



NORTHEAST BUSINESS PARK

North East Business Park Area Plan

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ACRONYMS

NEBP	Northeast Business Park
MIBA	Mixed Industry Business Area
CSC	Former Caboolture Shire Council
MBRC	Moreton Bay Regional Council
IPA	<i>Integrated Planning Act 1997 (Qld)</i>
IPR	<i>Integrated Planning Regulation 1998 (Qld)</i>
DA	Development Application
DP	Development Permit
ERA	Environmentally Relevant Activity
IDAS	Integrated Development Assessment System
MCU	Material Change of Use
OW	Operational Work
PA	Preliminary Approval
ROL	Reconfiguration of a Lot

1. INTRODUCTION

1.1 APPLICATION OF THE NEBP AREA PLAN

The Northeast Business Park Area Plan (NEBP Area Plan) forms part of a suite of Preliminary Approvals overriding the Planning Scheme under s3.1.6 of the *Integrated Planning Act 1997* for development of the Northeast Business Park (the "NEBP approvals").

The NEBP Area Plan applies only to the land contained within the associated applications for Preliminary Approval, "the NEBP Area", as shown in Figure 1-1 and listed below in Table 1-1.

Figure 1-1
Site Cadastral Plan

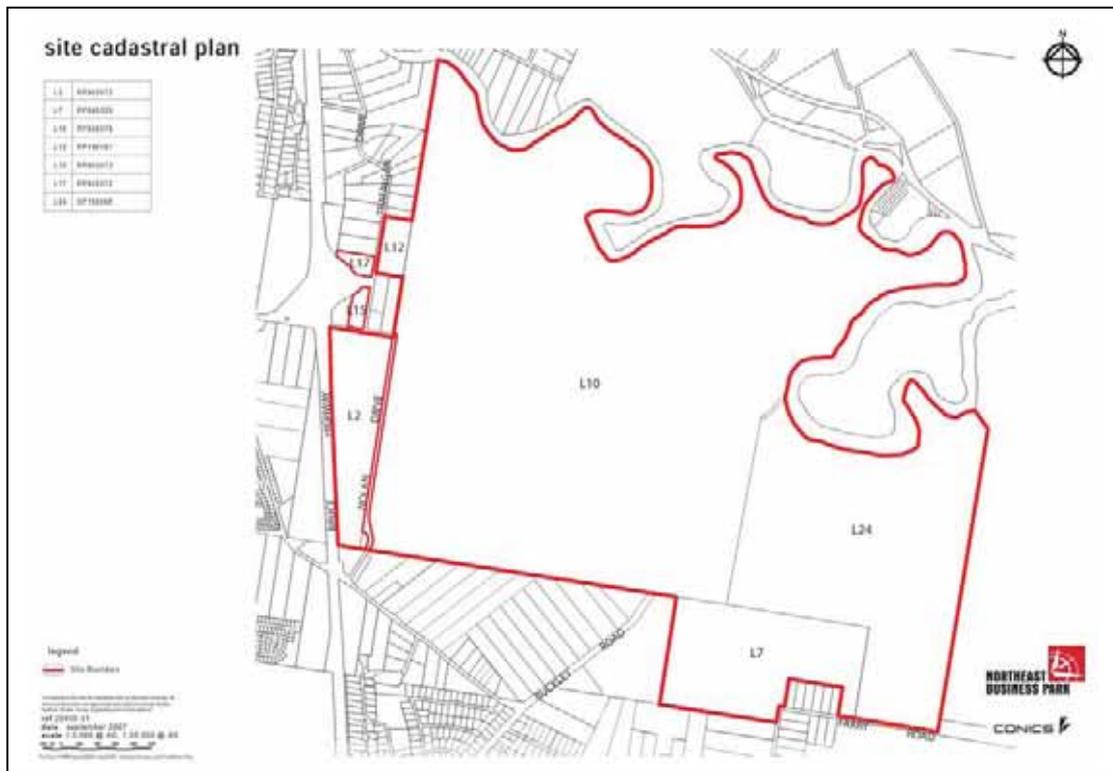


Table 1-1 Sites included in the NEBP Area Plan		
RPD (as at October 2007)	Address	Area (hectares)
L2 RP902072	2-32 Nolan Drive, Morayfield	28.83
L7 RP845326	185 Farry Road, Burpengary	55.90
L10 RP902079	34 Nolan Drive, Morayfield	515.24
L12 RP145197	60 Trafalgar Drive, Morayfield	4.86
L15 RP902073	15 Nolan Drive, Morayfield	1.91
L17 RP902072	31 Trafalgar Drive, Morayfield	1.88
L24 SP158298	195-235 Farry Road, Burpengary	160.38
Total Area:		769.00

The associated applications for Preliminary Approval are:

- (a) the **Business Park** application across Lot 10 RP902079 and Lot 2 RP902075 (as submitted on 18/06/2006 on behalf of Lensworth Pty Ltd to Caboolture Shire Council, Ref; MCU-2002-1079), as subsequently changed during the course of assessment to also include Lot 12 RP145197, Lot 15 RP902073 and Lot 17 RP902072; and
- (b) the **Marina** application across Lot 7 RP845326 and Lot 24 on RP158298 (as submitted on 20/10/2004 on behalf of Port Binnli Pty Ltd to Caboolture Shire Council, Ref; MCU-2004-1420), as subsequently changed during the course of assessment to also include Lot 12 RP145197, Lot 17 RP902072 and part of Lot 10 RP902079.

Whilst the Business Park and Marina applications were submitted under the Caboolture Shire Council Town Planning Scheme 1988 (as amended), the NEBP Area Plan has been structured consistently with an *IPA* format Planning Scheme and the *Caboolture ShirePlan 2005*.

Once approved, the NEBP Area Plan will apply to any subsequent development application in the area of the NEBP Area Plan (i.e. the NEBP Area).

The NEBP Area Plan functions as part of the Caboolture Shire Council Planning Scheme, and therefore is part of the IDAS and must be read together with the *IPA* and the Planning Scheme, as necessary.

Where a matter is addressed by the NEBP Area Plan, to the extent there is any inconsistency with the Caboolture Shire Council Planning Scheme, the NEBP Area Plan provisions prevail.

1.2 FUNCTION OF THE NEBP AREA PLAN

The purpose of the NEBP Area Plan is to provide a statutory framework to guide the approval and implementation of the NEBP Vision. The NEBP Area plan is intended to

- (a) provide assessment processes and standards to guide future development of the site;
- (b) enable clear and efficient processing of subsequent applications which seek to implement the NEBP Structure Plan; and
- (c) ensure that Northeast Business Park is planned and developed in an orderly and sequential fashion and has the necessary infrastructure and services provided in an efficient and timely manner.

1.3 COMPOSITION OF THE NEBP AREA PLAN

The NEBP Area Plan sets out provisions overriding the *Caboolture ShirePlan* sought by the NEBP Area approvals, to enable the orderly development of the NEBP Area. The NEBP Area Plan consists of:

- (a) NEBP Area Plan measures, namely:
 - (i) The NEBP Area Code;
 - (ii) Provisions for each of the Precincts mapped on the NEBP Structure Plan, consisting of:
 - (1) Assessment Tables that specify the level of assessment applicable to proposed development within the NEBP Area and the relevant codes against which development must be assessed; and
 - (2) Precinct Codes.
 - (iii) Other Codes specific to the NEBP Area relating to specific types of development.
- (b) NEBP Area Plan mapping (contained in Appendix B), comprising of:
 - (i) The NEBP Area Cadastral Plan (Drawing No. 20430-31, dated September 2007); and
 - (ii) The NEBP Area Structure Plan (Drawing No. 20430-10 Rev J, dated 26 October 2007);
 - (iii) The MIBA Precincts Location Plan (Drawing No. 20430-41 dated September 2007)
 - (iv) The Marina Precincts Location Plan (Drawing No.20430-42 dated September 2007)
 - (v) The Residential Precincts Location Plan (Drawing No.20430-43 dated September 2007)
 - (vi) The Open Space Precincts Location Plan (Drawing No.20430-44 dated September 2007)
- (c) Terms specific to the NEBP Area, as defined in Appendix A.

In addition to the NEBP Area Plan Codes, the NEBP Area Plan calls up codes contained in the *Caboolture ShirePlan*. Such codes, or equivalent provisions in any future Planning Scheme are to be read as per their content at the time of application.

1.3.1 NEBP Area Plan Divided into Precincts

The NEBP Area is divided into Precincts as specified in Table 1-2 and generally shown on the Structure Plan (Figure 1-2 and held in Appendix B).

