WARABA

Priority Development Area

Interim Land Use Plan

September 2026

Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Queensland Government

Acknowledgement of Country

Economic Development Queensland (EDQ) acknowledges the Traditional Owners and custodians of the land of the Waraba PDA, the Kabi Kabi First Nations Peoples. We also acknowledge the continuing culture of the Kabi Kabi people, and the influence and contribution their culture brings to the Waraba PDA.

EDQ is committed to supporting Aboriginal people and Torres Strait Islander people in protecting culture and Country for future generations and we rely on their deep knowledge to guide us in our vision of creating sustainable places for Queensland to prosper.

Copyright

This publication is protected by the Copyright Act 1968.

Creative Commons licence

This work, except as identified below, is licensed by Economic Development Queensland under a Creative Commons Attribution (CC BY) 4.0 Australia licence. To view a copy of this licence, visit creativecommons.org.au

You are free to copy, communicate and adapt this publication as long as you attribute it as follows:

© State of Queensland, Economic Development Queensland, September 2026.

Third party material that is not licensed under a Creative Commons licence is referenced within this document. All content not licensed under a Creative Commons licence is all rights reserved. Please Economic Development Queensland /the copyright owner if you wish to use this material.

Translating and interpreting service

If you have difficulty understanding a document and need an interpreter, we provide access to a translating and interpreting service. You will not be charged for this service. To contact the Translating and Interpreting Service, telephone 131 450 and ask them to telephone Economic Development Queensland on +61 7 3452 7880.

Disclaimer

While every care has been taken in preparing this publication, to the extent permitted by law, the State of Queensland accepts no responsibility and disclaims all liability (including without limitation, liability in negligence) for all expenses, losses (including direct and indirect loss), damages and costs incurred as a result of decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within. To the best of our knowledge, the content was correct at the time of publishing.

Any references to legislation are not an interpretation of the law. They are to be used as a guide only. The information in this publication is general and does not take into account individual circumstances or situations. Where appropriate, independent legal advice should be sought.

Copies of this publication are available on our website at https://www.edq.qld.gov.au and further copies are available upon request.

Contact us

Economic Development Queensland
(07) 3452 7880
contact@edq.qld.gov.au
https://www.edq.qld.gov.au
GPO Box 2202, Brisbane, Queensland 4002
1 William Street, Brisbane 4000

Table of Contents

1 Preliminary 5
1.1 Economic Development Act 5
1.2 Priority Development Area description 5
1.3 Application of the Interim Land Use Plan 8
1.4 Components of the ILUP 8
1.4.1 Development assessment procedures 8
1.4.2 Waraba PDA Vision 8
1.4.3 PDA development requirements 8
1.4.4 Categories of Development 8
1.4.5 Infrastructure requirements 9
1.4.6 Schedules 9
2 Development Assessment Procedures 10
2.1 Development consistent with the ILUP 10
2.2 Development inconsistent with the ILUP 10
2.3 Context plans 10
2.4 Plans of development 11
2.5 Notice of applications 12
2.6 State interests 12
2.7 Relationship with other legislation 12
2.8 Relationship with Moreton Bay Regional Council Planning Scheme 2016 12
2.9 Interim uses 13
3 Waraba PDA Vision 15
4 PDA development requirements 17
4.1 Structural elements 17
4.2 PDA-wide criteria 19
4.2.1 Urban design, built form and public realm 19
4.2.2 Tranport and Connectivity 19
4.2.3 Housing Choice and Affordability 21
4.2.4 Sustainability 21
4.2.5 Indigenous cultural Values 22
4.2.6 Environment 22
4.2.7 Community safety, Natural Hazards and development constraints 23
4.2.8 Sustainable Infrastructure 24
4.3 Precinct Provisions 25
4.3.1 Precinct 1: Urban living precinct 27
4.3.2 Precinct 2: Green network precinct 32

4.3.3 Precinct 3: Infrastructure Precinct 33
4.3.4 Precinct 4: Investigation Area Precinc 35
5 Categories of Development 36
6 Infrastructure requirements 38
6.1 Infrastructure Master Planning 38
6.2 Development Charges, Offsets and Refunds 39
7 Schedules 40
Schedule 1 – PDA accepted development 40
Schedule 2 – Requirements for PDA Accepted Development Subject to Requirements 43
Schedule 3 – Relevant sections of the MBRC Planning Scheme for PDA Assessable Development 46
Schedule 4 – Definitions 48
Schedule 5 – State school sites 50
Schedule 6 – Context plan neighbourhood units 51

List of Maps

MAP 1: WARABA PDA BOUNDARY (cadastral) 6
MAP 2: WARABA PDA BOUNDARY (aerial) 7
MAP 3: WARABA PDA STRUCTURE PLAN 18
MAP 4: WARABA PDA PRECINCT PLAN 26

List of Figures

Figure 1: Cross sections for two way separated bike path 20
Figure 2: Cross sections for minor green corridor 20
Figure 3: Integrated Local centre / Community facilities hub concept 30
Figure 4: Integrated Neighbourhood Hub NH01 / Community Meeting Space 7 and Local Recreation Park concept 31
Figure 5: Integrated Neighbourhood Hub NH020 / Community Meeting Space 8 and District Recreation Park concept 31

1 Preliminary

1.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act)[1] establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the powers and functions of the ED Act.

The main purpose of the ED Act[2] is to facilitate economic development, development for community purposes, the provision of diverse housing, including, for example, social and affordable housing, and the provision of premises for commercial or industrial uses. The ED Act[3] seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the State declared as priority development areas (PDAs).

1.2 Priority Development Area description

The Waraba PDA (the PDA) was declared by regulation[4] on 2 August 2024.

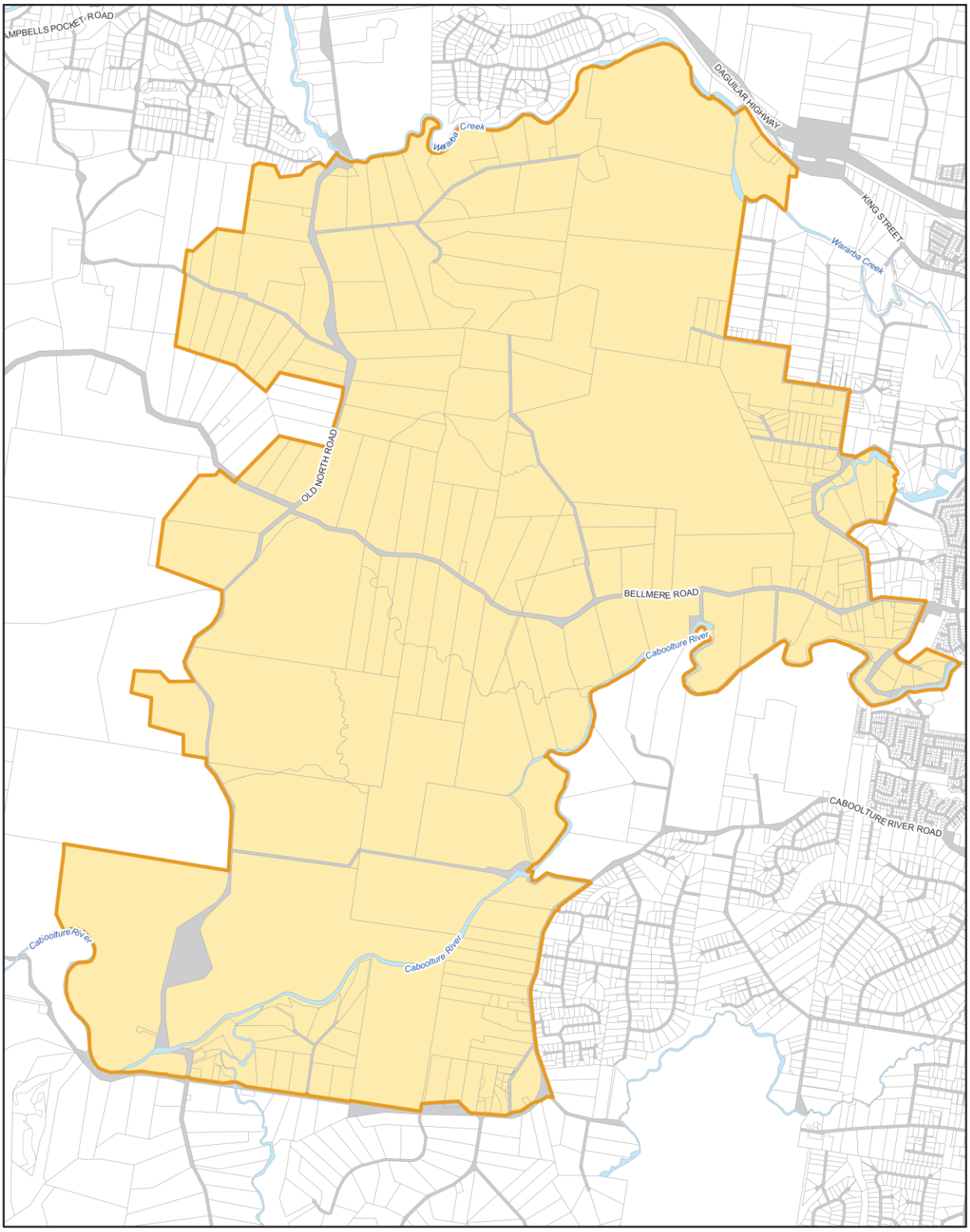
The PDA includes approximately 2,900 hectares of land across 272 separate property holdings in the City of Moreton Bay (the Council) Local Government area. The PDA is bounded by existing and emerging suburban areas of Bellmere, Lilywood and Wagtail Grove to the east, the D'Aguilar Highway to the north, Caboolture River Road to the south and the low hills along Old North Road to the west. The boundaries of the PDA are shown on Map 1.

The PDA name references the locality of Waraba which incorporates the suburbs of Wagtail Grove, Greenstone, Corymbia, Lilywood and Waraba. While the PDA shares its name with the locality and includes the entirety of the suburb of Waraba, it does not include the entire locality.

The landscape throughout Waraba is characterised by the Caboolture River and Waraba Creek alluvial lands, which rise and undulate up to the foothills of the D'Aguilar Range in the west. Waraba features many intact natural areas which are important to the conservation of biodiversity in the local area and broader Moreton Bay region. There are unique views north towards the Glass House Mountains and west to the D'Aguilar Range, which create a distinct character specific to this part of the Moreton Bay region.

[1] See section 8 of the ED Act
[2] See section 3 of the ED Act
[3] See section 4 of the ED Act
[4] See section 37 of the ED Act

MAP 1: WARABA PDA BOUNDARY (cadastral)



Legend

- Waraba Priority Development Area
- Property Boundary (Feb 2024)
- Road
- Waterbody

0 0.25 0.5 1 Kilometres

© Copyright the State of Queensland (Department of State Development and Infrastructure) 2024

Source: Department of Resources: Digital Cadastre Database: 2024.

Map generated by the Spatial Services Branch of the Department of State Development and Infrastructure.

While every care is taken to ensure the accuracy of this product, the Department of State Development and Infrastructure, and the Department of Resources make no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs you may incur as a result of the product being inaccurate or incomplete in any way or for any reason.

Boundary
Waraba
Priority Development Area
Declared by Regulation on: 26/07/2024

Queensland Government

MAP 2: WARABA PDA BOUNDARY (aerial)

Legend

- Waraba Priority Development Area
- Property Boundary (Feb 2024)
- Road
- Waterbody

Nearmap imagery 27 November 2023

0 0.25 0.5 1 Kilometres

© Copyright the State of Queensland (Department of State Development and Infrastructure) 2024

Source: Department of Resources: Digital Cadastre Database: 2024

Map generated by the Spatial Services Branch of the Department of State Development and Infrastructure.

While every care is taken to ensure the accuracy of this product, the Department of State Development and Infrastructure, and the Department of Resources make no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs you may incur as a result of the product being inaccurate or incomplete in any way or for any reason.

Location
Waraba
Priority Development Area

Declared by Regulation on: 26/07/2024

Queensland Government

1.3 Application of the Interim Land Use Plan

The Waraba PDA Interim Land Use Plan (ILUP)[5] applies to land within the declared PDA boundary identified on Map 1.

1.4 Components of the ILUP

This ILUP consists of the following components:

1. Development assessment procedures (section 2)
2. Waraba PDA vision (section 3)
3. PDA development requirements (section 4)
4. Categories of development (section 5)
5. Infrastructure requirements (section 6), and
6. Schedules (section 7).

1.4.1 DEVELOPMENT ASSESSMENT PROCEDURES

The development assessment procedures outline matters relating to the interpretation and operation of the ILUP.

1.4.2 WARABA PDA VISION

The vision establishes the overall outcomes to be achieved in the PDA that:

1. seek to achieve the purpose of the ED Act for the PDA, and
2. provides the basis for the PDA development requirements.

1.4.3 PDA DEVELOPMENT REQUIREMENTS

The PDA development requirements apply to all PDA assessable development and incorporate:

1. Structural elements,
2. PDA-wide criteria, and
3. Precinct provisions.

1.4.4 CATEGORIES OF DEVELOPMENT

The categories of development for all development within the PDA are set out in section 5:

1. Table 1 Column 1 - PDA accepted development which is development that does not require a PDA development approval under the ED Act, and
2. Table 1 Column 2 - PDA assessable development which requires a PDA development approval. A PDA development permit is required to carry out PDA assessable development[6].

