

TEMPORARY LOCAL PLANNING INSTRUMENT NO. 01 OF 2021

Caboolture West Emerging Community Area

Moreton Bay Regional Council Planning Scheme 2016

1. Short Title

- 1.1 This Temporary Local Planning Instrument (TLPI) may be cited as Temporary Local Planning Instrument 01/21 – Caboolture West Emerging Community Area

2. Overview

- 2.1 This TLPI provides an interim policy response to support the Caboolture West Emerging Community Area as an important area to accommodate future population growth.
- 2.2 This TLPI recognises the significance of the Caboolture West Emerging Community Area for the delivery of growth and land supply in South East Queensland.
- 2.3 This TLPI applies to that part of the Caboolture West Emerging Community Area identified on the map at Attachment A.
- 2.4 The TLPI seeks to protect and give effect to the State interests of housing supply and diversity, liveable communities, development and construction, infrastructure integration, transport infrastructure, efficiency and transparency by providing greater certainty to achieve orderly growth that incorporates residential growth, infrastructure, services, parks, centres, housing diversity, schools and environmental corridors. This will be achieved by ensuring new development on the land identified on the map at **Attachment A** is delivered in accordance with approved detailed land use and infrastructure planning.

3. Purpose of the TLPI

- 3.1 The purpose of the TLPI is to:
 - i. support a future planning framework over that part of the Caboolture West Emerging Community Area, as identified on the map at Attachment A. The future planning framework will include approved detailed land use and infrastructure planning outlining how residential growth, infrastructure, services, transport networks, parks, centres, housing diversity, schools and environmental corridors should be delivered in an orderly and integrated manner. The framework will also have regard to the planning currently

being undertaken for the adjoining Neighbourhood Development Plan No1. Area

- ii. protect State interests from adverse impacts arising from development in the Caboolture West Emerging Community Area until such time as detailed land use and infrastructure planning has been undertaken and approved.

3.2 To achieve this purpose the TLPI:

- i. suspends parts of the Moreton Bay Regional Council Planning Scheme, set out in Section 6 of this TLPI;
- ii. applies to the land identified on the map at **Attachment A**;
- iii. states categories of development and assessment, assessment benchmarks for assessable development, and requirements for acceptable development for development to which the TLPI applies at **Attachment B**;
- iv. otherwise affects the operation of the *Moreton Bay Regional Council Planning Scheme 2016* by:
 - a. inserting an additional strategic framework outcome in Section 3.6.7 at **Attachment B**; and
 - b. stating an additional assessment benchmark for development at **Attachment C**.

3.3 The purpose of the TLPI will be achieved through development that is consistent with the Caboolture West Emerging Community Area assessment benchmarks contained in **Attachment B** and **Attachment C** of this TLPI.

4. Duration of TLPI

4.1 This TLPI has effect for a period of 12 months from the effective date.

4.2 In accordance with section 9(3)(a) of the Planning Act 2016, the effective date for the TLPI is the day on which the public notice of the TLPI is published in the Queensland Government gazette.