Figure 1-2
NEBP Structure Plan

Refer overleaf to Conics Drawing 20430-10 Rev J

Table 1-2 Structure Plan Precincts			
Precinct	Designation	Precinct	Designation
1 MIBA Precincts		Other Elements	
1(1) MIBA Esplanade	 Maive	Structure Plan Boundary	 Solid Red Line
1(2) MIBA Core	 Maive	Precinct Boundary	 Broken Red Line
1(3) MIBA Highway	 Maive	Community Nodes	 Red Star
1(4) MIBA Marine Industry	 Maive	Heritage Park	 Brown Symbol
2 Marina Precincts		Sporting Fields	 Green X Diamond
2(1) Marina Basin	 Mid Blue	Education and Training	 Purple Diamond
2(2) Shipyard	 Grey-Blue	Environment Centre	 Green Flower
2(3) Marina Village	 Light Brown	Possible Future Transport Corridor	 Thick Blue Dashed Line
2(4) Marina Residential	 Dark Red	Arterial Road	 Double Black Line
2(5) Hotel	 Yellow	Sub-Arterial Road	 Thick Black Line
2(6) Marina Pavilion	 Dark Brown	Collector	 Thin Black Line
2(7) Golf Residential	 Orange	Access	 Dashed Black Line
3 Residential Precincts		Main Street	 Dashed Black Line
3(1) Residential West	 Pink	Potential Future Public Transport Route	 Dot Dashed Black Line
3(2) Residential East	 Pink	Load Limited Threshold	 Black Circle
4 Open Space Precincts			
4(1) Golf Club	 Red Hatching		
4(2) Golf Course	 Mid Green		
4(3) Open Space	 Light Green		
4(4) Community Mixed Use	 Green Hatch		



- LEGEND**
- STRUCTURE PLAN BOUNDARY
 - - - PRECINCT BOUNDARY
 - 1 MBA PRECINCTS
 - 1(1) MBA ESPLANADE
 - 1(2) MBA CORE
 - 1(3) MBA HIGHWAY
 - 1(4) MBA MARINE INDUSTRY
 - 2 MARINA PRECINCTS
 - 2(1) MARINA BASIN
 - 2(2) SHIPYARD
 - 2(3) MARINA VILLAGE
 - 2(4) MARINA RESIDENTIAL
 - 2(5) HOTEL
 - 2(6) MARINA PAVILION
 - 2(7) GOLF RESIDENTIAL
 - 3 RESIDENTIAL PRECINCTS
 - 3(1) RESIDENTIAL WEST
 - 3(2) RESIDENTIAL EAST
 - 4 OPEN SPACE PRECINCTS
 - 4(1) GOLF CLUB
 - 4(2) GOLF COURSE
 - 4(3) OPEN SPACE
 - 4(4) COMMUNITY MULTI USE
 - COMMUNITY NODE
 - HERITAGE PARK
 - SPORTING FIELDS
 - EDUCATION & TRAINING
 - ENVIRONMENT CENTRE
 - POSSIBLE FUTURE TRANSPORT CORRIDOR
 - ARTERIAL ROAD
 - SUB ARTERIAL ROAD
 - COLLECTOR ROAD
 - ACCESS ROAD
 - POSSIBLE FUTURE PUBLIC TRANSPORT ROUTE
 - MAIN STREET
 - LOAD LIMITED THRESHOLD

CLIENT
NORTHEAST BUSINESS PARK

PROJECT

STRUCTURE PLAN

Level Datum	
Origin	
Date	17 APRIL 2009
Surveyed	
Comp By	KCH
DWG Name	20430STRUCTURE
Local Authority	CABOOLTURE SHIRE COUNCIL
Job Reference	20430
Scale	1:5000@A0
Plan Reference	20430-10J

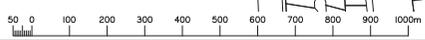
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is a draft prepared for a client and
not for publication. Please contact the author.



Note:
Structure Plan is indicative only,
intended to convey major land use
precincts & development features.
Detailed location of all precincts &
features is subject to survey,
detailed design, sector plans,
DMR requirements for a possible
future transport corridor & Council
development approvals.



1.3.2 Function and Operation of the NEBP Area Structure Plan

The NEBP Area Structure Plan indicatively illustrates the preferred pattern of land use across the NEBP Area and is intended to guide the development of the NEBP Area by providing a broad conceptual basis for assessing the suitability of development proposals.

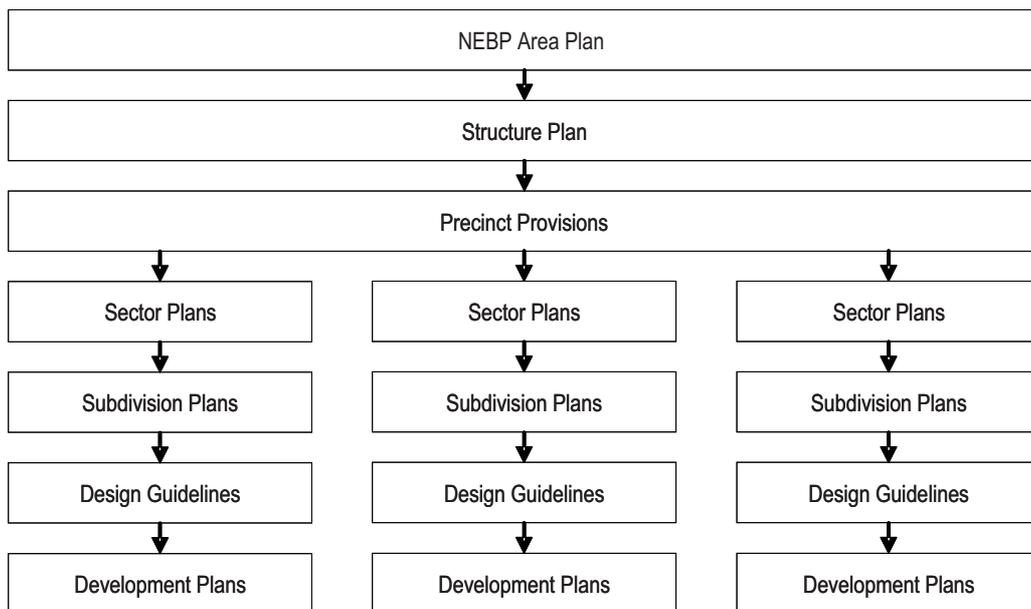
Accordingly, the Structure Plan drawing expresses:

- (a) the overall land use structure;
- (b) the balance achieved between development and open space;
- (c) the division of the site into Precincts;
- (d) the intended location of particular uses within the Precincts, accommodating a number of Community Nodes across the site, Education and Training Nodes, Sports Fields, and a Heritage Park;
- (e) the major road hierarchy; and
- (f) the relationship of the development with the local context.

It is intended that subsequent development applications within the NEBP Area will progressively implement the preferred pattern of development shown on the Structure Plan. However, the plan making process is such that the final location or boundaries of land use elements may differ to that shown on the Structure Plan.

The NEBP Area Plan provides for the detailed design of the Northeast Business Park to be facilitated through a hierarchy of planning tools indicatively shown on Figure 1-3.

Figure 1-3
Plan Hierarchy



These tools are:

- (a) **NEBP Area Structure Plan**, which provides an indicative framework for the development of the NEBP Area through a preferred pattern of land use and the provision of key infrastructure elements;
- (b) **Precinct Provisions**, provide detailed intents, overall outcomes and code provisions for each precinct;
- (c) **Sector Plans** provide the ability to address specific areas of the Structure Plan and are prepared as part of an application for a Preliminary Approval for a Material Change of Use in conjunction with a Development Application seeking a Development Permit for Reconfiguration of a Lot. They provide a more detailed planning structure to development, guiding the urban design of key sites, the resolution of site specific issues and achieving the gradual detailing of the Structure Plan. Sector Plans can establish detailed delineation between the Precinct boundaries, and may include **Building Envelopes** to provide detailed control for the siting, height and massing of buildings on a lot. Sector Plans may also include **Site Development Templates** to facilitate self assessment of compliant uses. A sector plan may not be required in certain circumstances.
- (d) **Subdivision Plans**, prepared for a Development Application for the Reconfiguration of a Lot, show the detailed location of allotments and open space areas. **Operational Works Plans** follow Subdivision Plans to provide detailed engineering design;
- (e) **Design Guidelines** may be implemented under a Community Management Statement or Covenants and will be prepared relevant to each precinct to provide a finer degree of design control in order to achieve a high degree of urban design, built form integration and the achievement of best practice sustainable development. These guidelines will provide finer detail to aspects of design such as architectural style, orientation, siting, shading, ventilation, colours and materials and landscaping, as well as energy and water efficiency measures. The Design Guidelines are to be implemented by the relevant Body Corporate; and
- (f) **Development Plans** accompany a Material Change of Use application for specific uses, and detail the design of buildings, and associated aspects such as landscaping and carparking.

The NEBP Area Plan is structured so that the Structure Plan operates to guide land use patterns. Planning and design for the layout of each Precinct (or part thereof) is given effect through Sector Plans lodged in conjunction with Development Applications for Reconfiguration of a Lot. Preparation and approval of these Sector Plans will result in the gradual detailing of the NEBP Area Structure Plan.