[5] This ILUP has been prepared pursuant to Section 38 of the ED Act.

[6] Section 94(2) of the ED Act

1.4.5 INFRASTRUCTURE REQUIREMENTS

This component identifies how infrastructure requirements will be determined for development. These must be considered in the preparation of PDA development applications.

1.4.6 SCHEDULES

Schedule 1 defines PDA accepted development.

Schedule 2 defines parts of the Moreton Bay Regional Council Planning Scheme 2016 that are applicable requirements for accepted development.

Schedule 3 defines parts of the Moreton Bay Regional Council Planning Scheme 2016 that are applicable assessment benchmarks for assessable development.

Schedule 4 defines terms used in the ILUP.

Schedule 5 defines select State school sites identified in the ILUP.

Schedule 6 defines neighbourhood units that require context plans be prepared under the ILUP.

2 Development Assessment Procedures

2.1 Development consistent with the ILUP

PDA assessable development is consistent with the ILUP if it complies with all relevant PDA development requirements set out in section 4 and any relevant Schedule.

Development that does not comply with one or more of the relevant PDA development requirements is consistent with the ILUP if:

1. the development is an interim use that due to its nature, scale, form or intensity does not conflict with the vision, or
2. both of the following apply:
   a. the development does not conflict with the vision for the PDA (section 3), and
   b. there are sufficient grounds to justify the approval of the development despite the non-compliance with the relevant PDA development requirements.

In this section 'grounds' means matters of public interest which include the matters specified as the main purpose of the ED Act as well as:

1. superior design outcomes, and
2. overwhelming community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

2.2 Development inconsistent with the ILUP

Development that is inconsistent with the ILUP cannot be granted a PDA development approval[7].

PDA assessable development identified in Column 2B of Table 1 as prohibited development is inconsistent with the ILUP.

2.3 Context plans

Maps within this ILUP and the Infrastructure Funding Framework provide guidance for land use and infrastructure development in the PDA. Context plans provide the intermediate level of spatial planning between the ILUP and IFF maps and individual development proposals within the PDA. Context plans are required to ensure that the development proposal support and will not prejudice the achievement of the PDA vision, PDA-wide criteria and precinct intents in the area surrounding the development site.

Context plans are prepared by applicants and are required to accompany a PDA development application for:

1. the first permissible development in the relevant context plan area, or
2. a later permissible development that is materially inconsistent with the existing endorsed context plan for the context plan area.
3. However, a context plan is not required if:

[7] See section 86 of the ED Act

a. in the PDA assessment manager's opinion the proposed development is of a nature of scale, or will operate for such period of time, that the PDA vision, PDA-wide criteria and precinct intents will not be compromised, or
b. EDQ has undertaken more detailed planning for the broader area around the development site, has consulted with the community about the more detailed plan and the development proposal is materially consistent with the more detailed planning intentions for the area.

Applicants should discuss the requirement for a context plan with the PDA assessment manager in pre-application meetings.

A context plan is required for a neighbourhood unit (context plan area) identified in Schedule 6. EDQ practice note no.9 provides details on how to prepare a context plan. A context plan may cover two or more contiguous context plan areas.

A context plan is part of the supporting information for a PDA development application and will not form part of a PDA development approval.

The PDA assessment manager will assess the submitted context plan as part of the development assessment process for the PDA development application. The PDA assessment manager may request the applicant to change a context plan.

When the PDA assessment manager has endorsed a context plan it will place it on the EDQ website. Once endorsed, the context plan supersedes any previous endorsed context plan for the same context plan area. This process with allow context plans to evolve in response to changing market conditions or improved information and to progressively reflect the development intentions of various landowners in the context plan area.

A context plan should:

1. identify the location of major network infrastructure, including transport, within the context plan area
2. resolve if required, any development constraints that may determine the extent of developable area or appropriate uses
3. resolve the boundaries of centres, community greenspace network and sites for major community infrastructure such as parks and schools, and
4. demonstrate that the development proposal:
    a. does not prejudice the ability for surrounding land to be development in an orderly and efficient matter consistent with the PDA visions, PDA-wide criteria and precinct intents, and
    b. is consistent with existing and approved development in the context plan area and adjoining context plan areas.

2.4 Plans of development

Plans of Development (PoD) typically comprise maps, graphics and text that collectively demonstrate how proposed uses, works and lots will contribute towards the achievement of relevant PDA development requirements and the PDA vision.

EDQ practice note no.10 provides details on how to prepare a PoD.

PoD may be used as both a master planning tool for a broader precinct and for the development of individual sites. PoD may include concept designs, deal with the sequencing of development and set criteria for PDA accepted development to be undertaken subsequently.

PoD should indicate the location and function of temporary and permanent uses and structures, and how these uses and structures will relate to each other. PoD cannot deal with land beyond the boundary of land subject to a particular PDA development application.

PoD are prepared by an applicant and may accompany a PDA development application for a material change of use or reconfiguring a lot. They may deal with any proposed use and any associated building work or operational work.

Schedule 1 identifies development consistent with an approved PoD as PDA accepted development.

2.5 Notice of applications

A PDA development application will require public notice if the development may, in the opinion of the MEDQ:

1. have adverse impacts on the amenity or development potential of adjoining land under separate ownership, or
2. is for a use of a size or nature which warrants public notice, or
3. is accompanied by a context plan required under section 2.3.

2.6 State interests

Relevant matters of state interest have been considered in the preparation of the ILUP and will be considered further as part of the assessment of a PDA development application[8].

2.7 Relationship with other legislation

In addition to assessment against the ILUP, development may require assessment against other legislation including, but not limited to, the *Transport Infrastructure Act 1994*, *Environmental Protection Act 1994*, *Nature Conservation Act 1992*, *Plumbing and Drainage Act 2002*, *Building Act 1975* and the *Planning Act 2016* including subordinate legislation and any relevant Commonwealth legislation including the *Environmental Protection and Biodiversity Conservation Act 1999*.

Relevant local laws made under the *Local Government Act 2010* apply in the PDA to the extent they are not replaced by a by-law made under the ED Act.

2.8 Relationship with Moreton Bay Regional Council Planning Scheme 2016

Schedule 6 of the *Planning Regulation 2017* (Planning Regulation) prohibits the Moreton Bay Regional Council Planning Scheme 2016 (the MBRC Planning Scheme) from making PDA-related development assessable under the *Planning Act 2016*. This ILUP selectively applies provisions from the MBRC Planning Scheme as PDA development requirements.

[8] Section 87 of the ED Act states that any relevant state interest must be considered in deciding a PDA development application. For the purposes of addressing state interests in development assessment, the State Development Assessment Provisions (SDAP) provide guidance in identifying if a state interest is relevant to the assessment of a PDA development application.

Under section 71 of the ED Act, if there is a conflict between the ILUP and a planning instrument or assessment benchmarks prescribed by regulation under the Planning Act or another Act, the ILUP prevails to the extent of any inconsistency.

The following parts of the MBRC Planning Scheme apply as part of the PDA Precinct Provisions on land included in:

1. Green Network Precinct (Map 4) aligns with the provisions of the MBRC Planning Scheme, section 7.2.3 Caboolture West Local Plan code, 7.2.3.4 Green network precinct code.
2. Urban Living Precinct (Map 4) aligns with the provisions of the MBRC Planning Scheme, section 7.2.3 Caboolture West Local Plan code, 7.2.3.1 Urban living precinct, 7.2.3.1.1 Next generation sub-precinct code.

Overlays within the MBRC Planning Scheme, as in effect from time to time, may be relevant to land within the PDA. Applicants should refer to the MBRC Planning Scheme, in effect at the time an application is made, for the most up to date information and to determine if their site is affected.

Schedule 1 of the ILUP applies provisions from the MBRC Planning Scheme Table 1.7.7.1 for PDA accepted development.

Schedule 2 of the ILUP applies parts of the MBRC Planning Scheme that are PDA development requirements for PDA accepted development.

Schedule 3 of the ILUP applies parts of the MBRC Planning Scheme that are PDA development requirements for PDA permissible development.

Schedule 4 of the ILUP applies definitions from Schedule 1 of the MBRC Planning Scheme.

Certain definitions are established in Schedule 4 of this ILUP and override the MBRC Planning Scheme definitions to the extent of any inconsistency. Where the ILUP applies the provisions of the MBRC Planning Scheme, they are as stated with the following references to be noted:

1. Accepted development or Accepted development subject to requirements, are taken to be PDA Accepted development,
2. Assessable development – Code assessment, are taken to be PDA assessable development – Permissible development,
3. Assessable development – Impact assessment, are taken to be PDA assessable development – Permissible development, and
4. Assessment benchmarks for assessable development and requirements for Accepted development are taken to be PDA development requirements.

2.9 Interim uses

An interim use is a land use that – because of its nature, scale, form or intensity – is not an appropriate long-term use of the land, but may be appropriate for a short or medium-term period as the PDA develops.

A PDA development application for an interim use must demonstrate that the use will not prejudice or delay:

1. an appropriate long-term use,
2. an appropriate intensity of development, or
3. infrastructure delivery envisaged by the vision for the PDA.

The PDA development requirements also apply to PDA assessable development that is an interim use.

The MEDQ may impose a condition of approval related to the interim use including, for example, limiting the duration of an interim use.

Information to support a PDA development application for an interim use may include:

1. a suitability assessment, and
2. plans showing how the development could transition from the proposed interim use to an appropriate longer-term use.

3 Waraba PDA Vision

The new Waraba city, of which the Waraba PDA forms part of, is envisaged to develop over a 40 year timeframe into a complete community for people to live, work, learn and recreate. The area will accommodate a population of approximately 70,000 people in 30,000 homes and approximately 17,000 jobs in various employment and activity centre locations.

Waraba will be one of the most desirable places to live in Moreton Bay City with an expansive greenspace network and broad range of housing choices, community facilities and employment opportunities all connected by an efficient transport network. The Waraba PDA is planned and designed to integrate with communities existing and emerging in the adjoining suburban areas of Bellmere, Lilywood and Wagtail Grove with new development achieving a high standard of economic and environmental sustainability.

Development in the PDA will be supported with the efficient, financially sustainable and sequenced provision of infrastructure. To ensure that a cohesive urban framework with a logical and sequenced rollout of development is delivered, , the ILUP does not envisage development progresses on land included in the Investigation Precinct (Map 3 and 4), until detailed land use and infrastructure planning has been completed via the PDA Development Scheme and Development Charges and Offset Plan.

The PDA is unique, with a distinct “sense of place” where development form and orientation capitalises on views to the D’Aguilar Range, Caboolture River and Glasshouse Mountains.

Land Uses

Development across the PDA delivers a broad range of land uses that are spatially arranged to form a series of residential neighbourhoods set around mixed-use activity centres, employment areas and an interconnected greenspace network of environmental and recreation areas. This ensures the community has access to a range of housing, employment, retail, recreation and service offerings, whilst retaining the natural areas and greenspaces that uniquely define the area.

Waraba will have a mixed-use town centre located centrally along Bellmere Road that accommodates the highest density and most diverse forms of development including retail, commercial, civic and cultural activities, education, health care services, community and residential uses in a high-quality, pedestrian oriented environment.

Suburban and urban neighbourhoods deliver a mix of residential development types and live / work opportunities. There are diverse and affordable housing options available, meeting the needs of all residents throughout their lives, from singles, couples, families with children to retirees, and extended families. A diverse and adaptable range of housing types will be provided aligning with best practice home design approaches, allowing people to age in place within their local community. Taller forms of high density residential development are predominantly concentrated near to centres, parks community facilities and public transport, as well as occasionally throughout the remaining suburban fabric to ensure housing choice is available across all of Waraba.

Social housing, public housing, community housing and housing that is affordable by design is available throughout the PDA.

A network of schools, including identified State schools, small scale neighbourhood hubs and local centres accommodating community and retail uses are connected to surrounding

residential areas with pedestrian and cycle pathways. Schools are highly accessible and are integrated and co-located with complimentary uses.

A large-scale agglomeration of commercial and industrial enterprises is established in the north-east of the Waraba PDA. This will be supported by local and major roads that support convenient access to the future Moreton Motorway and D'Aguilar Highway and connect business to local and sub-regional market and employee catchments. As the primary location for low and medium impact industry business and services, the area is characterised by industrial-commercial building design addressing and activating street frontages. The road network servicing this area is designed to cater for larger vehicle types. This area also accommodates a range of indoor community and recreation functions providing the local community convenient access to facilities.

Some rural living areas are identified in locations with environmental values, development constraints or where services are unable to be provided. These areas may be appropriate for single detached dwellings on larger allotments that provide housing and lifestyle choice and preservation of environmental values. Rural uses may also occur on these sites.

A multi-use green network flows throughout the PDA connecting parks, open spaces, waterways, drainage lines, riparian flood land, habitat nodes and corridors significant to sustain local biodiversity. The green network will provide for the protection and management of land with environmental values including significant vegetation, ecological corridors and habitat for endangered and protected species. As development occurs within urban areas, the green networks environmental and landscape values will be consolidated and rehabilitated in locations identified as receiving sites for vegetation offsets. In addition to its ecological function, the green network provides a high amenity frame for residential neighbourhoods and accommodates recreational and open space areas and active transport corridors for use by the adjoining communities.

