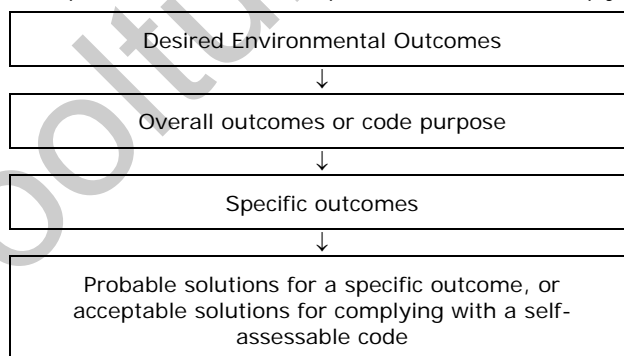


Figure 1.2 – ShirePlan hierarchy of outcome levels

¹ The IPA, section 2.1.23(3) (Local planning instruments have force of law) relates with respect to regulating the use of premises, and also the IPA, section 4.3.4 (Compliance with identified code for use of premises) with respect to an offence under the Act.

1.15 Probable solutions for code assessable development

A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the IPA to impose conditions on a development approval.

1.16 Land designated for the purposes of Building Regulation 2006

Under the provisions of Section 12 of the Building Regulation 2006, land shown as high bushfire hazard on the Bushfire Hazard Overlay Maps CO2, EO2, and WO2 is a designated bushfire prone area.

Historic Version
Caboolture ShirePlan