1.3.3 Amendment of the Structure Plan

If through the preparation of a Sector Plan, a land use or structural element is located in a different position to that shown on the NEBP Area Structure Plan, such a change should not be considered to require or amount to an amendment of the Structure Plan, so long as the overall intention for the pattern of development across the NEBP Area is maintained. Such changes should be regarded as a natural and expected outcome of the function of the planning process. For example, the boundaries of a Precinct or the siting of a Community Node may be repositioned within general proximity of appropriate designations shown on the Structure Plan, subject to the discretion of the Assessment Manager, that the general intent of the Structure Plan is maintained.

Formal amendment of the Structure Plan is likely to be infrequent. This is because the location of final forms of development, as shown on subsequent Sector Plans or detailed development plans, will be an expression of the Structure Plan rather than an amendment of it. Amendment of the Structure Plan will be required only if the general location of an element is moved substantially from one part of the NEBP Area to another or if a substantially different form of land use is proposed, and such changes affect the intent of the Structure Plan, and / or are considered to have potential to adversely affect a third party. Amendment of the Structure Plan must be undertaken in accordance with the relevant *IPA* provisions.

In addition to the requirements of the NEBP Area Plan, the provision of infrastructure is intended to be governed by infrastructure agreements which will be entered into between the principal developer, the Council and/or the State Government.

1.4 INTERPRETATION

A term used in the NEBP Area Plan has the meaning assigned to that term by

- the *IPA*; or
- the *Caboolture Shire Plan 2005*; or
- the NEBP specific definitions in Appendix A

as applicable.

2. DEVELOPMENT REGULATED BY THE NEBP AREA PLAN

2.1 APPLICATION AND APPROVAL REQUIREMENTS

The NEBP Area Plan replaces the provisions of the Planning Scheme to determine whether development is assessable, self assessable or exempt development.

Assessment Tables are provided for:

- (a) a Material Change of Use and other development in each of the Precincts; and
- (b) each of the NEBP Overlays.

The Assessment Tables specify the level of assessment and applicable Codes for assessable development. Uses listed in the Assessment Tables are consistent with the intent of a Precinct, unless specifically identified as being inconsistent. The Assessment Tables include the following categories:

- E Exempt Development.
- S Self Assessable Development.
- C Code Assessable Development.
- I Impact Assessable Development.
- Ix Impact Assessable Development (inconsistent use).

2.1.1 Non-Compliance with Probable Solutions

Within the Northeast Business Park Area Plan area, a proposed development that is Self Assessable that does not comply with the Probable Solutions of a relevant Code, will be considered development that requires Code Assessment, unless the applicable Assessment Table states otherwise.

Within the Northeast Business Park Area Plan area, a proposed development that is Code Assessable and does not comply with the Probable Solutions of the relevant Code/s will continue to be considered as a Code Assessment application, unless the Assessment Table states otherwise.

2.2 CODES AND OVERLAYS

2.2.1 Codes in the NEBP Area Plan

The NEBP Area Plan contains Codes as follows:

- (a) The NEBP Area Code;
- (b) NEBP Precinct Codes, comprising:
 - (i) Mixed Industry and Business Area Precincts Code;
 - (ii) Marina Precincts Code;
 - (iii) Residential Precincts Code; and
 - (iv) Open Space Precincts Code;

- (c) NEBP Sector Plan Code;
- (d) NEBP Development Codes, comprising:
 - (i) NEBP Reconfiguration of a Lot Code;
 - (ii) NEBP Residential (House) Code;
 - (iii) NEBP Residential (Enterprise) Code;
 - (iv) NEBP Marina Facilities Code; and
 - (v) NEBP Transport Code.

Codes referred to in the NEBP Area Plan which are not included in the NEBP Area Plan are Codes contained within the *Caboolture Shire Plan*.

2.2.2 Probable Solutions

The NEBP Area Plan is a performance based planning instrument.

Overall and specific outcomes are incorporated into the various Codes as the purpose of the NEBP Area Plan and applicable Precinct. Probable solutions provide guidance towards *one way* of achieving a specific outcome, and are not intended to be a restrictive solution limiting the preparation of alternative solutions or the assessment manager's discretion to accept other means of achieving the specific outcomes.

2.2.3 Overlays

The relevant Preliminary Approvals and the NEBP Area Plan address the overlays contained within the *Caboolture Shire Plan*. Therefore the Planning Scheme Overlay Codes and Overlay Maps do not apply to the NEBP Area.

The NEBP Area Plan contains assessment provisions for the Acid Sulfate Soils Overlay. Whilst primarily for acid sulfate soils issues within the Open Space Precincts, the management of acid sulfate soils remains relevant to development of the NEBP Area involving excavation.

3. TENURE AND DESIGN GUIDELINES

The development intents for the NEBP include a long term management structure to guide and integrate development and maintain community and ecological assets. Through development and subdivision, the Northeast Business Park is intended to be divided into Community Title freehold land. In limited circumstances where the intent of the NEBP Area Plan is not compromised, "standard" title freehold lots may be agreed to by Council in association with assessment of the Development Application for Reconfiguring a Lot.

The areas of the site proposed to be controlled under Community Title will be guided by a Community Management Scheme tailored to the needs of the development, including Design Guidelines, and business resource structures used to facilitate Industrial Ecology practices within the MIBA and Marina Precincts.

The Design Guidelines will not form part of the NEBP Area Plan, and will not be a government controlled statutory document. The Design Guidelines will be implemented via a Design Review Committee under the Body Corporate. Where there is any conflict between the Design Guidelines and conditions of a Preliminary Approval, or a Development Permit, these conditions will prevail over the Design Guidelines.

It is anticipated that the Design Guidelines will address the matters such as those listed in Table 3-1.

Table 3-1 Design Guidelines Topics	
Architectural form, character and details Energy and water efficiency Fencing Landscaping Lighting	Materials, finishes and colours Orientation, siting and setbacks Passive Solar Design principles Signage styles and siting

4. THE NORTHEAST BUSINESS PARK (NEBP) AREA CODE

4.1 THE NORTHEAST BUSINESS PARK VISION

The overall intent and vision of the Northeast Business Park project is to establish a landmark masterplanned integrated business, industry, marine, residential and recreation community, that provides a benchmark for integrated business and living environments for the region. Northeast Business Park will contribute to changing the face and advancing the identity, ecological health and prosperity of Caboolture and the SEQ region.

4.1.1 Development Principles

Key development principles supporting the NEBP Vision are:

- (a) net benefits, environmentally, socially and economically;
- (b) partnerships and engagement with stakeholders;
- (c) industrial ecology principles, the clustering of uses and leverage achieved through development synergies; and
- (d) the establishment of a suitably flexible development framework which responds to changes to best practice and market conditions over time.

4.1.2 Development Objectives

Development objectives for the NEBP Vision are:

- (a) achieving sustainability and acting as a sustainability exemplar;
- (b) the integration of key land uses to provide a balanced, master planned community that supports Caboolture-Morayfield and facilitates enhanced public transport in the region;
- (c) the MIBA acting as a regionally significant business park which supports a viable and diverse industry and business environment with a range of employment opportunities and activity centres;
- (d) preserve environmental assets and ensure that development is of an intensity that is appropriate to the on-site and local development constraints;
- (e) rehabilitation of the NEBP site and the provision of key connections in the wider ecological network the protection and extension of habitat areas;
- (f) improvements to the water quality of the Caboolture River;
- (g) the provision of high amenity working and living environment including high quality urban design standards for built form and landscaping;
- (h) the provision of vibrant additions to the social and recreational fabric of the region, providing a heart for Burpengary and a regional destination;
- (i) the provision of public access to the Caboolture River and regional open space areas;
- (j) the provision of an array of housing choices to accommodate the needs of the community;

- (k) Uses are designed and located to preserve and enhance the amenity of other uses, and the range and extent of uses are balanced across the development;
- (l) The provision of retail and commercial uses is to be complimentary to the hierarchy of Centres within the region;
- (m) the provision of a long term management structure, including areas of Community Title, to guide and integrate development and maintain community and ecological assets; and
- (n) the protection and communication of the site's indigenous and cultural heritage.

4.2 INTENT OF THE NEBP AREA CODE

The intent of the NEBP Area Code is to ensure that the Northeast Business Park is planned and developed in a manner that supports the NEBP vision and the fulfilment of the development objectives.

4.3 APPLICATION AND OPERATION OF THE NEBP AREA CODE

Development complies with the NEBP Area Code if it is consistent with:

- (a) If self assessable – the Probable Solutions for the NEBP Area Code; or
- (b) If code assessable – the Specific Outcomes for the NEBP Area Code.

4.4 OVERALL OUTCOMES FOR THE NEBP AREA CODE

The overall outcomes of the NEBP Area Code are the purpose of the Code. The overall outcomes for the NEBP Area Code are as follows.