Transport and Connectivity

A range of transport and travel options provide choice for movement and accessibility within the PDA and its outward connections. Within the PDA, people will be able to drive, walk or cycle, with an emphasis on safe and accessible active transport, to local destinations such as shops, schools, services and facilities. Residents will have the choice of convenient travel to external destinations via all modes of transport. This will include high frequency bus services focused on connecting Waraba Town Centre with activity centres at the Caboolture central business district and Morayfield. Ultimately Waraba will be supported with access to the future Moreton Motorway which will provide safe, efficient and reliable inter and intra-regional connectivity beyond the local area.

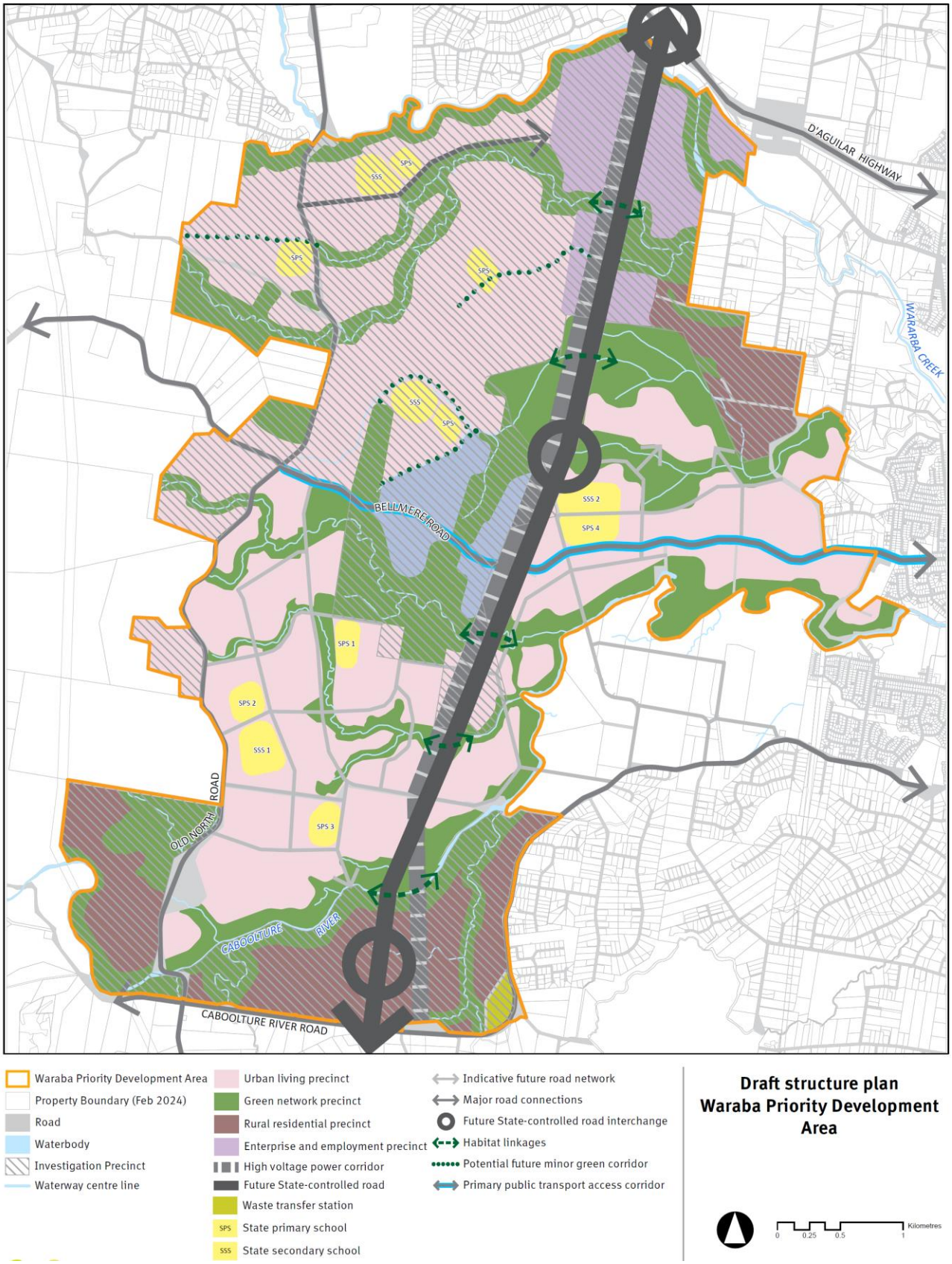
4 PDA development requirements

4.1 Structural elements

The structural elements identified in Map 3 convey a spatial representation of the highest order physical elements described in the PDA vision. The structural elements support the delivery of the vision and PDA-wide criteria and should be read in conjunction with these sections. To the extent the structural elements are relevant, they are to be considered in the preparation of PDA development applications and the assessment of those applications.

Land use and infrastructure outcomes represented on Map 3 in areas designated as Investigation Precinct are indicative only. These elements are subject to refinement and change following detailed planning investigations undertaken to inform preparation of the PDA Development Scheme and Development Charges and Offset Plan. Urban development is not envisaged to occur within the Investigation Precinct while the ILUP is in effect.

MAP 3: WARABA PDA STRUCTURE PLAN



4.2 PDA-wide criteria

4.2.1 URBAN DESIGN, BUILT FORM AND PUBLIC REALM[9]

Public realm

Development in the PDA:

1. provides open spaces, streetscapes and other public realm areas that:
   a. cater for universal access, and
   b. deliver high quality sub-tropical landscaping, providing continuous tree canopy along all streets, intersections and major pathways to create a sense of place and reduce heat exposure.
2. ensures public spaces provide safe and secure access throughout the Waraba PDA and connect individual neighbourhoods and developments to each other.
3. incorporates water sensitive urban design practices.

Built form

Development in the PDA:

1. addresses street frontages and public spaces, creating activated and integrated interfaces supported by human movement and casual surveillance,
2. delivers a mix of indoor and outdoor spaces as interface with streets and public open spaces, and
3. is designed and developed to apply the principles of sub-tropical urban design to optimise natural light, thermal comfort, privacy, amenity and cross ventilation.

4.2.2 TRANPORT AND CONNECTIVITY[10]

Development in the PDA:

1. is supported by the future delivery of the Moreton Motorway, which provides safe, efficient and reliable intra-regional access to and through the PDA, and facilitates high volume north-south movement (all modes) and access to strategic east-west routes external to the PDA,
2. is supported by local public transport connections along the future Bellmere Road public transport corridor to the key centres of Caboolture and Morayfield,
3. provides a network of local streets and legible active transport links, including pathways and cycleways with clear wayfinding, supporting the movement of people throughout Waraba[11], and
4. provides bicycle parking and other end of trip facilities.

Two way separated bike paths

Development delivers two way separated bike paths that:

1. provides an integrated and connected network of active transport infrastructure through the PDA[12],

[9] Refer to MBRC Planning Scheme, Planning Scheme Policy 13 Integrated Design for guidance on achievement of urban design, built form and public realm provisions.
[10] Refer to PDA guideline no. 06 Street and movement network.
[11] Refer to the IFF Interim Transport (municipal) network map.
[12] Refer to the IFF Interim Transport (municipal) network map.

2. connects neighbourhoods to key attractors including (but not limited to) centres, neighbourhood hubs, community infrastructure, public transport and sporting facilities, and
3. are compatible with adjoining or nearby transport infrastructure such as major roads and property access points.

Figure 1: Cross sections for two way separated bike path[13]

Minor green corridors

Development delivers minor green corridors[14] that:

1. are integrated with the street layout
2. allow for active transport and pedestrian movement
3. support the conveyance of stormwater, and
4. are vegetated, landscaped and designed to provide a natural drainage channel environment.

Figure 2: Cross sections for minor green corridor[15]

Car parking

Development is provided with onsite car parking in accordance with the following minimum rates:

---

[13] Figure 1 provides conceptual guidance on how a two way separated bike path can be provided.

[14] Refer to the IFF Interim Parks & Stormwater (municipal) network map

[15] Figure 2 provides conceptual guidance on how a green corridor can be delivered as part of a landscape street. Guidance for the design of stormwater infrastructure and conveyance is provided in the Scheme, SC 6.13 Planning scheme policy - Integrated design.

1. Parking is on-site and for the number and type of vehicles anticipated to access the lot and ensure a surplus of car parking is avoided.
2. Development for a Dwelling house and Dual occupancy provides:
   a. 2 spaces per dwelling (1 space can be in tandem).
3. Development for a multiple dwelling provides:
   a. 1 space per 1 bedroom unit, or
   b. 1.25 spaces per 2 bedrooms unit, or
   c. 1.5 spaces per 3 bedrooms unit, or
   d. 2 spaces per 4+ bedroom unit, and
   e. Visitor space per 4 units (minimum 1 visitor space).
4. Development for rooming accommodation provides:
   a. 1 space per 2 beds, and
   b. 1 space per staff member.

4.2.3 HOUSING CHOICE AND AFFORDABILITY

1. Development for residential purposes delivers a mix of tenures and densities on a variety of lot sizes providing housing choice and affordability options for different lifestyle choices, life stages and to meet community needs.
2. Development contributes to the delivery of 25% of all dwellings as affordable housing[16] and social housing across the PDA.
3. Housing that is affordable, by design:
   a. provides attached housing and detached housing options on small lots, and
   b. reduces operating cost through energy efficient and climatically responsive design features including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques.
4. Social and affordable housing is maximised in areas in proximity to services and amenities.

4.2.4 SUSTAINABILITY

Development in the PDA stimulates, supports and contributes to sustainability at all levels and promotes low or zero carbon emission outcomes in both the public and private realm. This is achieved through design, construction and operation phases of development through the following criteria:

Sustainable buildings

Development provides the design, construction and operation of sustainable buildings by demonstrating the achievement of:

1. a minimum 6 leaf EnviroDevelopment certification, or
2. a minimum 4-star Green Star: Design and as Built certification, or
3. an equivalent rating under an alternative rating system[17] [18].

Energy efficiency

Development promotes energy efficiency in built form and the public realm through the following approaches:

---

[16] PDA Guideline 16 Housing provides guidance on affordable housing in PDA's.

[17] Sustainability rating tools may be updated from time to time. Applicants should demonstrate that a proposed development is designed to meet the requirements of the appropriate tool that is current at the time of the application.

[18] EDQ may seek third party advice to determine if an alternative rating system provides a suitable level of equivalency to the identified rating tools. EDQ may prepare a PDA guideline or policy document to promote the delivery of sustainable buildings.

1. site layout, building orientation and thermal design that reduces the need for mechanical cooling and heating,
2. use of natural light,
3. use of energy efficient lighting, plant and equipment, and
4. integration of at least one of the following energy efficiency measures:
   a. solar energy generation technology,
   b. wind energy generation technology[19],
   c. integration of green roofs, green walls and other sustainable landscape elements, or
   d. integration of smart technology which passively controls the use of electricity.

Transport efficiency

Development in the PDA:

1. provides for, and integrates with public transport and active transport infrastructure,
2. accommodates opportunities to provide mobility as a service, including but not limited to: scooter and bicycle rental schemes, car rental services, taxi services and car share schemes,
3. supports a reduction in car ownership and vehicle trips by providing a variety of flexible, accessible, efficient and attractive active transport and mobility as a service options, and provides facilities to support the charging of electric vehicles including at least one Destination AC charger and the electrical capacity for Basic AC charging on all non-visitor parking[20].

Water Sensitive Urban Design

Development provides:
1. integrated stormwater management systems that are designed to deliver the principles of Water Sensitive Urban Design (WSUD); and
2. Integrated Water Cycle Management (IWCM) for buildings, streets and public spaces.

4.2.5 INDIGENOUS CULTURAL VALUES

1. Development is to consider Aboriginal cultural heritage sites, values and significance of the lands and waters and incorporate appropriate buffers to any identified Aboriginal cultural sites or matters of significance[21].
2. Development promotes identity and character, by incorporating Indigenous landscape, historical and cultural features of the area that create places with a connection to country.

4.2.6 ENVIRONMENT

Development in the Green Network precinct and Investigation precinct:

1. is located, designed, constructed and operated to avoid, or where avoidance is not reasonably possible, minimise and mitigate adverse impacts on:
   a. environmental values of receiving waters[22],

[19] Where it can be safely installed and not affect the acoustic or visual amenity of residents and neighbours.

[20] Refer to PDA Practice Note 20 – Electric Vehicle (EV) Charging Infrastructure for information on the requirements of EV charging infrastructure.

[21] Consideration should be given to the requirements of the *Aboriginal Cultural Heritage Act 2003*.

[22] Consideration should be given to State Planning Policy (SPP) in particular the State interest of Water quality, Agriculture and Biodiversity, and the SPP code: Water quality.

b. significant vegetation (including in waterways) [23] [24],
c. fauna movements along ecological corridors and across infrastructure[25],
d. fish and other marine animal movements along waterways[26], and
e. Impacts on matters of local environmental significance or another environmental matter. Where impacts do occur, these may need to be offset.

