

Citation and Commencement	12
1 About the planning scheme	13
1.1 Introduction	13
1.2 Planning scheme components	15
1.3 Interpretation	20
1.3.1 Definitions	20
1.3.2 Standard drawings, maps, notes, editor's notes and footnotes	21
1.3.3 Punctuation	22
1.3.4 Zones for roads, waterways and reclaimed land	23
1.4 Categories of development	24
1.5 Hierarchy of assessment criteria	25
1.6 Building work regulated under the planning scheme	26
1.7 Local government administrative matters	28
2 State planning provisions	38
2.1 State planning policy	38
2.2 Regional plan	40
2.3 Referral agency delegations	41
2.4 Standard planning scheme provisions	42
3 Strategic Framework	43
3.1 Preliminary	43
3.2 Strategic Intent	51
3.3 Sustainability and resilience	52
3.3.1 Strategic Outcomes	53
3.4 Natural environment and landscape	55
3.4.1 Strategic Outcomes	58
3.5 Strong communities	60
3.5.1 Strategic Outcomes	61
3.6 Settlement pattern and urban form	64
3.6.1 Strategic Outcomes	68
3.7 Employment location	72
3.7.1 Strategic Outcomes	74
3.8 Rural futures	77
3.8.1 Strategic Outcomes	78
3.9 Natural resources	80
3.9.1 Strategic Outcomes	81

Contents

3.10	Integrated transport	83
3.10.1	Strategic Outcomes	84
3.11	Infrastructure	86
3.11.1	Strategic Outcomes	88
3.12	Water management	90
3.12.1	Strategic Outcomes	91
3.13	Planning Areas	95
3.13.1	Strategic Outcomes	97
3.13.2	Element - Caboolture planning area	98
3.13.2.1	Specific Outcomes	100
3.13.3	Element - North Lakes-Redcliffe-Moreton Bay Rail corridor planning area	106
3.13.3.1	Specific Outcomes	108
3.13.4	Element - Strathpine planning area	114
3.13.4.1	Specific Outcomes	116
3.13.5	Element - Coastal communities and Bribie Island planning area	120
3.13.5.1	Specific Outcomes	122
3.13.6	Element - Rural planning area	125
3.13.6.1	Specific Outcomes	127
3.14	MBRC Place Model	131
3.14.1	Strategic Outcomes	133
3.14.2	Element - Mountain ranges, forests and waterways place type	136
3.14.2.1	Specific outcomes	137
3.14.3	Element - Rural place type	139
3.14.3.1	Specific outcomes	140
3.14.4	Element - Rural townships place type	143
3.14.4.1	Specific outcomes	144
3.14.5	Element - Key extractive resources place type	146
3.14.5.1	Specific outcomes	147
3.14.6	Element - Special areas place type	149
3.14.6.1	Specific outcomes	150
3.14.7	Element - Rural residential place type	152
3.14.7.1	Specific outcomes	153
3.14.8	Element - Suburban neighbourhood place type	155
3.14.8.1	Specific outcomes	156
3.14.9	Element - Next generation neighbourhood place type	158

3.14.9.1	Specific outcomes	159
3.14.10	Element - Urban neighbourhood place type	161
3.14.10.1	Specific outcomes	162
3.14.11	Element - Activity centres place type	165
3.14.11.1	Specific outcomes	166
3.14.12	Element - Enterprise and employment areas place type	170
3.14.12.1	Specific outcomes	171
3.14.13	Element - Coastal communities place type	173
3.14.13.1	Specific outcomes	174
3.14.14	Element - Coast and riverlands place type	176
3.14.14.1	Specific outcomes	177
4	Priority infrastructure plan	181
4.1	Preliminary	181
4.1.1	Introduction	181
4.2	Planning assumptions	182
4.2.1	Purpose	182
4.2.2	Population and employment	182
4.2.3	Dwellings, non-residential floor space and land area	182
4.2.4	Geographical areas	182
4.2.5	Time periods	182
4.2.6	Existing level of development	183
4.2.7	Development potential of land	183
4.2.8	Planned density	183
4.2.9	PIP Projection Categories	185
4.2.10	Existing and projected population	189
4.2.11	Existing and projected employment	191
4.2.12	Planned infrastructure demand rates	196
4.3	Priority infrastructure area	198
4.4	Desired standards of service	199
4.4.1	Stormwater	199
4.4.2	Transport	199
4.4.3	Public parks and land for community infrastructure	208
4.5	Plans for trunk infrastructure	214
4.5.1	Trunk infrastructure networks, systems and items	214
4.5.2	Plans for trunk infrastructure	218