- (a) Achievement of the intent of the NEBP Area Code;
- (b) The NEBP Area provides robust, sustainable and vital industry and business locations supported by a range of complementary commercial, retail, residential, community, leisure, recreational and tourist activities through an integrated land use pattern and movement network;
- (c) NEBP Area has a high quality identity and regional profile achieved through sustainable design and built form, landscape treatment, environmental management and integrated community management structures and practices;
- (d) The MIBA is an established master-planned location for a wide range of businesses, industries and support uses, of significance to one another and complementary to the wider region;
- (e) Businesses which are complimentary to one another are located in clusters, wherever possible, in order to facilitate resource, product, by product and knowledge exchange;
- (f) Industrial and business uses are conducted in an environmentally responsible fashion, maintaining amenity standards consistent with their location in a high quality industry and business environment;
- (g) Residential development within the NEBP Area provides a diverse mix of housing choices in appropriate locations to serve the needs of different households within the community;

- (h) Increased residential densities and mixed use development are established within and in proximity to the Marina Precincts, the Community Nodes and public transport nodes;
- (i) A network of movement corridors is provided that connect key sites within the NEBP Area, including pedestrian, bicycle and vehicular routes within and linking in business and industrial areas, the marina area, residential areas and open space areas;
- (j) The NEBP Area establishes a series of mixed use centres and community focal points in the Marina Precincts and in the various Community Nodes which provide for the local needs and establish recreation, leisure and education opportunities in an integrated, cohesive and human scale manner;
- (k) The NEBP Area accommodates open spaces of local, district and sub-regional significance which acts as a land use buffer, nature conservation and rehabilitation zone and recreational opportunity;
- (l) The NEBP Area's indigenous and cultural heritage assets, including heritage structures and important indigenous artefacts are appropriately managed to maintain their significance;
- (m) New uses are compatible with the existing and intended future use of adjacent sites;
- (n) Development implements contemporary best practice sustainability measures.

4.5 SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE NEBP AREA CODE

Table 4-1 NEBP Area Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
BUILT ENVIRONMENT	
Site and Building Suitability	
SO1 Sites have sufficient area and dimensions to accommodate required buildings and structures, site facilities, landscaped open space, vehicular access, manoeuvring and parking.	PS1.1 Lot sizes are in accordance with the minimum requirements of the NEBP Reconfiguration of a Lot Code (Table 10-2)
Design, Aesthetics, Identity and Legibility	
SO2 Building designs positively contribute to: <ul style="list-style-type: none"> (a) sustainable forms and patterns of development; (b) climatic response; (c) energy and resource efficiency; (d) the character of the surrounding area; (e) the protection of the amenity of adjoining or surrounding uses; and (f) interaction between the public and private domains. 	PS2.1 Building bulk is reduced through design measures, including the use of: <ul style="list-style-type: none"> (a) balconies and recesses; (b) variation in materials, colours and/or textures; and (c) effective landscaping. PS2.2 Buildings with multiple frontages or outlooks are to present attractively to all frontages through the use of a combination of balconies, windows, shading devices and/or landscaping. PS2.3 Basement parking structures between a street frontage and the main front elevation extend no more than 1.5m above ground level. PS2.4 Undercroft parking is screened from the street and/or publicly accessible areas by design treatments. PS2.5 Outdoor utility areas are located behind buildings or screened.
SO3 Passive thermal design principles must be incorporated into building design to improve thermal comfort and optimise the energy efficiency of heating, ventilation and air-conditioning (HVAC) systems.	PS3.1 Building designs must incorporate the following: <ul style="list-style-type: none"> (a) orientation to optimise passive solar design and day lighting; (b) adequate eaves and/or external shading devices to all glazed areas; (c) insulation to roof/ceiling and walls; (d) use of light colours on roofs and unshaded walls; and (e) provision for natural cross-ventilation.
SO4 Roofs contribute to: <ul style="list-style-type: none"> (a) the architectural identity of the building; (b) occupier amenity through ventilation; (c) the balancing of lighting and shading. (d) visual amenity through the variation of roof forms. 	PS4.1 Roof forms include a combination of pitches, gables, skillions, and light wells.
SO5 Building caps and roofs create a coherent roofscape for the surrounding area and are not marred by plant and equipment.	PS5.1 Building utilities such as service structures, lift motor rooms and telecommunications equipment are: <ul style="list-style-type: none"> (a) not visible from the street. OR <ul style="list-style-type: none"> (b) designed as architectural features of the building or screened effectively.

Table 4-1 NEBP Area Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
<p>S06 Building design and site layout:</p> <ul style="list-style-type: none"> (a) provide entries that are clearly visible to visitors from the street; and (b) include appropriate signage to maximise legibility 	<p>PS6.1 Provision is made at the front property boundary for inclusion of street numbers and, where appropriate building names, for easy identification.</p> <p>PS6.2 There are defined pedestrian accesses from streets through car parking areas to building entrances.</p>
Accessible Design	
<p>S07 Buildings and sites can be used by or can readily be adapted to cater for use by persons with disabilities, including the provision of non-discriminatory access to all necessary parts of buildings and usable parts of the site.</p>	<p>PS7.1 Changes of level at the site boundary or within the site allow access to the site from the road and to adjoining sites, where necessary, to comply with AS1428—Design for Access and Mobility.</p> <p>PS7.2 Entrances to sites from roads and footpaths incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance for persons with disabilities.</p>
Personal and Property Safety	
<p>S08 Buildings and spaces are designed in accordance with the following core principles of Crime Prevention Through Environment Design (CPTED):</p> <ul style="list-style-type: none"> (a) Facilitation of casual surveillance; (b) Minimisation of concealed areas; (c) Illumination of public areas, in particular paths of movement; and (d) Creation of legible space and buildings. 	<p>PS8.1 Buildings front onto public areas and contain windows and/or doors that facilitate casual surveillance.</p> <p>PS8.2 Clear sightlines are created between public and high use private areas.</p> <p>PS8.3 Lighting designed to minimise upward light spill is provided in all areas, including paths, accessible to the public.</p> <p>PS8.4 Entries to buildings are:</p> <ul style="list-style-type: none"> (a) clearly identifiable from the street; (b) well lit; (c) appropriately signposted; and (d) free from areas providing concealment. <p>PS8.5 Parking and loading areas are:</p> <ul style="list-style-type: none"> (a) well lit; (b) overlooked by windows; (c) located to maximise sightlines; and (d) capable of being locked after hours.
<p>S09 Open space areas are located and designed to enhance personal and property safety, and minimise the potential for crime and anti social behaviour.</p>	<p>PS9.1 Open space areas incorporate the following elements of Crime Prevention Through Environmental Design:</p> <ul style="list-style-type: none"> (a) the optimisation of casual surveillance of open space and recreation areas from adjoining land; (b) the ability for open space users to clearly find their way to and through open space areas; (c) the provision of links to nearby activity generators; (d) the design of landscaping and vegetation choice to enhance amenity but allow for natural surveillance and good sight lines; (e) the provision of safe routes through open space and parks (through good sight lines, lighting and signage); and (f) the design of buildings/public amenities and choice of materials to prevent vandalism.

Table 4-1 NEBP Area Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
<p>SO10 Building floor levels are constructed above the nominated flood contour.</p>	<p>PS10.1 Apply the minimum requirements for flood free land in accordance with Table 7.20 of the Caboolture Shire Plan, including the minimum flood immunity levels as stated in Section 8.9 of Planning Scheme Policy 4 - Design and Development Manual. Such levels are also to include an additional allowance of 500mm for sea level rise, to allow for climate change impacts to the year 2100 providing a total minimum freeboard of 800mm.</p> <p>PS10.2 For non-residential development, including:</p> <ul style="list-style-type: none"> (a) garages and non-habitable rooms in non-residential development; and (b) undercroft parking in residential development building floor levels are constructed at a height above the 100 year ARI (Q100) flood level. <p>PS10.3 In areas affected by overland flow paths, building floor levels are at least 50mm above the depth of the flow during a 100 year ARI (Q100) storm event.</p> <p>PS10.4 Where basement carparking is proposed, the access to the basement is a minimum of 50mm above the 100 year ARI (Q100) storm event</p>
LANDSCAPE AND OPEN SPACE	
Land and Ecology	
<p>SO11 Landscaping supports ecosystem health by the regeneration of flora and fauna habitat</p>	<p>PS11.1 Landscaping strategies are to address the following requirements:</p> <ul style="list-style-type: none"> (a) Plant species selected are to be native and endemic to the area; and (b) corridors for wildlife movement are to be enhanced.
<p>SO12 Landscaping on private allotments should provide effective wildlife habitat and movement corridors</p>	<p>PS12.1 A 'habitat garden' of native species shall be provided on the front boundary, designed meet the following criteria</p> <ul style="list-style-type: none"> (a) minimum length to be 50% of the front boundary; (b) a depth/width <ul style="list-style-type: none"> (a) as required by the applicable Precinct Code; or (b) a minimum 2.0m if there is no landscape strip required by the applicable Precinct Code. <p>Note Species selected must be from a provided list of native plants contained in approved Landscape masterplan</p>
<p>SO13 Appropriate landscaping is provided within the nominated areas of the site.</p>	<p>PS13.1 Landscaping features include plant species suited to the:</p> <ul style="list-style-type: none"> (a) Location and purpose of the site; (b) Soil and drainage conditions; (c) Irrigation source and availability; and (d) Habitat requirements where applicable.