2. does not cause an unacceptable impact on the habitat requirements of threatened and endangered native species including the Koala[27],
3. incorporates appropriate buffers (including along waterways) to ensure adverse impacts on areas containing matters of state or national environmental significance or adjoining conservation areas are suitably managed,
4. supports the achievement of ecological connectivity and habitat linkages, avoiding fragmentation of areas of environmental significance to ensure ecological processes and areas of significant habitat as well as safe koala movement is maintained or enhanced,
5. retains significant vegetation for street trees and feature trees in streets, public realm areas and open space areas,
6. ensures stormwater discharges achieve the water quality objectives prescribed in the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019* and management of prescribed water contaminants under section 440ZG of the *Environmental Protection Act 1994,* and
7. ensures stormwater discharges will not adversely affect the hydrology of wetland and heathland ecosystems in a manner that is harmful to the flora and fauna of those ecosystems.

Waterways

Development in the PDA:

1. is located, designed, constructed and operated to avoid, or where avoidance is not reasonably possible, minimise and mitigate adverse impacts on fish and other marine animal movements along waterways[28], and
2. involving the construction or raising of waterway barrier works in a fish habitat avoids impacts and maintains connectivity throughout waterways and between fish habitats[25].

4.2.7 COMMUNITY SAFETY, NATURAL HAZARDS AND DEVELOPMENT CONSTRAINTS

Community safety

1. Personal safety, security, and well-serviced built environments are promoted, (including through well-located emergency services facilities).
2. Development for a sensitive use to ensure compatibility with any existing use in the vicinity that could present hazards and risks to the new development.

Bushfire [29]

Development in the PDA avoids areas of bushfire hazard to the greatest extent practical and if

---

[23] Consideration should be given to State Development Assessment Provisions State code 16: Native vegetation clearing.

[24] The clearing of vegetation in the Green Network precinct and Investigation precinct that is mapped as Matters of State Environmental Significance (MSES) is not intended within the life of the ILUP.

[25] Refer to TMR Fauna Sensitive Road Design guideline.

[26] Refer to SPP State interest Agriculture and Biodiversity and State Development Assessment Provisions State Code 18: Constructing or raising waterway barrier works in fish habitats.

[27] The Koala is an endangered species protected under the *Environment Protection and Biodiversity Conservation Act 1999*. Refer to State code 25: Development in South East Queensland koala habitat areas, and the Department of Environment and Science, Koala Sensitive Design Guideline for further guidance.

[28] Refer to mapping for Queensland waterways for waterway barrier works.

[29] Refer to the State Planning Policy mapping for state interest Natural hazards, risk and resilience - Bushfire prone areas.

avoidance cannot be achieved then manages potential impacts from bushfire hazard using measures that avoid, minimise and mitigate the risk to life and property from bushfire hazard to a tolerable level or acceptable level by:

1. ensuring development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses is not located in the area of bushfire risk,
2. locating development in the area of lowest risk from bushfire on the site,
3. avoiding potential for entrapment during a bushfire by providing alternate egress routes that are not subject to the same or higher level of hazard, and
4. providing effective separation from sources of bushfire risk.

Flood Risk Management[30]

Development minimises the risk to life, property, community, economic development and the environment from the flood hazard by:

1. limiting development in an area of extremely unacceptable intolerable risk of flood hazard to avoid the risk of flood hazard,
2. managing development in an area of unacceptable intolerable risk and tolerable risk of flood hazard to mitigate the risk of the flood hazard, and
3. ensuring that development does not increase the potential for adverse impacts on the premises or other premises, public lands, watercourses, roads or infrastructure without appropriate mitigation[31].

4.2.8 SUSTAINABLE INFRASTRUCTURE

1. Development must not compromise the function, operation or resilience of existing or planned infrastructure networks and facilitate the delivery of future infrastructure[32].
2. Infrastructure networks are delivered to relevant standards, in a timely and coordinated way to facilitate ongoing development in the PDA.
3. Infrastructure is adequate to service the ultimate capacity of the Waraba PDA and opportunities for improved infrastructure sustainability and innovation are advanced, and
4. The sequencing and delivery of development maximises the efficient provision of infrastructure, which is financially sustainable and maintains affordability for both the asset owner and end user.

[30] Refer to Flood hazard overlay map in the Moreton Bay Planning Scheme to identify flood hazard and overland flow areas.

[31] The Moreton Bay Planning Scheme Flood hazard overlay code identifies performance outcomes, requirements for assessment and criteria for assessable development to be addressed against. Councils Flood hazard, Coastal hazard and Overland flow Planning Scheme Policy provides additional guidance on the preparation of technical reports.

[32] Refer to section 6 Infrastructure requirements.

4.3 Precinct Provisions

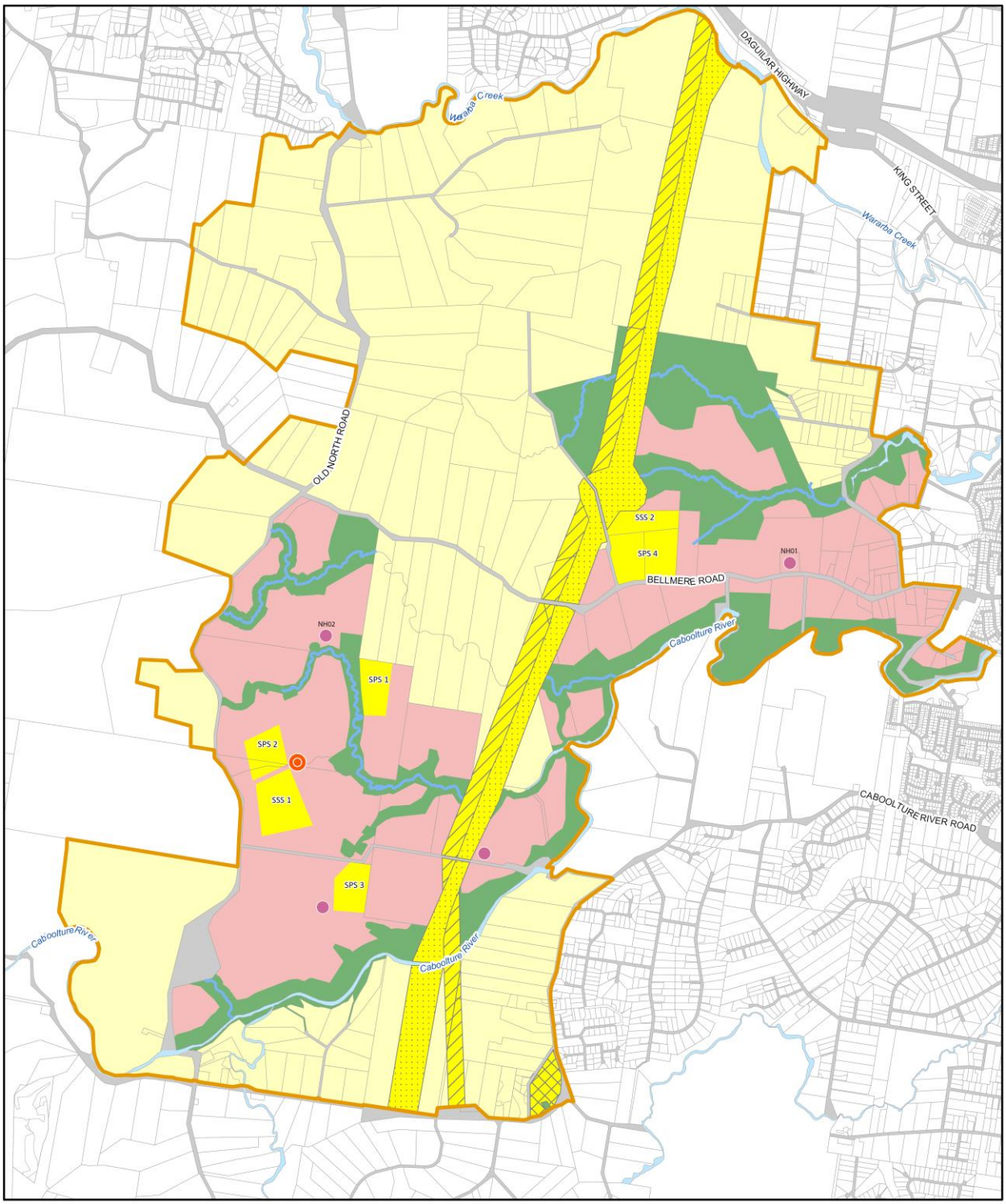
All land in the PDA is included in a precinct, and in select instances sub-precincts. The spatial arrangement of precincts is shown on Map 4.

The categories of development for each precinct are established in Table 1.

The Precinct Provisions establish the land use and built form intent for all land in Waraba until the PDA Development Scheme comes into effect. Precinct Provisions provide assessment criteria to guide the delivery of planned development outcomes within each of the precincts.

Where land subject to a PDA development application is included in two or more precincts or sub-precincts, Map 4 defines the spatial extent of where each relevant Precinct intent and assessment criteria are intended to apply.

MAP 4: WARABA PDA PRECINCT PLAN



Legend

- Waraba Priority Development Area
- Property Boundary (Feb 2024)
- Road
- Waterbody

Precincts

- Urban living precinct
- Green network precinct
- Investigation precinct
- Infrastructure precinct

Infrastructure sub-precincts

- High voltage power corridor
- Future State-controlled road corridor
- Waste transfer station
- SPS State primary school
- SSS State secondary school
- Local centre/community facilities hub
- Neighbourhood hub
- Waterway centre line

© Copyright the State of Queensland (Department of State Development and Infrastructure) 2024

Source: Department of Resources: Digital Cadastre Database: 2024

Map generated by the Spatial Services Branch of the Department of State Development and Infrastructure.

While every care is taken to ensure the accuracy of this product, the Department of State Development and Infrastructure, and the Department of Resources make no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs you may incur as a result of the product being inaccurate or incomplete in any way or for any reason.

Precinct plan
Waraba
Priority Development Area

Declared by Regulation on: 26/07/2024

0 0.25 0.5 1 Kilometres

Queensland Government

4.3.1 PRECINCT 1: URBAN LIVING PRECINCT

4.3.1.1 PRECINCT INTENT

The Urban living precinct develops as a series of Next generation neighbourhoods that are comprised of a mix of residential development types including detached and attached dwellings on a variety of lot sizes, multiple dwellings, and other residential and live-work opportunities.

The Urban living precinct also accommodates a range of other non-residential activities to cater to the needs of local residents including:

- local centres and neighbourhood hubs,
- local employment areas such as small scale, low impact service industry and business uses,
- community facilities,
- childcare centres, and
- parks, open space and recreation areas.

4.3.1.1 DEVELOPMENT CRITERIA FOR PRECINCT 1

Development within the Urban living precinct aligns with the provisions of the MBRC Planning Scheme, section 7.2.3 Caboolture West Local Plan code, 7.2.3.1 Urban living precinct, 7.2.3.1.1 Next generation sub-precinct code[33].

Residential Density

An average density of 25 dwellings per hectare is to be achieved by[34]:

- providing a mix of narrow or small lots[35] and multi-family dwellings, as well as some attached housing and loft apartment accessed from laneways within a block,
- grouping different lot types within blocks to achieve diversity while contributing to an attractive streetscape, and
- balancing the 'clustering' of lots with similar frontages and accompanying front setbacks, while avoiding an area being dominated by a particular lot type.

Housing choice and affordability

Development for residential purposes ensures that a mix of tenures and densities on a variety of lot sizes provides housing choice and affordability options for different lifestyle choices, life stages and community needs.

1. No minimum lot size is prescribed[36].
2. Lots have an area, shape and dimension sufficient to accommodate a dwelling including all domestic outbuildings and possible on-site services requirements (e.g. on-site waste disposal), areas for car parking, vehicular access[37] and manoeuvring and areas for usable and practical private open space and landscaping.
3. A range of different lots are distributed throughout the development with no one lot type concentrated within a single location, to ensure diversity within the streetscape, create visual relief, provide opportunities for landscaped open space to be provided between

---

[33] Development may require assessment against additional sections of the MBRC Planning Scheme. Refer to Schedule 1, 2 and 3 for guidance on which sections of the MBRC Planning Scheme may apply.
[34] Refer to EDQ Guideline 1.
[35] Refer to EDQ Guideline 1.
[36] Refer to EDQ Guideline 1.
[37] Driveway locations for each narrow lot and on-street car parking locations are nominated on a plan of development.

dwellings at frequent intervals along the street and minimise conflicts between vehicle access and on-street parking. This can be achieved by:

a. Lots with a primary frontage width of 7.5 metres or less, are only created where they are provided with rear laneway access.
b. Groupings of lots with a frontage width of 12.5m or less are limited to:
   i. no more than four adjoining lots along the same street frontage where not accessed via a rear laneway, or
   ii. no more than ten adjoining lots along the same street frontage where accessed via a rear laneway.
c. The maximum combined frontage of adjoining lots with primary frontages of 15 metres or less does not exceed 150 metres, measured along the street.