Contents

4.5.3	Schedule of works	219
4.6	Extrinsic Material	243
5	Tables of assessment	244
5.1	Preliminary	244
5.2	Reading the tables	244
5.3	Levels of assessment	245
5.3.1	Process for determining the level of assessment	245
5.3.2	Determining the level of assessment	246
5.3.3	Determining the assessment criteria	247
5.4	Prescribed levels of assessment	248
5.5	Levels of assessment - Material change of use	249
5.5.1	Centre zone	249
5.5.1.1	Centre zone	249
5.5.1.2	Centre zone petrie mill precinct	267
5.5.2	Community facilities zone	270
5.5.2.1	Abbey precinct	270
5.5.2.2	Airfield precinct	275
5.5.2.3	Utilities precinct	279
5.5.2.4	Lakeside precinct	284
5.5.2.5	Special use precinct	290
5.5.3	Emerging community zone	295
5.5.3.1	Interim precinct	295
5.5.3.2	Transition precinct	302
5.5.4	Environmental management and conservation zone	319
5.5.5	Extractive industry zone	321
5.5.6	General residential zone	325
5.5.6.1	Coastal communities precinct	325
5.5.6.2	Suburban neighbourhood precinct	330
5.5.6.3	Next generation neighbourhood precinct	336
5.5.6.4	Urban neighbourhood precinct	342
5.5.7	Industry zone	348
5.5.7.1	Mixed industry and business precinct	348
5.5.7.2	Light industry precinct	355
5.5.7.3	General industry precinct	363
5.5.7.4	Restricted industry precinct	368

5.5.7.5	Marine industry precinct	372
5.5.8	Limited development zone	377
5.5.9	Recreation and open space zone	379
5.5.10	Rural zone	391
5.5.11	Rural residential zone	402
5.5.12	Township zone	409
5.5.12.1	Township centre precinct	409
5.5.12.2	Township convenience precinct	419
5.5.12.3	Township residential precinct	427
5.5.12.4	Township industry precinct	432
5.6	Levels of assessment - Reconfiguring a lot	437
5.7	Levels of assessment - Building work	440
5.8	Levels of assessment - Operational work	443
5.9	Levels of assessment - Local plans	447
5.9.1	Redcliffe Kippa-Ring local plan	447
5.9.1.1	Redcliffe seaside village precinct	447
5.9.1.2	Kippa-Ring village precinct	458
5.9.1.3	Kippa-Ring station precinct	468
5.9.1.4	Local services precinct	472
5.9.1.5	Health precinct	480
5.9.1.6	Interim residential precinct	489
5.9.1.7	Sport and recreation precinct and Open space and recreation precinct	493
5.9.1.8	Reconfiguring a lot	503
5.9.1.9	Building work	505
5.9.1.10	Operational work	507
5.9.2	Woodfordia local plan	510
5.9.3	Caboolture West local plan	518
5.9.3.1	Urban living precinct	518
5.9.3.2	Town centre precinct	525
5.9.3.3	Enterprise and employment precinct	534
5.9.3.4	Green network precinct	540
5.9.3.5	Rural living precinct	543
5.9.3.6	Reconfiguring a lot	549
5.9.3.7	Building work	551
5.9.3.8	Operational work	552