Table 4-1 NEBP Area Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
SITE FACILITIES, SERVICES AND INFRASTRUCTURE	
General	
<p>SO14 Development is connected to fundamental urban services</p>	<p>PS14.1 The development is connected to Council's reticulated water supply system and provided with an adequate supply of potable (drinking) water.</p> <p>PS14.2 The development is connected to a</p> <ul style="list-style-type: none"> (a) an available reticulated recycled water supply system and/or (b) other non-potable sources <p>and provided with a suitable supply of water for general non-potable use (e.g. gardening, washing).</p> <p>PS14.3 The development is connected to a sewerage system.</p> <p>PS14.4 The development has access to telecommunication services including broadband, in accordance with current standards.</p> <p>PS14.5 An underground connection to an appropriate energy supply system is provided.</p> <p>PS14.6 The development is connected to a reticulated gas service, where available.</p>
<p>SO15 Street lighting is provided that is designed and constructed to provide adequate capacity for existing and anticipated development.</p>	<p>PS15.1 The development is designed and constructed with street lighting in accordance with Planning Scheme Policy 4 Design and Development Manual.</p> <p>PS15.2 Lighting is designed to minimise upward light spill.</p>
Flooding	
<p>SO16 Essential services infrastructure (e.g. in site electricity, gas, water supply, sewerage and telecommunications) maintains its function during a flood event.</p>	<p>PS16.1 Any components of essential service infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are:</p> <ul style="list-style-type: none"> (a) Located above the 100 year ARI flood level; or (b) Designed and constructed to exclude floodwater intrusion/infiltration; and (c) Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood event.
Water cycle management	
<p>SO17 Site based stormwater management including water sensitive urban design and water harvesting is utilised.</p>	<p>PS17.1 Site based stormwater management and treatment is undertaken which incorporates best practice water sensitive urban design measures to:</p> <ul style="list-style-type: none"> (a) ensure there are no adverse upstream or downstream impacts; (b) optimise the prevention of pollutant mobilisation and transportation; (c) minimise the production of runoff; (d) promote natural drainage to surface and groundwater; (e) allow the capture and reuse of water where appropriate; and

Table 4-1 NEBP Area Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
	(f) minimise erosion and sedimentation. <i>Note: Water Sensitive Urban Design may include:</i> (a) individual on-site facilities; (b) permeable pavements; (c) grass swales and infiltration beds; (d) detention basins; and (e) gross pollutant traps
Water Quality – Construction	
SO18 Best practice erosion and sediment control measures prevent the transportation of pollutants off-site during construction.	PS18.1 Prior to any site works occurring, a Construction Environment Management Plan is provided which addresses: (a) erosion and sediment control which includes buffer strips: (b) around drainage lines; and (c) in other relevant areas. (d) the design and construction of storage basins that: (e) integrate the structures with water quality controls; and (f) have minimal risk to public safety and property. PS18.2 Best practice erosion and sediment control measures such as check dams, sediment fencing and sedimentation ponds to be installed and maintained until post construction surface stabilisation is achieved.
Waste Management	
SO19 Minimise waste during construction and operational stages of the development.	PS19.1 Waste management plans are to be prepared to minimise waste generation.
SO20 Adequate facilities are provided for the storage of waste and recyclable materials which: (a) encourage recycling (b) are suitable located for use and servicing; and (c) minimise adverse impacts on the site and surrounding properties.	PS20.1 Waste facilities of an appropriate size are provided for the development and are: (a) easily accessible by building users; (b) easily accessible by service vehicles of sufficient capacity to service the development; (c) appropriately screened; and (d) not located the street frontage (e) not located on property boundaries unless capable of being positioned adjacent to the equivalent facility on the neighbouring allotment

5. NEBP SECTOR PLAN CODE

5.1 INTENT OF THE SECTOR PLAN CODE

The NEBP Sector Plan Code is to be used to provide the necessary planning framework to ensure that new development is planned and occurs in an orderly and integrated fashion. Sector Plans are implemented by lodgement of an application for Preliminary Approval for Material Change of Use to establish a pattern of land use and development, and are to be submitted prior to or in conjunction with an application for Reconfiguration of a Lot. The Sector Plan is intended to demonstrate how the proposed development will integrate with existing development, current approved development and to indicatively demonstrate that Reconfiguration applications will be able to integrate with the Structure Plan intent and future Sector Plans.

Sector Plans are created to provide greater detail and clarity to the preferred form of development and design requirements within one or more precincts, beyond the level of detail provided for in the Structure Plan. The scope and detail of the Sector Plan and the extent to which the Code is applied will reflect the size, location and development constraints of the sector and the level of design control required. An approved Sector Plan will apply to the assessment of subsequent Development Applications within the Sector Plan area.

In certain circumstances, where the objectives of the Sector Plan code can be adequately addressed by the provisions of the NEBP Area Plan and Reconfiguration of a Lot applications, Council may determine that a Sector Plan is not required.

A Sector Plan may include Site Development Templates to facilitate self assessment of nominated uses with limited amenity impacts within typical allotments. Council will create standard development conditions for Site Development Templates, including the imposition of infrastructure charges.

5.2 APPLICATION AND OPERATION OF THE NEBP SECTOR PLAN CODE

This Code will apply to the assessment of:

- (a) initial Development Applications for part of the NEBP Area to establish a Preliminary Approval for Material Change of Use, prior to or in conjunction with a Development Permit for Reconfiguring a Lot (other than for a larger management lot(s) subdivision to create development parcels); and
- (b) An application to modify an approved Sector Plan.

Subsequent Development Applications within a Sector Plan area will be facilitated through the provision of greater detail, including a Sector Plan at the initial application stage.

A Sector Plan is to cover an area sufficient to demonstrate compatibility with existing, approved and future development, but is only binding upon the area nominated as being within the Sector Plan boundary. This boundary may extend beyond the extent of the initial Reconfiguration of a Lot application.

A Sector Plan may be prepared in association with a Development Application for Reconfiguration of a Lot which establishes a management lot or lots if a Sector Plan would assist in determining suitable boundaries.

The NEBP Sector Plan Code does not apply to a Development Application for Reconfiguration of a Lot seeking a volumetric subdivision, a boundary realignment or a subdivision by lease.

Where a Development Application for a Sector Plan varies the level of assessment of a particular use(s), the Development Application will be Impact Assessable.

Development complies with the NEBP Sector Plan Code if it is consistent with the Specific Outcomes of the Sector Plan Code.

5.3 OVERALL OUTCOMES OF THE NEBP SECTOR PLAN CODE

The overall outcomes for the NEBP Area Code are to ensure that the development of the NEBP Area is planned and undertaken in a comprehensive fashion facilitating:

- (a) the achievement of the intent of the NEBP Area Plan and relevant Precinct(s) intents;
- (b) achievement of the pattern of land uses broadly illustrated on the Structure Plan;
- (c) the achievement of the intent of the Sector Plan code;
- (d) the consistency of development between Sector Plan areas;
- (e) the open space network and functions;
- (f) a legible development pattern that maximises connectivity and accessibility;
- (g) the achievement of a high standard of urban design in new development areas, including the promotion of areas with distinct character and identity;
- (h) if appropriate, preparation of a site development template to guide future development of lots by providing greater detail on matters such as:
 - (i) siting of buildings;
 - (ii) massing of buildings or structures;
 - (iii) access locations;
 - (iv) preferred land uses;
 - (v) car parking areas; and
 - (vi) landscaping areas.