Dwelling house rear setbacks

Development for a dwelling house and ancillary structure has rear setbacks as follows:

1. Buildings and structures where for a dwelling house are setback[38] to:
   a. provide access to natural light and breezes between and around buildings and structures of groups of buildings and structures or groups of buildings and structure for adequate daylight and ventilation to habitable rooms and amenity of outdoor living areas on-site and on adjoining properties,
   b. protect the amenity and privacy of residents on-site and users of premises on adjoining properties, including schools, and
   c. maximise private open space between the dwelling and rear boundary[39] with a size, shape and minimum dimension that provides:
      i. an attractive, functional and multi-purpose backyard suitable for passive and active recreation,
      ii. a large visual amenity break and relief in the built form,
      iii. opportunities for deep planning, without encroaching on structures, and
      iv. ample space for utility functions, such as clothes drying.
2. Provisions for buildings and structures where for a dwelling may be achieved by providing a rear setback[40] as follows:
   a. minimum 5 metres to wall of house where the lot depth is greater than 25, or
   b. minimum 3 metres to wall of house where the lot depth is 25m or less.

Dwelling house maximum site cover

1. Buildings and structures are designed and laid out to ensure:
   a. open areas around buildings are provided for attractive, useable and functional private open space,
   b. buildings and structures are consistent with the intended character of the area, and
   c. other elements of the site are not compromised (e.g. setbacks, open space).
2. Development for a dwelling house and ancillary structures has maximum site cover as follows:
   a. Maximum dwelling house[41] site cover standards on a lot without rear laneway access may be achieved by applying:
      i. 60% site cover with a wall height up to 8.5m, or
      ii. 50% site cover with a wall height of 8.5m – 12m.

---

[38] Greater setbacks may be required if the lot adjoins an environmental corridor or area (refer to the Scheme).

[39] The boundary to a laneway is not a rear boundary.

[40] The above setbacks apply only to Class 1a and Class 10a building/structures, with the exception of domestic outbuildings (e.g. garden shed) and with a maximum roofed area not more than $10m^2$ and a height of not more than 2.5 metres.

[41] This category excludes terrace lots with rear laneway access.

b. Maximum terrace dwelling house site cover standards on a lot size 300m^2 or less, with rear laneway access, built to boundary walls[42] on both sides and with a wall height up to 8.5m may be achieved by:
   i. 80% site cover on lots >7.5m wide, or
   ii. 75% site cover on lots 7.5m – 9.5m wide.

Local Centres / Community Facilities hubs & Neighbourhood Hubs

All development in the Urban living precinct is to facilitate the delivery of:

- the four future Neighbourhood hubs, indicatively identified on Map 4. Neighbourhood hub has the meaning given in the MBRC Planning Scheme, and
- the Local centre/Community facilities hub indicatively identified on Map 4.

The final location of the Neighbourhood hubs and Local centre / Community facilities hub will be determined through detailed, site-based planning undertaken through the development assessment process.

Development for the Local Centre / Communities hub aligns with the requirements in the MBRC Planning Scheme, section 7.2.3.1.2 Local centre sub-precinct in the Caboolture West local plan and:

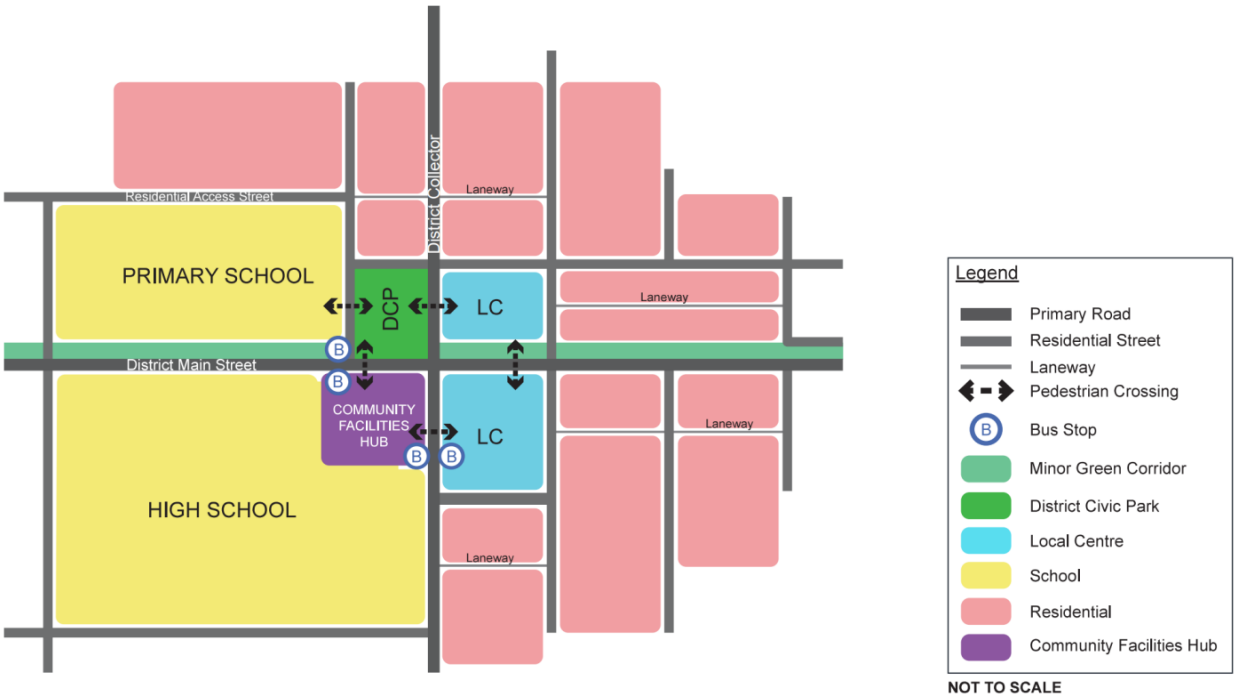
1. provides a strong focal point for community interaction and activity,
2. co-locates schools and other community services/facilities with the centre to promote activity and interaction,
3. integrates the local centre with the surrounding residential neighbourhood,
4. is well serviced by public transport,
5. promotes on street and public realm activity and a high level of safety,
6. is supported by high quality public realm treatments,
7. does not negatively impact adjoining residents or the streetscape,
8. does not undermine the viability of existing or future centres, and
9. provides land[43] for a range[44] of community facilities.

[42] Built to boundary walls on both sides is only supported on lots up to 9.5m wide.

[43] The land area required for community facilities is subject to further planning including the ability for facility sharing between community uses.

[44] Community facilities provided may include (but may not necessarily be limited to) a district aquatic centre, community hall / indoor sports, and youth space.

Figure 3: Integrated Local centre / Community facilities hub concept[45]



Development for neighbourhood hubs aligns with the requirements in the MBRC Planning Scheme section 7.2.3.1.1 Next generation neighbourhood sub-precinct in the Caboolture West local plan and:

- co-locates with local or district recreation parks where shown on IFF map Waraba PDA interim parks and stormwater network (municipal),
- provides an unembellished area of land[46] within local recreation park LR09[47] suitable for accommodating a community meeting space to facilitate the colocation of community meeting space 7[48] with neighbourhood hub NH01[49].
- provides and unembellished area of land[42] within district recreation park DR03[43] suitable for accommodating a community meeting space to facilitate the colocation of community meeting space 8[42] with neighbourhood hub NH02[44].

[45] Figure 3 provides conceptual guidance as to the layout of a community facilities hub.

[46] The required land area and dimensions of the unembellished area are to be determined through further detailed, site based planning through the development assessment process

[47] As identified on IFF map – Waraba PDA interim parks and storm water network (municipal)

[48] As identified on IFF map – Waraba PDA interim local government community facilities network (municipal)

[49] As identified on Map 4

Figure 4: Integrated Neighbourhood Hub NH01 / Community Meeting Space 7 and Local Recreation Park concept[50]

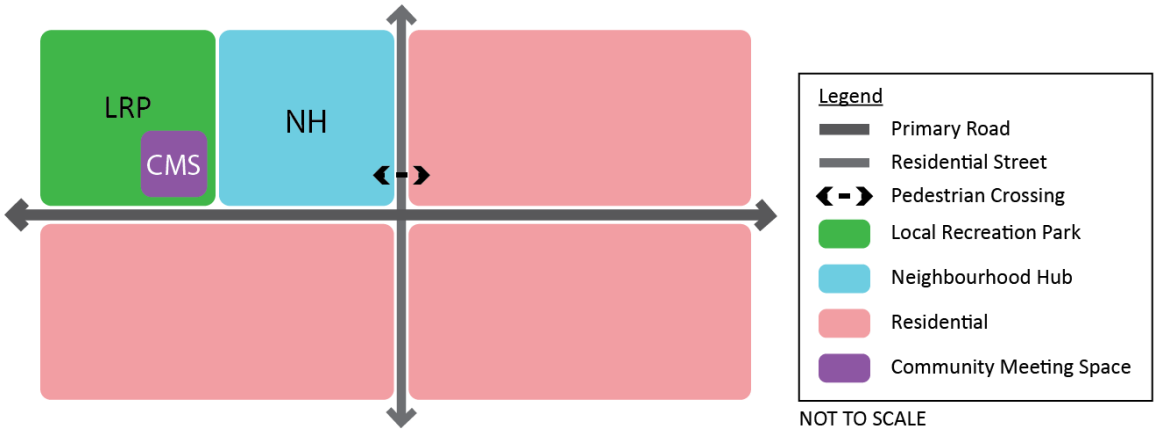
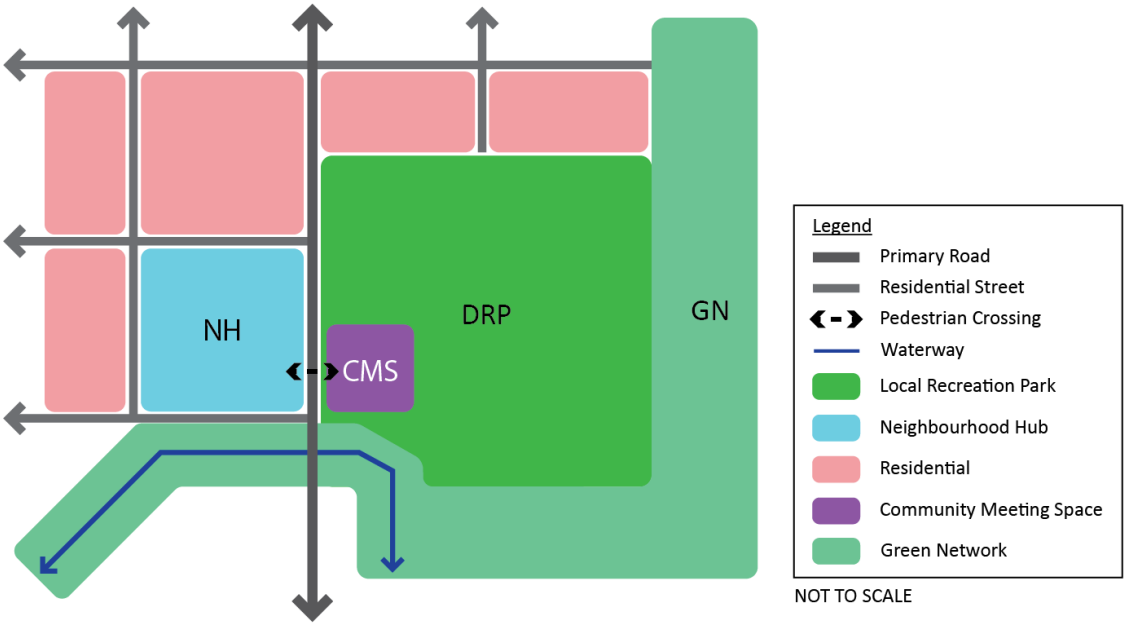


Figure 5: Integrated Neighbourhood Hub NH020 / Community Meeting Space 8 and District Recreation Park concept[51]



[50] Figure 4 provides conceptual guidance as to the layout of a neighbourhood hub, community meeting space and local recreation park.

[51] Figure 5 provides conceptual guidance as to the layout of a neighbourhood hub, community meeting space and district recreation park.

4.3.2 PRECINCT 2: GREEN NETWORK PRECINCT

4.3.2.1PRECINCT INTENT

The Green network precinct protects, manages and consolidates land with significant recreation and environmental values, that contributes towards achieving urban and environmental sustainability.

The Green network precinct accommodates multiples uses within Waraba and incorporates natural and semi-natural environments as well as built components to form a single mapped extent. This includes a combination of:

- environmental conservation and restoration (including environmental offsets),
- environmental linkages (including habitat linkages to support wildlife movement),
- elements of recreation and open space,
- active transport,
- flood risk areas and stormwater conveyance and treatment, and
- compatible urban infrastructure.

The Green network precinct consolidates existing environmental values and enables the expansion and rehabilitation of fragmented corridors, through replanting. This creates a strong and connected network of recreation, conservation, biodiversity and habitat values.

The Green network precinct is multi-purpose, incorporating environmental protection, waterways, stormwater conveyance and treatment, flood risk areas and recreation and urban infrastructure uses. The Green network precinct is supplemented by environmental corridors, identified in Map 3.

4.3.2.1 DEVELOPMENT CRITERIA FOR PRECINCT 2

Development within Green network precinct aligns with the provisions of the MBRC Planning Scheme, section 7.2.3 Caboolture West Local Plan code, 7.2.3.4 Green network precinct code[52].

[52] Development may require assessment against additional sections of the MBRC Planning Scheme. Refer to Schedule 1, 2 and 3 for guidance on which sections of the MBRC Planning Scheme may apply.