5. Terms used in this TLPI

5.1 Where a term used in a TLPI is not defined, the term shall have the meaning assigned to it by:

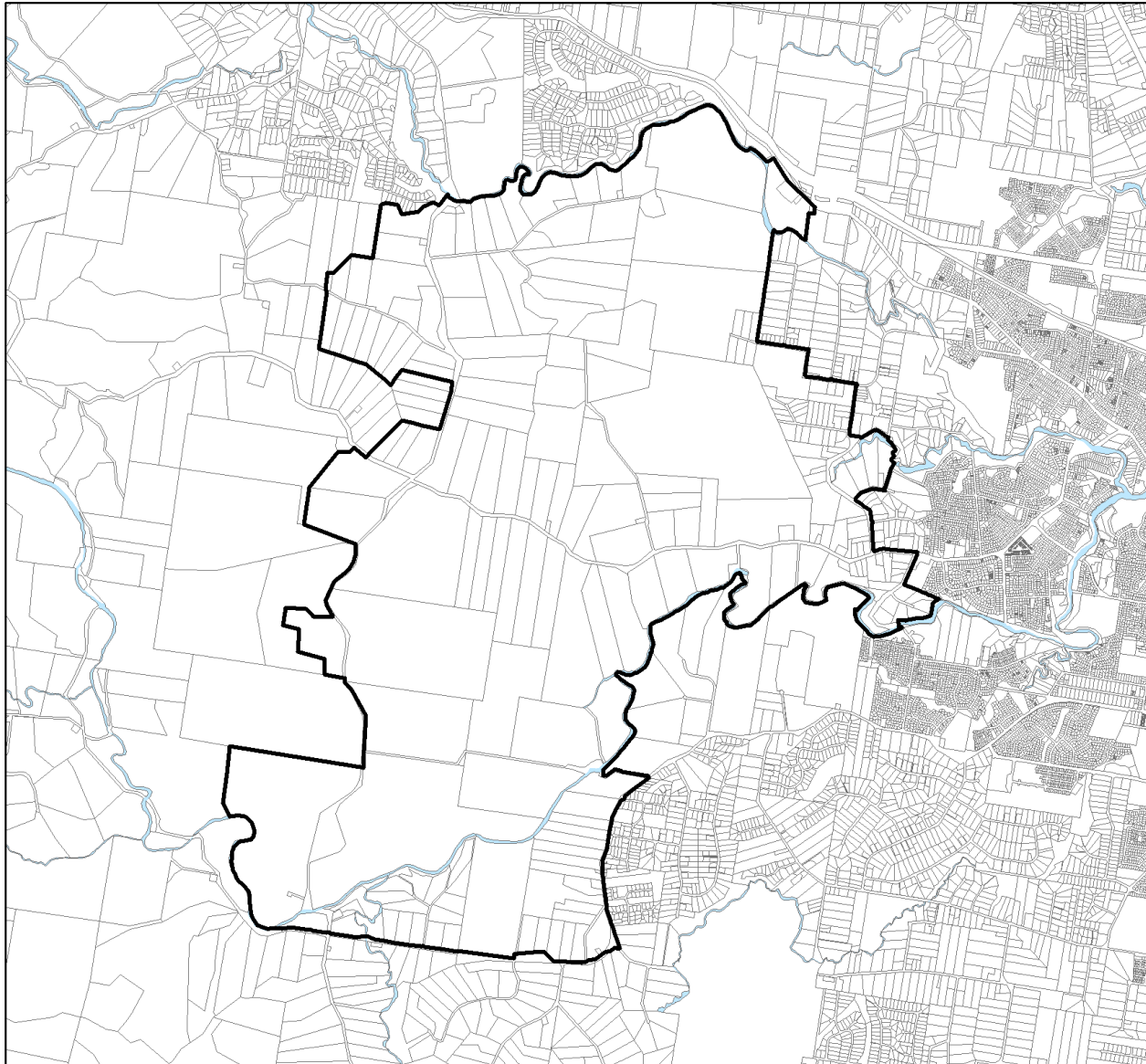
- i. the Moreton Bay Regional Council Planning Scheme; or
- ii. the *Planning Act 2016* and Planning Regulation 2017, where the term is not defined in the planning scheme.

5.2 To the extent of any inconsistency between the TLPI and the Moreton Bay Regional Council Planning Scheme, the TLPI prevails.

6. Effect of this TLPI

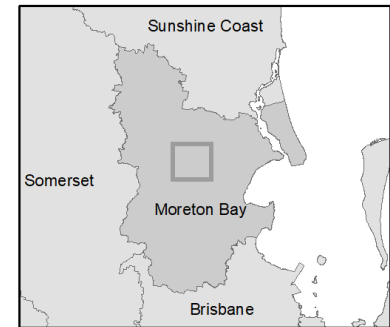
- 6.1 This TLPI is a local categorising instrument under the *Planning Act 2016* which categorises development, specifies the categories of assessment and sets out assessment benchmarks for assessing development.
- 6.2 This TLPI applies to the land identified on the map at **Attachment A**.
- 6.3 This TLPI suspends the following sections of the Moreton Bay Regional Council Planning Scheme for the land identified on the map at Attachment A:
 - i. Section 5.5.3 Emerging community zone;
 - ii. Section 5.6 Categories of development and assessment – Reconfiguring a lot;
 - iii. Section 5.7 Categories of development and assessment - Building work;
 - iv. Section 5.8 Categories of development and assessment – Operational work;
 - v. Section 5.9.3 Caboolture West local plan; and
 - vi. Section 7.2.3 Caboolture West local plan code.
- 6.4 The categories of development and assessment, assessment benchmarks for assessable development and requirements for acceptable development for development to which the TLPI applies:
 - i. for material change of use are stated in Table 1 in **Attachment B**;
 - ii. for reconfiguring a lot are stated in Table 2 in **Attachment B**;
 - iii. for building work are stated in Table 3 in **Attachment B**; and
 - iv. for operational work are stated in Table 4 in **Attachment B**.
- 6.5 The assessment benchmarks under this TLPI that apply, in addition to the Moreton Bay Regional Council Planning Scheme, are:
 - i. Strategic Outcome 9, Caboolture West Growth Area, in **Attachment B**; and
 - ii. Additional assessment benchmark for the Caboolture West Emerging Community Area in **Attachment C**.