5.4 SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE NEBP SECTOR PLAN CODE

Table 5-1 NEBP Sector Plan Code	
Column 1 Specific outcomes	Column 2 Probable solutions
SECTOR PLANNING	
<p>SO1 The Sector Plan shall indicate planning elements such as:</p> <ul style="list-style-type: none"> (a) the detailed location of each of the matters shown on the NEBP Structure Plan or a Sector Plan relevant to the Sector Plan area, (b) revised boundaries of Structure Plan Precincts, if necessary, (c) approximate location of specific preferred uses where known, (d) indicative lot layouts; (e) Community Nodes if appropriate; (f) relevant environmental features; and (g) surrounding development and guidance regarding integration with future development beyond the extent of the sector plan being applied for. 	<p>No solution provided.</p>
TRANSPORT AND MOVEMENT	
<p>SO2 The Sector Plan shall indicate transport and movement designations consisting of:</p> <ul style="list-style-type: none"> (a) road networks and connections generally in accordance with the NEBP Structure Plan; (b) a safe, convenient and inclusive network of pedestrian and cyclist paths are provided throughout the NEBP Area that: <ul style="list-style-type: none"> (i) connect to facilities, Community Nodes, and public transport stops and employment and recreation locations; (ii) connect with adjoining paths; and (iii) are clearly defined and safe. (c) Variations in road or pavement surface treatments or other measures to: <ul style="list-style-type: none"> (i) denote roads where low speed is required; and / or (ii) denote the edges of precincts. 	<p>PS2.1 A road network plan for the Sector is submitted including linkages to existing and future road network</p> <p>PS2.2 An integrated movement plan for the Sector is submitted including linkages to existing and future pedestrian cycle and bus routes</p>
<p>SO3 Development shall accommodate a possible future transport corridor, as required by State road network planning.</p>	<p>PS3.1 In the MIBA Precincts, Residential Precincts and Marina Precincts, at least 90% of lots are located within 400 metres radial distance of an existing or potential public transport route.</p> <p>PS3.2 Bus stops are located at existing and potential destinations such as schools, centres, and nodes, supplemented with bicycle parking and appropriate end of trip facilities.</p> <p>PS3.3 The road network facilitates the ability for a bus to turn around or loop at strategic points of the public transport network.</p>

Table 5-1 NEBP Sector Plan Code	
Column 1 Specific outcomes	Column 2 Probable solutions
<p>SO4 The road network caters for the extension of existing or future public transport routes to provide services that are convenient, safe, efficient and accessible to the community.</p>	<p>PS4.1 In the MIBA Precincts, Residential Precincts and Marina Precincts, at least 90% of lots are located within 400 metres radial distance of an existing or potential public transport route</p> <p>PS4.2 Bus stops are located at existing and potential destinations such as schools, centres, and nodes, supplemented with bicycle parking and appropriate end of trip facilities.</p> <p>PS4.3 The road network facilitates the ability for a bus to turn around or loop at strategic points of the public transport network.</p>
LANDSCAPE	
<p>SO5 The Sector Plan shall indicate a local open space system generally in accordance with the approved Open Space Masterplan, to provide greater clarity and detail regarding specific features relevant to each Sector.</p>	<p>PS5.1 A Landscape Masterplan and Planting Schedule is provided for the Sector Plan area.</p>
<p>SO6 Landscaping supports ecosystem health by through the regeneration of flora and fauna habitat.</p>	<p>PS6.1 Landscaping strategies are to address the following requirements:</p> <ul style="list-style-type: none"> (a) plant species selected are to be native and endemic to the area; (b) corridors for wildlife movement through the Open Space Precincts should be enhanced, particularly those with access to water sources; (c) provision of species with wide canopies to bridge road corridors, where appropriate; and (d) provision of wildlife underpasses where roads cross open space areas.
<p>SO7 Appropriate landscaping is provided within the nominated areas of the site.</p>	<p>PS7.1 Landscaping features include plant species suited to the:</p> <ul style="list-style-type: none"> (a) Location and purpose of the site; (b) Soil and drainage conditions; (c) Irrigation source and availability; and (d) habitat requirements where applicable..
<p>SO8 A network of walking and cycling tracks are created and extended throughout the NEBP Area.</p>	<p>PS8.1 Pedestrian and cycle networks are extended and integrated in accordance with the Integrated Movement Plan.</p>
<p>SO9 The street environment is characterised by regular street tree planting interspersed with landscape feature areas, so that:</p> <ul style="list-style-type: none"> (a) Street tree planting is undertaken in accordance with a Landscape Masterplan and Species List that ensures the species and rhythm of street tree planting differentiates between Precincts and responds to the road hierarchy; (b) Street tree planting provides appropriate habitat and provides shade; and (c) Paving, street furniture, public artworks, and landscape treatments are consistent with the landscape character of the Precinct. 	<p>No solution provided.</p>

Table 5-1 NEBP Sector Plan Code	
Column 1 Specific outcomes	Column 2 Probable solutions
<p>SO10 The Main Boulevard has streetscape works that:</p> <ul style="list-style-type: none"> (a) reflect its role as the primary thoroughfare in the NEBP Area; (b) create a sense of arrival to the NEBP Area and to Precincts the route passes through; and (c) create a sense of attractive passage through the NEBP Area. 	No solution provided.
<p>SO11 Major use areas such as the Marina Village Precinct, Marina Basin Precinct promenade, Hotel Precinct, MIBA Esplanade and Community Nodes utilise methods such as Public Art, landscape and / or building features as a means to enhance local identity, contribute to local distinctiveness and aid legibility and movement.</p>	<p>PS11.1 Sector plans highlight areas where Urban Design features are to be provided.</p>
BUILDING AND SITING	
Built Form	
<p>SO12 A Sector Plan may establish urban design and built form principles to control subsequent development, addressing matters such as:</p> <ul style="list-style-type: none"> (a) siting and massing of buildings or structures; (b) built-to-boundary walls (required or possible); (c) prominent corners; (d) access locations and prohibitions; (e) car parking locations and prohibitions; (f) required on-site open space and landscaping. 	No solution provided.
Site Development Templates	
<p>SO13 Where appropriate Sector Plan must establish a Site Development Template to facilitate development by establishing acceptable forms of site layout for typical lot sizes and anticipated land uses intended within the relevant Precincts.</p>	<p>PS13.1 The Site Development Template shall comply with the requirements of the Standard Codes for the applicable precinct and shall address, but not be limited to:</p> <ul style="list-style-type: none"> (a) siting of buildings and structures ; (b) massing of buildings or structures; (c) access locations and prohibitions; (d) preferred land uses; (e) car parking areas; (f) the requirement for sharing of accesses, turnaround areas or car parking areas; (g) landscaping areas; (h) appropriate noise emission mitigation measures (if required); (i) on-site water quality measures.

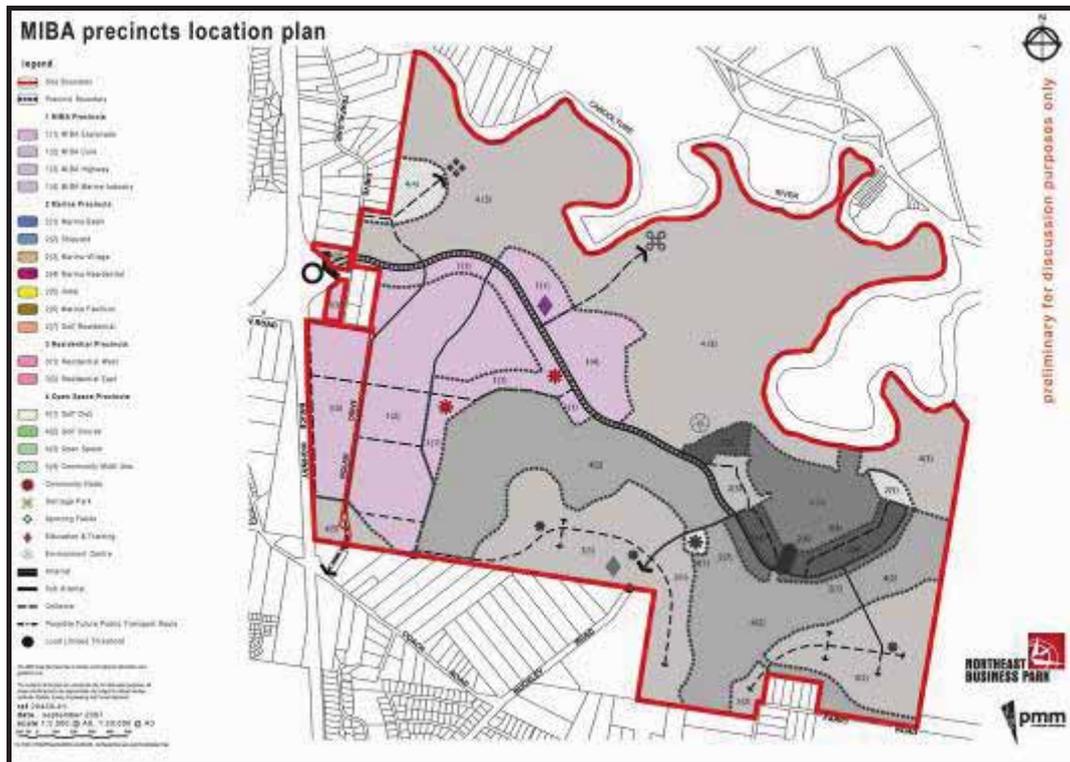
Table 5-1 NEBP Sector Plan Code	
Column 1 Specific outcomes	Column 2 Probable solutions
INFRASTRUCTURE AND SERVICES	
<p>SO14 Development is capable of being provided with fundamental urban services with regard to water, sewerage, drainage, telecommunication and energy, including recycled water providing an appropriate level of service and health and safety.</p>	<p>PS14.1 A Service Infrastructure Plan is provided showing indicative location of fundamental urban services.</p>
WATER CYCLE MANAGEMENT	
WSUD and Stormwater Management	
<p>SO15 Stormwater drainage and treatment systems incorporate Water Sensitive Urban Design to protect and enhance the environmental quality of the NEBP Area and contribute positively to water quality in the Caboolture River through</p> <ul style="list-style-type: none"> (a) retention and regeneration of natural hydrological processes and natural drainage to surface and groundwater; (b) the prevention of pollutant mobilisation and transportation; (c) reduction of pollution and nutrient loads arising from on-site and off-site catchments; (d) minimisation of erosion and sedimentation; (e) the discharge of treated stormwater where reuse is unachievable (f) an appropriate maintenance regime; and (g) achievement of suitable public safety. <p><i>Note: Suitable measures and Water Sensitive Urban Design may include:</i></p> <ul style="list-style-type: none"> (a) permeable pavements; (b) grass swales and infiltration beds; (c) detention basins; (d) gross pollutant traps; (e) wetland treatment basins and (f) maintenance and rehabilitation of drainage lines using local native species. 	<p>No solution provided</p>
<p>SO16 Environmental values and integrity of receiving waters are protected or enhanced, such that source control measures take preference over end of pipe/in-stream pollution control techniques.</p>	<p>PS16.1 Stormwater quality improvement measures optimise the prevention, interception, retention and removal of pollutants, sediments nutrients organic matter and litter mobilised and transported in stormwater.</p> <p>PS16.2 Development is set back from a waterway or wetland in accordance with the NEBP Structure Plan.</p>
<p>SO17 Treatment measures in a treatment train maximises mean annual load reductions.</p>	<p>PS17.1 The total effect of permanent water quality control measures aims to achieve reductions in the mean annual load generated by the development site at a minimum of:</p> <ul style="list-style-type: none"> (a) 80% for Total Suspended Sediment; (b) 45% for Total Nitrogen; (c) 60% for Total Phosphorus; and (d) 90% reduction in litter (sized 5mm or greater).