4.3.3 PRECINCT 3: INFRASTRUCTURE PRECINCT

4.3.3.1 PRECINCT INTENT

Precinct 3 preserves land for existing and future infrastructure and protects its function from the encroachment of incompatible development.

This precinct includes the following sub-precincts:

1. Sub-precinct 3A preserves land for the future State controlled road infrastructure, the Moreton Motorway and associated interchanges,
2. Sub-precinct 3B accommodates existing high voltage electricity infrastructure and associated buffer areas,
3. Sub-precinct 3C accommodates existing waste transfer facilities, and
4. Sub-precinct 3D preserves land for future State primary and secondary school sites.

Existing uses on land in Precinct 3 continues until such time as the land is required for its intended infrastructure purpose. Further intensification of incompatible land uses and development is generally not envisaged to the extent it will compromise or increase the cost to deliver its intended infrastructure purpose.

4.3.3.2 SUB PRECINCT 3A – FUTURE STATE CONTROLLED ROAD CORRIDOR

The PDA is supported by the future delivery of the Moreton Motorway, which provides safe, efficient and reliable intra-regional access to and through the PDA, and facilitates high volume north-south movement (all modes) and access to strategic east-west routes external to the PDA.

Three interchanges with the Moreton Motorway will service future growth and development in the Waraba PDA. Local roads are designed to integrate with and support the function of the Moreton Motorway as part of a complete transport network.

Once delivered, the Moreton Motorway will:

1. Improve access, connectivity, and travel options for existing and emerging communities,
2. Support major expansion areas, including the Waraba PDA,
3. Improve safety,
4. Increase transport capacity,
5. Support future economic growth and development in the region,
6. Preserve and support the existing function and efficiency of the Bruce Highway, and
7. Improve travel time and reliability.

Development for infrastructure functions including stormwater and/or overland flow paths, active transport linkages and other passive recreation functions (where part of a wider open space network) may be accommodated in the corridor provided it does not compromise the ability of the sub-precinct to develop for its intended function, its delivery, or future in service operations. Amenity buffers are provided within the infrastructure corridor.

4.3.3.3 DEVELOPMENT CRITERIA FOR SUB PRECINCT 3A

Development maintains the ability to safely and efficiently deliver the future State controlled road (Moreton Motorway) and is not adversely affected[53].

[53] Refer to the SPP State interest - Transport infrastructure

4.3.3.4 SUB PRECINCT 3B – HIGH VOLTAGE POWERLINE CORRIDOR

Sub-precinct 3B preserves land which accommodates existing high voltage electricity infrastructure and associated buffer areas.

Other infrastructure functions including stormwater and/or overland flow paths, active transport linkages and other passive recreation functions (where part of a wider open space network) may be accommodated provided this does not compromise the ability of the sub-precinct to perform its critical power distribution function.

4.3.3.5 DEVELOPMENT CRITERIA FOR SUB PRECINCT 3B

Development within the sub-precinct responds to overlay mapping within the MBRC Planning Scheme with regards to Infrastructure buffers (High voltage lines).

Development within sub-precinct 3B is consistent with the provisions of the MBRC Planning Scheme, section 7.2.3 Caboolture West Local Plan code, 7.2.3.1 Urban living precinct, 7.2.3.1.1 Next generation sub-precinct code[54].

4.3.3.6 SUB PRECINCT 3C – WASTE TRANSFER STATION

Sub-precinct 3C preserves land for the ongoing operation of the existing waste transfer station to service the needs of the community.

4.3.3.7 DEVELOPMENT CRITERIA FOR SUB-PRECINCT 3C

Development within this precinct supports the ongoing use of the Upper Caboolture Waste Facility. Development responds to environmental values on the site and preserves significant vegetation.

Development for uses that do not support the operation of the waste facility are not envisaged.

4.3.3.8 SUB PRECINCT 3D – STATE SCHOOL SITES

Sub-precinct 3D identifies and preserves land for and facilitates the delivery of future State primary and secondary schools to service the Waraba community.

4.3.3.9 DEVELOPMENT CRITERIA FOR SUB-PRECINCT 3D

1. Development provides for State school sites in the locations listed in Schedule 5.
2. The State school sites identified as SPS4 and SSS2 are provided in the locations shown on Map 4.
3. The State school sites identified as SPS1, SPS2, SPS3 and SSS1 are provided in the locations shown on:
    a. Map 3 and Map 4, or
    b. on a plan of development, where these locations:
        i. generally align with the locations shown on Map 3 and Map 4,
        ii. are of a size that meets or exceeds that specified in Schedule 5,
        iii. maintains a road frontage with roads of an appropriate order in the road hierarchy consistent with that shown on Map 3,
        iv. respond appropriately to local and site level constraints, and
        v. are demonstrated to achieve an appropriate neighbourhood design outcome that integrates the State school site into the surrounding urban area.
4. State schools are designed to:

[54] Development may require assessment against additional sections of the MBRC Planning Scheme. Refer to Schedule 1, 2 and 3 for guidance on which sections of the MBRC Planning Scheme may apply.

a. ensure the efficient use of land (e.g. compact built form where in proximity to a centre, share recreation space, buildings and sports fields with the community, council and other schools etc.),
b. be highly accessible to a range of users and encourage alternative transport modes, including public and active transport[55], and
c. maintain the safety of users accessing the educational establishment.

5. State schools align with design principles and technical standards for Department of Education facilities[56].

4.3.4 PRECINCT 4: INVESTIGATION AREA PRECINCT

4.3.4.1 PRECINCT INTENT

Urban development is not envisaged to occur within the Investigation Precinct while the ILUP is in effect. Further detailed land use and infrastructure planning is required to resolve a broad range of outstanding matters involving State interests, infrastructure network requirements, funding arrangements and community engagement. Further planning will be progressed as part of the preparation of the PDA Development Scheme and Development Charges and Offset Plan.

Development for interim uses may be considered appropriate provided development does not result in outcomes, including land fragmentation or clearing of significant vegetation, that could prejudice the achievement of the vision for the PDA.

Planning of the Investigation Precinct, through preparation of the PDA Development Scheme and Development Charges and Offset Plan, will resolve the:

1. extent of land to be included in land use precincts,
2. quantity and location of State primary and secondary schools, local centres, neighbourhood hubs and community facilities,
3. quantity and location of land required for town centre and other enterprise and employment generating uses, including the identification of further land use precincts to support these outcomes,
4. suitability of existing rural residential areas to accommodate alternate uses, though it is not intended that the PDA will provide for additional areas for future rural residential development, and
5. the location, land requirement, design specification and funding arrangements for urban infrastructures required to support planned land use and growth including transport (road, public passenger and active networks), water, wastewater, stormwater, parks and community facility networks.

---

[55] School sites in greenfield areas are serviced by a minimum of two road frontages to ensure several vehicular access points are provided for easy and direct access for staff, students and visitors and enables conflict points to be avoided.

[56] The Department of Education will seek a minimum of 7 hectares for state primary school and 12 hectares for a state secondary school. The location of the future school site will be subject to further detailed assessment against relevant policies and guidelines (i.e. Department of Education New School Site Selection Guidelines (September 2023) and the Priority Development Area Guideline 11 – Community Facilities, as amended as time to time during the development assessment process).

5 Categories of Development

Table 1: Categories of Development

Column 1 – PDA accepted development	Column 2 – PDA assessable development	
	Column 2A – Permissible development	Column 2B – Prohibited development
Precinct 1 – Urban living precinct		
All development specified in Schedule 1 and Schedule 2	All development not specified in Column 1[57]	Nil
Precinct 2 – Green network precinct		
All development specified in Schedule 1 and Schedule 2	All development not specified in Column 1[49]	Nil
Precinct 3A – Future State controlled road sub-precinct		
All development specified in Schedule 1 and Schedule 2	All development not specified in Column 1[49]	Nil
Precinct 3B – High voltage powerline corridor sub-precinct		
All development specified in Schedule 1 and Schedule 2	All development not specified in Column 1[49]	Nil
Precinct 3C – Waste transfer station sub-precinct		
All development specified in Schedule 1 and Schedule 2	All development not specified in Column 1[49]	Nil
Precinct 3D – State school sites sub-precinct		
Material change of use for: A State school under the *Education (General Provisions) Act 2006* where complying with the requirements in Schedule 2.	Operational work that is: a. filling or excavating, or b. extracting gravel, rock sand or soil, or c. the clearing of vegetation, or d. for a stormwater drain, or e. for road transport infrastructure, or f. for street lighting, a transmission grid or a supply network, or g. landscaping, or h. required under a water approval under *the SEQ Water Act*. Where relating to a State school site that is identified as SPS1, SPS2, SPS3 or SSS1, reconfiguring a lot supporting a plan of development.	All development not specified in Column 1 and Column 2A.
Precinct 4 – Investigation area precinct		
All development specified in Schedule 1[58] and Schedule 2. Development carried out under a development permit given for an application that was properly made before 2 August 2024.	Operational work where not complying with provisions specified in Schedule 1 and Schedule 2 that is: a. filling or excavating, or b. extracting gravel, rock sand or soil, or c. the clearing of vegetation, or	All development not specified in Column 1 and Column 2A.

[57] Refer to Schedule 3 Relevant Sections of the MBRC Planning Scheme for guidance on applicable sections of the local planning scheme for assessable development.

[58] Refer to the entirety of Schedule 1 for PDA accepted development.

Development that is consistent with a development approval: a. in effect for the premises on which the development is carried out, and b. given for an application that was properly made before 2 August 2024.	d. for a stormwater drain, or e. for road transport infrastructure, or f. for street lighting, a transmission grid or a supply network, or g. landscaping, or h. required under a water approval under the SEQ Water Act. Reconfiguring a lot that isa boundary realignment, Building work where not complying with provisions specified in Schedule 1 and Schedule 2. Material change of use for an Interim activity if for: a. Animal husbandry, or b. Animal keeping, or c. Aquaculture, or d. Cropping, or e. Dwelling house, or f. Emergency services, or g. Environmental facility, or h. Home based business, or i. Intensive horticulture, or j. Non-resident workforce accommodation, or k. Outdoor sport and recreation, or l. Roadside stall, or m. Rural industry, or n. Rural worker's accommodation, or o. Sales office, or p. Veterinary services, or q. Wholesale nursery, or r. Winery.	

6 Infrastructure requirements

Currently, there is no DCOP in place for the PDA, therefore the Infrastructure Funding Framework will apply to the PDA. Infrastructure charges in the Infrastructure Funding Framework have currently only been set for the Catalyst charge, State charge, and Implementation charge categories. Additional requirements for delivering infrastructure (including works, land and programs) associated with these categories may also be considered at the development assessment stage.

As such, infrastructure requirements for other categories (Municipal, Sub-regional, Public passenger transport) will be determined on a site by site basis, at the development assessment process.

For all categories of infrastructure, applicants will need to demonstrate that their developments will be appropriately serviced by relevant infrastructure. Further, applicants will be required to demonstrate what impact their development will have on existing or proposed infrastructure, and what measures they propose to take to address that impact. Refer also to section 6.1 below.

This may result in the applicant being required to undertake works or provide a financial contribution.

Where relevant, conditions will be imposed through the development assessment process to achieve infrastructure outcomes. Alternatively, an infrastructure agreement may be utilised.

Applicants must:

1. Demonstrate to the satisfaction of the MEDQ, that the development will be serviced by relevant infrastructure including *Municipal, Sub-regional, State* and *Public passenger transport.*
2. Provide details of the impact the development will have on existing or proposed infrastructure including *Municipal, Sub-regional, State* and *Public passenger transport*, and how the applicant proposes that impact be managed.
3. Provide details of the measures they propose to address any impact, for example:
    a. Through the provision of works,
    b. A financial contribution,
    c. Entering into an infrastructure agreement.

6.1 Infrastructure Master Planning

Unless otherwise agreed by the MEDQ, applicants for development proposed under the ILUP must submit an Infrastructure Master Plan[59] for the whole application site and external infrastructure networks that:

[59] An Infrastructure Master Plan (IMP) is a plan that the MEDQ requires as part of supporting information for a PDA development application. IMPs are required to demonstrate the following:

1. Is consistent with Context Plans[60] that have been prepared to inform development on the application site and the surrounding land,
2. Is supported by planning and/ or technical reports addressing relevant matters including traffic and transport, stormwater, water supply, wastewater, parks and community facilities, state community facilities, energy and communications,
3. Address applicable[61] infrastructure planning standards, including:
    a. PDA Guidelines,
    b. Local government and water distributor-retailer standards and guidance, and
    c. State infrastructure standards and guidance.
4. Has been prepared in consultation with the relevant local and state infrastructure authorities,
5. Has regard to the indicative infrastructure identified in the Interim Infrastructure Maps in the Infrastructure Funding Framework or equivalent PDA instrument.

6.2 Development Charges, Offsets and Refunds

Development charges for development proposed under the ILUP will either be:

1. In accordance with the Infrastructure Funding Framework, or
2. In accordance with an infrastructure agreement negotiated with the MEDQ.

Development charges offsets and refunds may be provided through an infrastructure agreement.

a. How the proposed development will be serviced by relevant development infrastructure, including transport (road, public passenger transport infrastructure, active), stormwater, open space, community facilities, green infrastructure, water supply, wastewater, and State infrastructure networks, within the development site, within and external to the PDA.

b. How the proposed delivery of development infrastructure, both within and external to the development site, within and external to the PDA; will cater for any increased demand on the relevant infrastructure networks.

c. How the proposed development will preserve land (including the dedication / transfer) required for the delivery of future ultimate infrastructure requirements.