Contents

5.10	Levels of assessment - Overlays	555
5.10.1	Coastal hazard overlay	555
5.10.2	Flood hazard overlay	560
6	Zones	565
6.1	Preliminary	565
6.2	Zone codes	567
6.2.1	Centre zone code	567
6.2.1.1	Caboolture centre precinct	587
6.2.1.2	Morayfield centre precinct	636
6.2.1.3	Petrie mill precinct	678
6.2.1.4	Strathpine centre precinct	680
6.2.1.5	District centre precinct	730
6.2.1.6	Local centre precinct	774
6.2.1.7	Specialised centre precinct	818
6.2.2	Community facilities zone code	855
6.2.2.1	Abbey precinct	856
6.2.2.2	Airfield precinct	915
6.2.2.3	Utilities precinct	968
6.2.2.4	Lakeside precinct	1029
6.2.2.5	Special use precinct	1084
6.2.3	Emerging community zone code	1145
6.2.3.1	Interim precinct	1147
6.2.3.2	Transition precinct	1204
6.2.4	Environmental management and conservation zone code	1337
6.2.5	Extractive industry zone code	1358
6.2.6	General residential zone code	1406
6.2.6.1	Coastal communities precinct	1408
6.2.6.2	Suburban neighbourhood precinct	1461
6.2.6.3	Next generation neighbourhood precinct	1529
6.2.6.4	Urban neighbourhood precinct	1600
6.2.7	Industry zone code	1671
6.2.7.1	Mixed industry and business precinct	1687
6.2.7.2	Light industry precinct	1734
6.2.7.3	General industry precinct	1780
6.2.7.4	Restricted industry precinct	1824

6.2.7.5	Marine industry precinct	1861
6.2.8	Limited development zone code	1901
6.2.9	Recreation and open space zone code	1906
6.2.10	Rural zone code	1974
6.2.11	Rural residential zone code	2093
6.2.12	Township zone code	2174
6.2.12.1	Township centre precinct	2176
6.2.12.2	Township convenience precinct	2232
6.2.12.3	Township residential precinct	2292
6.2.12.4	Township industry precinct	2351
7	Local plans	2403
7.1	Preliminary	2403
7.2	Local plan codes	2404
7.2.1	Redcliffe Kippa-Ring local plan code	2404
7.2.1.1	Redcliffe seaside village precinct	2406
7.2.1.2	Kippa-Ring village precinct	2470
7.2.1.3	Kippa-Ring station precinct	2522
7.2.1.4	Local services precinct	2559
7.2.1.5	Health precinct	2615
7.2.1.6	Interim residential precinct	2667
7.2.1.7	Sport and recreation precinct	2718
7.2.1.8	Open space and recreation precinct	2761
7.2.2	Woodfordia local plan code	2805
7.2.2.1	Reconfiguring a lot code	2850
7.2.3	Caboolture West local plan code	2865
7.2.3.1	Urban living precinct	2883
7.2.3.2	Town centre precinct	3004
7.2.3.3	Enterprise and employment precinct	3310
7.2.3.4	Green network precinct	3418
7.2.3.5	Rural living precinct	3457
7.2.3.6	Interim uses code	3513
7.2.3.7	Reconfiguring a lot code	3565
8	Overlays	3656
8.1	Preliminary	3656
8.2	Overlay codes	3658

Contents

8.2.1	Coastal hazard overlay code	3658
8.2.2	Flood hazard overlay code	3678
9	Development codes	3709
9.1	Preliminary	3709
9.2	Statewide codes	3710
9.2.1	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code	3710
9.2.2	Community residence code	3714
9.2.3	Forestry for wood production code	3716
9.3	Use codes	3720
9.3.1	Dwelling house code	3720
9.3.2	Residential uses code	3773
9.4	Other development codes	3802
9.4.1	Reconfiguring a lot code	3802
9.4.1.1	Centre zone	3806
9.4.1.2	Community facilities zone	3823
9.4.1.3	Emerging community zone	3843
9.4.1.4	Environmental management and conservation zone	3890
9.4.1.5	Extractive industry zone	3902
9.4.1.6	General residential zone	3908
9.4.1.7	Industry zone	4035
9.4.1.8	Limited development zone	4056
9.4.1.9	Recreation and open space zone	4059
9.4.1.10	Rural zone	4077
9.4.1.11	Rural residential zone	4093
9.4.1.12	Township zone	4115
9.4.2	Works code	4191
9.4.3	Site earthworks code	4228
9.4.4	Advertising devices code	4254
10	Other plans	4275
10.1	Mango Hill infrastructure development control plan	4275
1	Definitions	4276
1.1	Use definitions	4276
1.1.1	Defined activity groups	4307
1.1.2	Industry thresholds	4311