Table 5-1 NEBP Sector Plan Code	
Column 1 Specific outcomes	Column 2 Probable solutions
	<i>Note: Should the overall effectiveness of the optimal treatment train for the development catchment not meet mean annual load reduction targets, specific concentrations as defined by local water quality objectives, ANZEC (2000) Australian Water Quality Guidelines for Fresh and Marine Waters, should be used as the water quality objective for stormwater discharging from development sites (refer to current ANZEC (2000) Australian Water Quality Guidelines for Fresh and Marine Waters, Queensland Environmental Protection Policy (Water), Queensland State Government 1997), also outlined in the MUSIC software program.)</i>
Overland Flow Paths	
SO18 Overland flow paths have adequate capacity to contain and convey a design major stormwater flow of specified ARI.	PS18.1 Overland flow paths are designed to cater for the major storm event with a 100 year ARI.
Quantity - Stormwater Discharge	
SO19 Stormwater discharge achieves the following: (a) no worsening of downstream conditions; (b) no adverse impacts or nuisance to any person, property or premises; and (c) water harvesting to limit the extent of discharge .	No solution provided.
ENVIRONMENT AND AMENITY	
Control of Noise	
SO20 Uses are adequately protected from noise emissions to maintain acceptable levels of acoustic amenity.	PS20.1 A noise assessment report is submitted addressing acoustic matters relevant to the Sector Plan area, such as (a) known generators of noise, including: (i) major current and/or future roads; and (ii) existing or proposed land uses; (b) likely uses within the Sector Plan area; (c) appropriate mitigation measures for likely uses within the Sector Plan area, which may include (i) recommended conditions for subsequent Reconfiguring a Lot applications; (ii) recommended attenuation measures to be adopted for subsequent uses.

6. MIBA PRECINCTS

The MIBA Precincts are located in the western portion of the NEBP site as shown below on Figure 6-1.

Figure 6-1
MIBA Precincts Location Plan



Key to MIBA Precincts

	1(1) MIBA Esplanade		1(3) MIBA Highway
	1(2) MIBA Core		1(4) MIBA Marine Industry

Conics Drawing 20430-41

6.1 INTENTS FOR THE MIBA PRECINCTS

The MIBA is intended to facilitate a high quality mix of industry and business, meeting the needs of the region, whilst maximising short and long term employment creation opportunities. The MIBA will attract national and multinational investment, but will also make opportunities for local businesses to establish and expand in their own community, adding employment and prosperity to the region.

All buildings will be subject to design controls and sustainability measures to achieve both attractive amenity and functional sustainability. High quality landscaping, open spaces and linkage to the Marina Precincts and other facilities creates an outstanding environment for businesses and employees. Industries with high environmental emissions or amenity impacts are not supported.

The MIBA will cater for a wide range of industry and business attracted to a high quality, high amenity working environment. Amongst stand alone users, the MIBA Precincts are envisaged to accommodate the growing trend for businesses to consolidate their corporate office and manufacturing, distribution and showroom activities. Speculative stand-alone office development that cannot demonstrate a clear nexus to the industries and uses of NEBP are not supported.

The MIBA has been categorised into a number of precincts which are likely to attract differing concentrations of uses due to their location, lot sizes and market forces. Whilst slightly differing height and density controls are proposed in some of the locations, these precincts are primarily intended to designate where clusters of differing uses are likely and /or encouraged. A broad range of lots sizes are envisaged to cater for a wide variety of uses. Allotments within the MIBA are generally envisaged to be a minimum of 2000sqm. Smaller lot sizes down to approximately 1000sqm may be appropriate where meeting the allotment size Specific Outcome of the Reconfiguration of a Lot Code.

Site coverage controls have not been proposed for MIBA uses. Rather, setbacks and height controls form a maximum potential building envelope, subject to adequate provision of landscaping, carparking and manoeuvring and staff areas. External storage of goods and / or equipment is to be avoided.

Community Nodes

Community Nodes are an integral component of the MIBA's high amenity work environment, providing retail activities and services that support business and employee needs. The Structure Plan proposes the creation of three (3) Community Nodes in the MIBA Precincts that are intended to become focal points for the MIBA business environment, whilst contributing to the integration of the MIBA into the overall community being developed at Northeast Business Park.

The Community Nodes will be attractive and functional places, providing uses such as small convenience shops, ATMs, cafés, child care centres and meeting spaces, along with outdoor seating areas, bicycle parking, street furniture. Community Nodes may incorporate open space areas as part of the node or provide links with the broader open space network of Northeast Business Park.

In addition to the Community Nodes, publicly-accessible cafés may also be located on the ground floor of buildings with a high office content.

Education and Training Node

This Node located on the northern side of the MIBA Boulevard, close to the Marine Industry Precinct, is proposed to specialise as an Education and Training Node. Along with minor convenience facilities, this Node will accommodate a multi-function building that will be predominantly dedicated to housing education and job-skills training sessions operated by businesses, outside organisations and the education sector. Having an initial focus on marine industries, the Education and Training Node is expected over time to expand its role to cater for other uses and clusters that develop at the NEBP.

6.1.1 Precinct 1(1) MIBA Esplanade

The MIBA Esplanade Precinct comprises significant sites flanking the main entrance boulevard and the golf course esplanade. Being prominent locations within the NEBP Area, these sites are expected to attract businesses of the highest quality and value which desire outstanding positions, built forms and amenity. Uses will be required to have the highest level of visual presentation, with these sites featuring extensive landscaping and integrated signage controls to provide an attractive interface to the surrounding open spaces and major thoroughfares.

Such businesses are likely to require significant commercial floorspace and could feature buildings of up to 6 commercial storeys.

Embankments abutting the Open Space Precincts shall be landscaped with the intent of maintaining bank stability, views, surveillance and appropriate habitat creation.

Figure 6-2
Indicative MIBA Images



Source: V2i

6.1.2 Precinct 1(2) MIBA Core

The MIBA Core Precinct is centrally located in the MIBA Precincts and adjoins only other areas of the MIBA Precincts. Accordingly, the MIBA Core Precinct accommodates a wide mix of business and industry uses that require significant site areas, infrastructure needs and specialist buildings. Anticipated activities include “big footprint” uses such as logistics, clean manufacturing and processing along with a wide variety of smaller users such as turn-key warehouses and offices.

A professionally managed recycling facility is intended to be located within the MIBA Core Precinct, providing materials sorting, reuse and recycling functions to support the implementation of industrial ecology practices.

Buildings in the MIBA Core will provide for attractive modern employment locations, and are expected to be generally less than 12m in height. Buildings will be articulated by variation in roof form, alignments, heights and the use of materials and colours.

Buildings will be set in high quality landscape environments, with an emphasis on landscaping that screens and softens larger buildings. In some circumstances, higher buildings or structures of around 25m or 6 commercial storeys may be required in order to accommodate specific business needs.

Uses that require access by articulated vehicles are preferably located in the northern and central parts of the MIBA Core Precinct to internalise the majority of heavy vehicle traffic within this Precinct.

6.1.3 Precinct 1(3) MIBA Highway

The visual prominence of the MIBA Highway Precinct will attract businesses that require ready highway access and some level of exposure.

Accordingly, particular built forms and landscaping together with appropriate individual and consolidated signage, will need to ensure that the Precinct's amenity and visual presentation to the Bruce Highway signify that Northeast Business Park is of a high quality. Buildings are expected to be generally in the order of 10m, however 15m heights are allowable.