[60] A Context Plan is a plan that the MEDQ requires as part of supporting information for a PDA development application. Context Plans are intended to assist the MEDQ in assessing a PDA development application by demonstrating that the development proposal will form part of a logical and integrated overall land use structure that is consistent with the vision, PDA-wide criteria and precinct intents in the relevant ILUP and the relevant PDA guidelines. Refer to EDQ Practice Note No.9 March 2014.

[61] The applicable infrastructure planning standards and guidance material should be confirmed with the MEDQ delegate through pre-lodgment engagement.

7 Schedules

Schedule 1 – PDA accepted development

Building work
Building work, not associated with a material change of use on a developable lot if: a. not associated with a secondary dwelling, and b. results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing Development Permit for the use, and c. complies with setback and site cover provisions set out in section 4.3.1 of this ILUP, and d. results in: i. an increase in gross floor area or roofed area of not more than 50m^2, or ii. raising an existing dwelling house up to the maximum height allowed by the requirements for accepted development and examples that achieve aspects of the performance outcomes for the relevant zone or precinct as identified in the MBRC Planning Scheme.
Carrying out building work associated with a material change of use that is PDA accepted development.
Carrying out building work associated with an approved material change of use.
Carrying out building work, where for demolition of a building or other structure.
Material change of use
a. Animal Husbandry or Animal Keeping, if: regulated by *Local Law 2* (Animal management), or b. if located on Council owned or controlled land, and c. in accordance with a Council Master Plan approved under Council policy.
Cemetery if: a. carried out by or on behalf of the Local Government, and b. carried out on land owned or administered by the Local Government, and c. not in the Green network precinct.
Major electricity infrastructure or substation if: a. not in the medium risk area or High risk area on Overlay map – Flood hazard, and b. involving minor electricity infrastructure, or, where not b. above: c. not projecting above the surface of the ground, or d. involving the reconstruction or alteration of an existing building where the design and external appearance is not materially altered, or e. not involving the erection of a new building.
Environment facility if in the Green network precinct and: a. not involving building work, and b. does not result in the removal of significant vegetation.
Home based business if in the Urban Living Precinct and involving home based child care as a “stand-alone service” under the *Education and Child Care Services Act 2013*.
Park if undertaken on land that is either owned by Council or is otherwise administered by Council as a trustee under the *Land Act 1994*.
Telecommunications facility if in the Urban Living precinct and: a. not a facility operated by or on behalf of a carrier under the *Telecommunications Act 1997*, and b. not involving more than one signal receiving satellite dish, and c. involving a dish with a dimension not greater than 1.8m.

Utility installation if:

a. not in the:
   i. Green network precinct, or
   ii. Medium risk area or High risk area on Overlay map – Flood hazard.
b. not projecting above the surface of the ground, or
c. carried out by or on behalf of the Local Government or other public sector entity for the reticulation or conveyance of water, sewage, stormwater and recycled water, including ancillary maintenance and storage depots and other facilities for the operation of the use (excluding the storage or treatment of water and sewage), or
d. road and rail purposes carried out by or on behalf of the Local Government or Queensland Government including:
   i. activities undertaken for road construction and maintenance,
   ii. traffic signals and controls,
   iii. depots,
   iv. road access works,
   v. road construction site buildings,
   vi. drainage works,
   vii. rest area facilities and landscaping,
   viii. parking areas,
   ix. public transport infrastructure,
   x. train stations,
   xi. control buildings and structures,
   xii. toll plazas, or
e. activities and associated facilities that support the effective management of a State Forest, National Park or Conservation Park, or
f. ancillary telecommunication infrastructure not protruding more than 5m above the height of the existing structure and not involving a facility of a carrier under the *Telecommunications Act 1997*, or
g. a waste transfer station carried out by or on behalf of the Local Government, or
h. not involving a waste handling, treatment and disposal facility, other than a waste transfer station carried out by or on behalf of the Local Government, or
i. involving the reconstruction or alteration of an existing building where the design and external appearance is not materially altered.

Material change of use of premises for the following uses where a temporary use undertaken under a local law approval for the prescribed activity:

a. Food and drink outlet, where the prescribed activity is “commercial use of Local Government controlled areas and roads” as itinerant vending, display of goods or sale of goods, or “operation of temporary entertainment events” or “undertaking regulated activities on Local Government controlled areas and roads” in the form of a public place activity.
b. Function facility, where the prescribed activity is “operation of temporary entertainment events”.
c. Indoor sport and recreation where the prescribed activity is “operation of temporary entertainment events”.
d. Market, where the prescribed activity is “commercial use of Local Government controlled areas and roads” as itinerant vending, display of goods or sale of goods, or “operation of temporary entertainment events”, or “undertaking regulated activities on Local Government controlled areas and roads” in the form of a public place activity.
e. Motor sport facility, where the prescribed activity is “operation of temporary entertainment events”.
f. Nightclub entertainment facility, where the prescribed activity is “operation of temporary entertainment events”.
g. Outdoor sport and recreation, where the prescribed activity is “operation of temporary entertainment events”.
h. Roadside stall where in the Urban living precinct, if undertaken within Council administered road reserve under a local law approval for the prescribed activity, “commercial use of Local Government controlled areas and roads”.
i. Shop, where the prescribed activity is “commercial use of Local Government controlled areas and roads” as itinerant vending, display of goods or sale of goods, or “operation of

temporary entertainment events".

j. Theatre, where the prescribed activity is "operation of temporary entertainment events".

k. Tourist attraction, where the prescribed activity is "operation of temporary entertainment events".

Operational work
Carrying out operational work involving filling or excavation (other than the placement of topsoil), not associated with a material change of use or reconfiguring a lot where: a. not mapped as: i. Medium or High risk area or Overland flow path area in the Flood hazard overlay in the MBRC Planning Scheme, b. involving filling $5m^3$ or less of material, and/or c. involving excavation of $5m^3$ or less of material.
Carrying out operational work involving placing an advertising device on land where: a. located on publicly owned land (e.g. road reserve, Council sporting facilities, crown land, etc.) and/or it does not comply with the definition of 'Advertising device' (e.g. temporary or mobile devices). *Note - Advertising devices as described above are regulated by the City of Moreton Bay Local Law for advertising devices, as amended or replaced from time to time.*
Carrying out operational work where not in the Green network precinct that is clearing of vegetation, other than significant vegetation
Carrying out operational work that is clearing of vegetation, that is significant vegetation where: a. carried out by or on behalf of City of Moreton Bay or a public-sector entity, where the works being undertaken are authorised under a State law, or b. carried out in accordance with conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Carrying out operational work required under a water approval under the SEQ Water Act where in Sub-precinct 3d State school sites.
Carrying out operational work in accordance with the conditions of a PDA development approval.
Carrying out operational work associated with a material change of use that is PDA accepted development where not involving the clearing of significant vegetation in the Green Network Precinct or Investigation Area Precinct.
Carrying out operational work associated with decontamination of land where not involving the clearing of significant vegetation.
Plumbing and drainage work
Carrying out all plumbing and drainage work.
All aspects of development
Development prescribed in Schedule 6 of the *Planning Regulation 2017*, other than part 3 Section 18 and part 5 Section 28.
Development prescribed in Schedule 7 of the Planning Regulation 2017 unless specified in Schedule 2.
Development consistent with an approved PoD.
Development undertaken by the State, or a statutory body representing the State, for the purposes of Public Housing.

Schedule 2 – Requirements for PDA Accepted Development Subject to Requirements

Development	Requirements
In all precincts	
Carrying out building work, not associated with a material change of use, for a Dwelling house, in the Urban living precinct on a developed lot.	MBRC Planning Scheme, 9.3.1 'Dwelling house code', Table 9.3.1.1 Requirements for accepted development. AND The provisions in section 4.3.1 of the ILUP.
Carrying out building work, not associated with a material change of use on a developable lot where not listed in Schedule 1.	Table 7.2.3.6.1 Requirements for accepted development – Interim uses of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.6 'Interim uses code'. –
Carrying out operational work where filling or excavation (other than the placement of top soil), not associated with a material change of use or reconfiguring a lot if: i. on a lot having an area of 3,000m^2 or more, and ii. involving filling or excavation with an aggregate volume of 500m^3 or less of compacted material. Or i. involving filling or excavation with an aggregate volume of 20m^3 or less of compacted material.	Table 9.4.3.1 Requirements for accepted development – Site earthworks of the MBRC Planning Scheme, 9.4.3 'Site earthworks code'.
Carrying out operational work where works, taking or interfering with water (dams) if: i. on a lot having an area of 10,000m^2 or more, or ii. taking overland flow water for stock or domestic purposes, and iii. taking overland flow water for limited capacity works where the capacity of the dam is less than or equal to 5 megalitres, or iv. taking overland flow water and carrying out an environmentally relevant activity in accordance with an environmental authority or development permit for carrying out an environmentally relevant activity.	Table 9.4.3.1 Requirements for accepted development - Site earthworks of the MBRC Planning Scheme, 9.4.3 'Site earthworks code'.
Carrying out operational work where placing an advertising device on land if associated with an interim activity.	Table 9.4.4.2 Requirements for accepted development – Advertising devices of the MBRC Planning Scheme, 9.4.4 'Advertising devices code'.
Carrying out operational work where works, associated with a material change of use, involving private infrastructure.	Table 7.2.3.1.1.1 Requirements for accepted development – Next generation sub-precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.1 'Urban living precinct'.
Precinct 1 – Urban living	
Material change of use for an Interim activity if: i. for Animal keeping that does not comply with the circumstances in Schedule 1 and not a cattery or kennel, or ii. for Aquaculture and the surface area of ponds or behind dams does not exceed 200m^2 and the GFA housing above ground tank (s) does not exceed 50m^2, or iii. for Cropping and not for wood production, or iv. for Non-resident workforce accommodation not accommodating more than 12 persons, or v. for Outdoor sport and recreation and identified on and in accordance with a Council Master Plan approved under Council policy or Management Plan under the Land Act 1994, or	Table 7.2.3.1.1.1 Requirements for accepted development - Next generation sub-precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.6 'Interim uses code'.

vi. for Sales office carried out on the same premises, or adjacent land or buildings, being displayed or sold, or vii. for Veterinary services on a lot of 1ha or more, or viii. for Wholesale nursery on a lot of 16ha or more, or ix. for Dwelling house, Emergency services, Environment facility, Home based business, Intensive horticulture, Roadside stall, Rural industry, Rural workers' accommodation or Winery.	
Material change of use for a Community activity or Retail and commercial activity if: i. on a developed lot, ii. using an existing building, iii. increasing the GFA by no more than 50m^2, and iv. identified as a neighbourhood hub on Map 4. OR i. on a developed lot, ii. using an existing building, iii. increasing the GFA by no more than 80m^2, and iv. identified as a local centre on Map 4.	Table 7.2.3.1.1.1 Requirements for accepted development – Next generation sub-precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.1 'Urban living precinct'. AND The provisions included in section 4.2.1 Urban Living Precinct of the Waraba Interim Land Use Plan for Local Centres / Community Facilities hubs & Neighbourhood Hubs.
Material change of use for Caretaker's accommodation if: i. on a developed lot, and ii. identified as a local centre on Map 4.	Table 7.2.3.1.1.1 Requirements for accepted development – Next generation sub-precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.1.
Material change of use for Dual occupancy if: i. on a developed lot, and ii. on a lot with a total road frontage of 25m or more.	Table 9.3.2.1 Requirements for accepted development - Dual occupancies of the MBRC Planning Scheme, 9.3.2 'Residential uses code' (Part A only). AND Table 7.2.3.1.1.1 Requirements for accepted development – Next generation sub-precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.1 'Urban living precinct'.
Material change of use for Dwelling house if on a developed lot.	Table 9.3.1.1 Requirements for accepted development of the MBRC Planning Scheme, 9.3.1 'Dwelling house code'. AND The provisions included in section 4.2.1 Urban Living Precinct of the Waraba Interim Land Use Plan.
Material change of use for a Dwelling unit if: i. on a developed lot, ii. using an existing commercial building.	Table 7.2.3.1.1.1 Requirements for accepted development – Next generation sub-precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.1 'Urban living precinct'.
Material change of use for a Dwelling unit, or Function facility or Showroom if: i. on a developed lot, ii. using an existing building, iii. increasing the GFA by no more than 80m^2, and iv. identified as a local centre on Map 4.	Table 7.2.3.1.1.1 Requirements for accepted development – Next generation sub-precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.1 'Urban living precinct'.
Material change of use for a Home based business if: i. on a developed lot ii. using an existing building, iii. increasing the GFA by no more than 80m^2, and iv. identified as a local centre on Map 4.	Table 7.2.3.1.1.1 Requirements for accepted development – Next generation sub-precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.1 'Urban living precinct'.
Material change of use for Market, or Theatre if: i. on a developed lot,	Table 7.2.3.1.1.1 Requirements for accepted development – Next generation sub-precinct