1.2	Administrative definitions	4314
2	Mapping	4330
	SC 2.1 Map index	4330
	SC 2.2 Strategic framework maps	4332
	Green Infrastructure	4332
	Settlement pattern	4332
	Regional infrastructure	4332
	Place types and regional planning areas	4332
	SC 2.3 Zone maps	4332
	SC 2.4 Local plan maps	4332
	SC 2.5 Overlay maps	4332
	Acid sulfate soils	4332
	Active transport	4332
	Building heights	4333
	Bushfire hazard	4333
	Centre walking distances	4333
	Coastal hazard (Erosion prone area)	4333
	Coastal hazard (Storm tide inundation)	4333
	Community activities and neighbourhood hubs	4333
	Environmental areas	4333
	Environmental offset receiving areas	4333
	Extractive resources	4333
	Flood hazard	4333
	Heritage and landscape character	4333
	Infrastructure buffers	4333
	Landslide hazard	4334
	Overland flow path	4334
	Riparian and wetland setbacks	4334
	Road hierarchy	4334
	Rural residential lot sizes	4334
	Scenic amenity	4334
	Stormwater catchments	4334
	Transport noise corridors	4334
	SC 2.6 Other plan maps	4334
3	Priority infrastructure plan mapping and support material	4335

Contents

SC 3.1 Priority infrastructure area	4335
SC 3.2 Active transport network	4335
SC 3.3 Open space and community infrastructure	4335
SC 3.4 Stormwater network	4335
SC 3.5 Transport network	4335
4 Notations required under the Sustainable Planning Act 2009	4336
SC 4.1 Notation of decisions affecting the planning scheme under section 391 of the Act	4336
SC 4.2 Notation of resolution(s) under section 648D of the Act	4336
SC 4.3 Notation of registration for urban encroachment provisions under section 680ZE of the Act ..	4336
5 Land designated for community infrastructure	4337
6 Planning scheme policies	4353
SC 6.1 Planning scheme policy index	4353
SC 6.2 Planning scheme policy - Acid sulfate soils	4354
SC 6.3 Planning scheme policy - Advertising devices	4354
SC 6.4 Planning scheme policy - Bushfire prone areas	4354
SC 6.5 Planning scheme policy - Caboolture concept plan	4354
SC 6.6 Planning scheme policy - Centre and neighbourhood hub design	4354
SC 6.7 Planning scheme policy - Economic impact assessment	4355
SC 6.8 Planning scheme policy - Environmental areas and corridors	4356
SC 6.9 Planning scheme policy - Extractive industry	4357
SC 6.10 Planning scheme policy - Flood hazard, coastal hazard and overland flow	4358
SC 6.11 Planning scheme policy - Heritage and landscape character	4359
SC 6.12 Planning scheme policy - Integrated design	4360
SC 6.13 Planning scheme policy - Integrated transport assessment	4361
SC 6.14 Planning scheme policy - Landslide hazard	4362
SC 6.15 Planning scheme policy - Neighbourhood design	4363
SC 6.16 Planning scheme policy - Noise	4364
SC 6.17 Planning scheme policy - Operational works inspection, maintenance and bonding procedures	4365
SC 6.18 Planning scheme policy - Residential design	4366
SC 6.19 Planning scheme policy - Stormwater management	4367
SC 6.20 Planning scheme policy - Waste	4368
SC 6.21 Planning scheme policy - Woodfordia transport and access management	4369
7 Car parking	4370
8 Service vehicle requirements	4376

9 Development involving hazardous chemicals4381

1 Index and glossary of abbreviations and acronyms 4407

2 Table of amendments 4410

Historic Version
MBRC Planning Scheme v1