Attachment A – Caboolture West Emerging Community Area TLPI Map



TEMPORARY LOCAL PLANNING INSTRUMENT NO.1 (CABOOLTURE WEST EMERGING COMMUNITY AREA) 2021
Moreton Bay Regional Council
Planning Scheme 2016

Legend
□ Property boundary (June 2021)
■ TLPI Area



0 175 350 700 1,050 1,400 1,750
metres
1:50,000

Attachment B

1. Strategic Framework

3.6.7 Strategic Outcome – Caboolture West Growth Area

9. New development will not be supported in the Caboolture West Emerging Community Area until detailed land use and infrastructure planning that has regard to the planning currently being undertaken for the adjoining Neighbourhood Development Plan No. 1 area and incorporates residential growth, infrastructure, services, parks, centres, housing diversity, schools and environmental corridors has been approved by the Moreton Bay Regional Council and Minister for Planning.

2. Categories of development and assessment, assessment benchmarks for assessable development and requirements for accepted development

Table 1 – Material change of use

Column 1 – Use	Column 2 – Categories of development and assessment	Column 3 – Assessment benchmarks for assessable development and requirements for accepted development
Land contained in Attachment A		
Any use identified in <i>Table 5.5.3.1.1 Emerging Community Zone - Interim precinct</i> in the <i>Moreton Bay Regional Council Planning Scheme 2016</i> as Accepted development	Accepted development	
Any use identified in <i>Table 5.5.3.1.1 Emerging Community Zone - Interim precinct</i> in the <i>Moreton Bay Regional Council Planning Scheme 2016</i> as Accepted development subject to requirements	Accepted development subject to requirements	The requirements for accepted development identified for that use in <i>Table 5.5.3.1.1 Emerging Community Zone - Interim precinct</i> in the <i>Moreton Bay Regional Council Planning Scheme 2016</i>
Any other use	Assessable development – Impact assessment	<i>Moreton Bay Regional Council Planning Scheme 2016</i> ; Strategic Outcome 9, Caboolture West Growth Area, in this TLPI; and

Column 1 – Use	Column 2 – Categories of development and assessment	Column 3 – Assessment benchmarks for assessable development and requirements for accepted development
		The assessment benchmark in Attachment C of this TLPI

Table 2 - Reconfiguring a lot

Column 1 – Development	Column 2 – Categories of development and assessment	Column 3 – Assessment benchmarks
Land contained in Attachment A		
Reconfiguring a lot	Assessable development – Impact assessment	<i>Moreton Bay Regional Council Planning Scheme 2016</i> ; Strategic Outcome 9, Caboolture West Growth Area, in this TLPI; and The assessment benchmark in Attachment C of this TLPI

Table 3 - Building work

Column 1 – Development	Column 2 – Categories of development and assessment	Column 3 – Assessment benchmarks for assessable development and requirements for accepted development
Land contained in Attachment A		
All building work	As per the categories of development and assessment, assessment benchmarks for assessable development and requirements for accepted development for building work in the Emerging community zone – Interim precinct stated in <i>Table 5.7.1 - Building Work</i> of the <i>Moreton Bay Regional Council Planning Scheme 2016</i>	

Table 4 - Operational work

Column 1 – Development	Column 2 – Categories of development and assessment	Column 3 – Assessment benchmarks for assessable development and requirements for accepted development
Land contained in Attachment A		
All operational work	As per the categories of development and assessment, assessment benchmarks for assessable development and requirements for accepted development for operational work in the Emerging community zone – Interim precinct stated in <i>Table 5.8.1 -</i>	

Column 1 – Development	Column 2 – Categories of development and assessment	Column 3 – Assessment benchmarks for assessable development and requirements for accepted development
	<i>Operational Work of the Moreton Bay Regional Council Planning Scheme 2016</i>	

Attachment C: Additional assessment benchmark for the Caboolture West Emerging Community Area

The following matter is an assessment benchmark for the development:

- Development occurs in accordance with an integrated land use and infrastructure plan to be approved by the Moreton Bay Regional Council and Minister for Planning.