ii. using an existing building, iii. increasing the GFA by no more than 50m^2, and iv. identified as a local centre on Map 4.	of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.1 'Urban living precinct'.
Material change of use for Multiple dwelling if: i. on a developed lot, ii. for 6 or less dwellings, iii. on a lot with an area of 800m^2 or more and a road frontage of 20m or more, and iv. meets the requirements for accepted development for building height.	MBRC Planning Scheme, 9.3.2 'Residential uses code' (Part B only). AND Table 7.2.3.1.1.1 Requirements for accepted development – Next generation sub-precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.1 'Urban living precinct'.
Material change of use for Sales office if on a developed lot.	Table 7.2.3.1.1.1 Requirements for accepted development – Next generation sub-precinct of the *MBRC Planning Scheme,* 7.2.3 Caboolture West local plan code 7.2.3.1 'Urban living precinct'.
Precinct 2 – Green network	
Material change of use for Environmental facility where not listed in Schedule 1.	Table 7.2.3.4.1 Requirements for accepted development - Green network precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.4 'Green network precinct'.
Material change of use for Outdoor sport and recreation if: i. located on Council owned or controlled land, ii. is in accordance with a Council Master Plan approved under Council policy or Management Plan under the *Land Act 1994*, and iii. not listed in Schedule 1.	Table 7.2.3.4.1 Requirements for accepted development – Green network precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.4 'Green network precinct'.
Material change of use for Permanent plantation.	Table 7.2.3.4.1 Requirements for accepted development - Green network precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.4 'Green network precinct'.
Material change of use for Telecommunications facility if: i. co-locating with an existing facility, and ii. not increasing the height of the facility by more than 5m.	Table 7.2.3.4.1 Requirements for accepted development - Green network precinct of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.4 'Green network precinct'.
Carrying out operational work where works, associated with a material change of use, involving private infrastructure.	Table 7.2.3.4.1 Requirements for accepted development - Green network precinct (works criteria and constraint criteria only) of the MBRC Planning Scheme, 7.2.3 Caboolture West local plan code 7.2.3.4 'Green network precinct'.
Precinct 3 – Infrastructure Precinct	
Material change of use for a State school under the *Education (General Provisions) Act 2006* where in Sub-Precinct 3D – State school sites.	The provisions included in section 4.2 Precinct provisions, 4.2.3 Precinct 3: Infrastructure Precinct, 4.2.3.8 Sub Precinct 3D – State school sites.

Schedule 3 – Relevant sections of the MBRC Planning Scheme for PDA Assessable Development

Development	Relevant section(s) of the MBRC Planning Scheme
In all precincts	
Building work, not associated with a material change of use on a developable lot.	Caboolture West local plan code 7.2.3.6 'Interim uses code'
Operational work associated with a material change of use, involving public infrastructure.	9.4.2 'Works code'
Operational work where involving prescribed tidal works.	9.4.2 'Works code'
Operational work where extracting gravel, rock, sand or soil from a place where it naturally occurs.	9.4.2 'Works code'
Operational work where filling or excavation (other than the placement of top soil), not associated with a material change of use or reconfiguring a lot.	9.4.3 'Site earthworks code'
Operational work for taking or interfering with water (dams).	9.4.3 'Site earthworks code'
Where involving operational work for placing an advertising device on land.	9.4.4 'Advertising devices code'
Any development in the Flood Hazard Overlay, as shown in Map 4.	8.2.2 'Flood hazard overlay code'
Any development that is not otherwise identified in this table, other than to the extent it is within the Flood Hazard Overlay, that is categorised as Permissible Development.	The Planning Scheme
Material change of use for an Interim activity.	7.2.3 Caboolture West local plan code 7.2.3.6 'Interim uses code'
Precinct 1 – Urban living	
Material change of use, whether or not separately identified later in this table other than for an Interim activity or Dwelling house.	7.2.3 Caboolture West local plan code 7.2.3.1 'Urban living precinct'
Where involving a material change of use for Dwelling house.	9.3.1 'Dwelling house code'
Where involving a material change of use for Dual occupancy or Short-term accommodation.	9.3.2 'Residential uses code' (Part A only)
Material change of use for Multiple dwelling.	9.3.2 'Residential uses code' (Part B only)
Where involving a material change of use for: • Relocatable home park, or • Residential care facility, or • Retirement facility, or • Rooming accommodation.	9.3.2 'Residential uses code' (Part B only)
Reconfiguring a lot, where creating a developed lot.	7.2.3 Caboolture West local plan code (Urban living precinct – overall outcomes) 7.2.3.7 'Reconfiguring a lot code' 7.2.3.7.1 'Urban living precinct'
Reconfiguring a lot, where not creating a developed lot.	The Planning Scheme
Operational work associated with a reconfiguring a lot.	7.2.3 'Caboolture West local plan code' 7.2.3.7 'Reconfiguring a lot code' 7.2.3.7.1 'Urban living precinct' 9.4.2 'Works code'
Operational work, where works, for access and parking, not associated with a material change of use.	7.2.3 'Caboolture West local plan code' (Urban living precinct)
Operational work, where works, associated with a material change of use, involving private infrastructure.	7.2.3 'Caboolture West local plan code' (Urban living precinct) (works criteria and constraint criteria only)

Building work, not associated with a material change of use, for a Dwelling house, in the Next generation sub-precinct on a developed lot.	9.3.1 'Dwelling house code'
Precinct 2 – Green network	
Material change of use, whether or not separately identified later in this table.	7.2.3 Caboolture West local plan code 7.2.3.4 'Green network precinct'
Reconfiguring a lot.	7.2.3 Caboolture West local plan code (Green network precinct – overall outcomes) 7.2.3.7 'Reconfiguring a lot code' 7.2.3.7.4 'Green network precinct'
Operational work, associated with a reconfiguring a lot	7.2.3 'Caboolture West local plan code' 7.2.3.7 'Reconfiguring a lot code' 7.2.3.7.4 'Green network precinct' 9.4.2 'Works code'
Operational work where clearing vegetation, not associated with a material change of use or reconfiguring a lot.	7.2.3 Caboolture West Local Plan 7.2.3.4 'Green network precinct'
Operational work, where works, for access and parking, not associated with a material change of use.	7.2.3 Caboolture West Local Plan 7.2.3.4 'Green network precinct'
Operational work, where works, associated with a material change of use, involving private infrastructure.	7.2.3 Caboolture West Local Plan 7.2.3.4 'Green network precinct' (works criteria and constraint criteria only)

Schedule 4 – Definitions

Applies the Council's Planning Scheme definitions except:

Community housing means housing that is a form of social housing assistance, delivered by community organisations and local governments and funded by the state under the *Housing Act 2003*.

MBRC Planning Scheme means the *Moreton Bay Regional Council Planning Scheme 2016*, as amended and replaced from time to time.

Net residential density means the number of dwellings or single dwelling lots, or a combination, divided by the area of the lots and local roads and parks, i.e. the overall 'englobo' site minus the following:

a. encumbered areas (e.g. areas subject to flooding, protected vegetation, heritage etc.),
b. non-residential sites (e.g. centres, industrial, community facilities, education/health facilities, district and higher order public open space, significant stormwater management infrastructure), and
c. non-local transport (e.g. sub-arterial, arterial, and state roads, railway corridors etc.).

Public housing means housing:

a. provided by or for, the state or a statutory body representing the state,
b. for short or long-term residential use,
c. totally or partly subsidised by the state or a statutory body representing the state, and
d. includes services provided mainly for residents of the housing.

Public passenger transport means the carriage of passengers by a public passenger service using a public passenger vehicle.

Public passenger transport infrastructure is defined in schedule 1 of the Transport Planning and Coordination Act 1994.

Significant vegetation means all vegetation, except those listed as pest vegetation by state or local government, whether living or dead, including its root zone[62] that:

a. is significant in its ecological value at local, state or national levels,
b. maintains biodiversity,
c. preserves natural landforms,
d. contributes to the character of a landscape,
e. has cultural or historical value, or
f. has amenity value.

Social housing means housing that is for a residential use, other than crisis accommodation, that is either provided by:

a. the state as public housing, as defined in the *Planning Regulation 2017*, or
b. an entity other than the state (e.g. a not -for -profit organisation or local government) as community housing).

State school site means land defined in Schedule 5.

Temporary use means a use that is impermanent and may be irregular or infrequent that

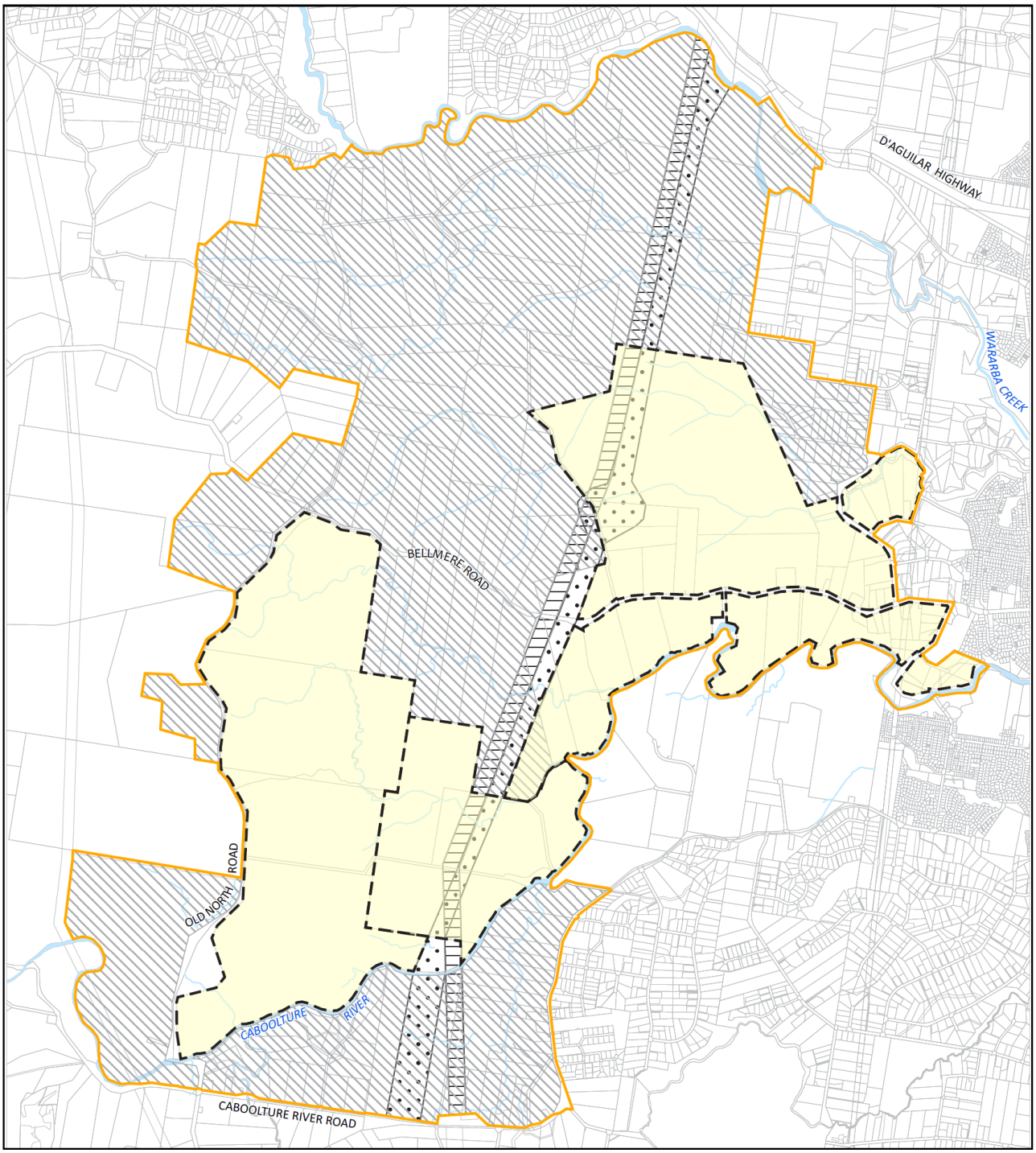
[62] The zone of the soil and roots described by the vertical projection of the foliage limit of the tree, to the depth of 1m and including buttress roots on and above the soil surface

does not require the construction of a permanent building or the installation of permanent infrastructure or services and does not result in the clearing of significant vegetation.

Schedule 5 – State school sites

State school site	Area of land required	Property description
State primary school 1 (SPS1)	7 hectares	• Part of Lot 99 C311684 identified on Map 4.
State primary school 2 (SPS2)	7 hectares	• Part of Lot 99 identified on Map 4. • Part of Lot 98 C311684 identified on Map 4.
State primary school 3 (SPS3)	7 hectares	• Part of Lot 14 SP330812 identified on Map 4.
State primary school 4 (SPS4) and State secondary school 2 (SSS2)	7 hectares for State primary school 4, and 12 hectares for State secondary school 2.	• Lot 1 RP864843 • Lot 2 RP43369 • Part of Lot 4 RP43369 identified on Map 4.
State primary school 1 (SPS1)	7 hectares	• Part of Lot 99 C311684 identified on Map 4.

Schedule 6 – Context plan neighbourhood units



Waraba Priority Development Area
Property Boundary (Feb 2024)
Road
Waterbody
Investigation Precinct
Neighbourhood unit boundaries
Future State-controlled road corridor
High voltage power corridor

Neighbourhood unit plan Waraba Priority Development Area

0 0.25 0.5 1 Kilometres