Within the MIBA Highway Precinct, an opportunity exists for the staged development of a retail showroom cluster, catering to the demands of NEBP residents, highway traffic and population growth. This cluster will be sequentially developed to provide a level of operation that complements the existing retail hierarchy within the Region.

6.1.4 Precinct 1(4) MIBA Marine Industry

The MIBA Marine Industry Precinct is to develop as a specialist cluster of marine related businesses and industry. The cluster is intended to capitalise upon the locational advantages brought by co-location with the Marina and Shipyard, and will promote synergies between businesses including product, by product and knowledge exchange.

Sites positioned adjacent to the entrance boulevard, and the Heritage Park access route are required to have appropriate building and landscaping quality that continues the character and quality of the MIBA Esplanade Precinct. Internally, built forms should be consistent with the form and quality of development in the MIBA Core Precinct.

Some specialist activities such as boat building and maintenance may require building heights of up to 25m, however the majority of buildings are expected to rise to less than 12m.

Buildings will be set in high quality landscape environments, with an emphasis on landscaping that screens and softens larger buildings. Embankments abutting the Open Space Precincts are required to be heavily landscaped to provide an appropriate interface between the Precincts, as well as providing a habitat corridor.

6.1.5 Possible Uses

Uses anticipated in the MIBA Precincts are listed below in Table 6-1, as defined by the *Caboolture Shire Plan 2005* or in the NEBP Area Plan (refer to Appendix A). Whilst the anticipated uses are likely to be acceptable within the MIBA Precincts, some uses will be inconsistent in certain locations within the MIBA Precincts (as listed in the Assessment Table below as "Ix").

Table 6-1 MIBA Precincts: Possible Uses		
Accommodation Building	Local Utility	Sales or Hire Yard
Car Parking Facility	Major Utility	Service Industry
Car Wash	Market	Service Station
Caretaker's Residence	Medical Centre	Shop
Child Care Centre	MIBA Activities	Special Industry
Educational Establishment	Motor Vehicle Repair Station	Storage Facility
Estate Sales Office	Office	Take Away Food Outlet
Fuel Depot	Park	Telecommunication Facility
General Industry	Place of Worship	Transport Depot
Hotel	Recycling Yard	Vehicle Sales and Service
Landscape Supplies Production	Restaurant	Veterinary Establishment
Landscape Supply Centre	Retail Showroom	Warehouse

6.2 ASSESSMENT TABLES FOR THE MIBA PRECINCTS

Assessment Categories and Relevant Assessment Criteria for a Material Change of Use in the MIBA Precincts are set out below in Table 6-2.

Assessment Categories and Relevant Assessment Criteria for Other Development in the MIBA Precincts are set out below in Table 6-3.

The "Standard Codes (MIBA)" referred to in the MIBA Precincts Assessment Tables are:

- (a) NEBP Area Code;
- (b) MIBA Precinct Code;
- (c) Landscaping Code (as contained in the *Caboolture Shire Plan 2005*);
- (d) NEBP Transport Code; and
- (e) where for a Material Change of Use, Lighting Code (as contained in the *Caboolture Shire Plan 2005*).

Codes identified in Column 3 of the Assessment Tables other than those Codes contained in the NEBP Area Plan are contained in the *Caboolture Shire Plan*.

As noted above, the Assessment Tables indicate the level of assessment and whether a use is consistent or inconsistent within a precinct, as follows

- E Exempt Development
- S Self Assessable Development
- C Code Assessable Development
- I Impact Assessable Development
- Ix Impact Assessable Development (inconsistent use)

6.2.1 MIBA Precincts: Material Change of Use

Table 6-2 Assessment Table for Material Change of Use in the MIBA Precincts					
Column 1	Column 2				Column 3
	Assessment Category by Precinct				
Defined Use	1(1) MIBA Esplanade	1(2) MIBA Core	1(3) MIBA Highway	1(4) MIBA Mar Ind	Relevant Assessment Criteria
Accommodation Building					
<i>Where located in a Community Node</i>	C	Ix	Ix	Ix	Standard Codes (MIBA), Residential Precincts Code
<i>Otherwise</i>	Ix	Ix	Ix	Ix	
Agriculture	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Animal Husbandry (Intensive)	Ix	Ix	Ix	Ix	Standard Codes (MIBA), Animal Husbandry (Intensive) Code
Animal Husbandry (Non-Intensive)	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Aquaculture	Ix	Ix	Ix	Ix	Standard Codes (MIBA), Animal Husbandry (Intensive) Code, Dams, Filling and Excavation Code
Car Parking Facility	C	C	C	C	Standard Codes (MIBA)
Car Wash	C	C	C	C	Standard Codes (MIBA)
Caravan Park	Ix	Ix	Ix	Ix	Standard Codes (MIBA), Relocatable Home Parks and Caravan Parks Code
Caretaker's Residence	C	C	C	C	Standard Codes (MIBA), NEBP Residential (House) Code
Cemetery	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Child Care Centre					
<i>Where located in a Community Node</i>	C	C	C	I	Standard Codes (MIBA), Child Care Centre Code
<i>Otherwise</i>	I	I	I	I	
Corrective Institution	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Display Home	Ix	Ix	Ix	Ix	Standard Codes (MIBA), Display Home and Estate Sales Office
Dwelling House	Ix	Ix	Ix	Ix	Standard Codes (MIBA), NEBP Residential (House) Code
Educational Establishment	C	C	C	C	Standard Codes (MIBA)
Entertainment And Recreation (Indoors)	C	C	C	C	Standard Codes (MIBA)
Entertainment And Recreation (Outdoors)	C	C	C	C	Standard Codes (MIBA)

Table 6-2 Assessment Table for Material Change of Use in the MIBA Precincts					
Column 1	Column 2				Column 3
	Assessment Category by Precinct				
Defined Use	1(1) MIBA Esplanade	1(2) MIBA Core	1(3) MIBA Highway	1(4) MIBA Mar Ind	Relevant Assessment Criteria
Estate Sales Office					
<i>Where located in a Community Node</i>	S	Ix	Ix	Ix	Standard Codes (MIBA), Display Home and Estate Sales Office Code
<i>Otherwise</i>	Ix	Ix	Ix	Ix	
Extractive Industry	Ix	Ix	Ix	Ix	Standard Codes (MIBA), Extractive Industry Code
Forest Practice	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Fuel Depot	C	C	C	C	Standard Codes (MIBA)
Funeral Parlour	Ix	C	Ix	Ix	Standard Codes (MIBA)
General Industry					
<i>Where using an existing building and involving no building work other than minor building work</i>	S	S	S	S	Standard Codes (MIBA)
<i>Where consistent with a site development template approved within a Sector Plan</i>	S	S	S	S	Standard Codes (MIBA)
<i>Otherwise</i>	C	C	C	C	Standard Codes (MIBA)
Home Based Business	Ix	Ix	Ix	Ix	NEBP Residential (Enterprise) Code
Hospital	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Hotel	I	Ix	Ix	Ix	Standard Codes (MIBA)
Landscape Supplies Production	I	C	I	I	Standard Codes (MIBA)
Landscape Supply Centre	I	C	I	I	Standard Codes (MIBA)
Local Utility	E	E	E	E	
Major Utility	C	C	C	C	Standard Codes (MIBA)
Marina	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Market					
<i>Where located in a Community Node</i>	C	Ix	I	Ix	Standard Codes (MIBA)
<i>Otherwise</i>	I	Ix	I	Ix	Standard Codes (MIBA)
Medical Centre					
<i>Where located in a Community Node</i>	C	C	C	C	Standard Codes (MIBA)
<i>Otherwise</i>	Ix	Ix	Ix	Ix	Standard Codes (MIBA)

Table 6-2 Assessment Table for Material Change of Use in the MIBA Precincts					
Column 1	Column 2				Column 3
	Assessment Category by Precinct				
Defined Use	1(1) MIBA Esplanade	1(2) MIBA Core	1(3) MIBA Highway	1(4) MIBA Mar Ind	Relevant Assessment Criteria
MIBA Activities (as defined in the NEBP Area Plan)					
<i>Where using an existing building and involving no building work other than minor building work</i>	S	S	S	S	Standard Codes (MIBA)
<i>Where consistent with a site development template approved within a Sector Plan</i>	S	S	S	S	Standard Codes (MIBA)
<i>Otherwise</i>	C	C	C	C	Standard Codes (MIBA)
Motor Vehicle Repair Station	Ix	C	C	C	Standard Codes (MIBA)
Multiple Dwelling	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Office	I	I	I	I	Standard Codes (MIBA)
Park	S	S	S	S	Standard Codes (MIBA)
Place of Worship	Ix	C	C	Ix	Standard Codes (MIBA)
Recycling Yard	Ix	C	Ix	C	Standard Codes (MIBA)
Relocatable Home Park	Ix	Ix	Ix	Ix	Standard Codes (MIBA), Relocatable Home and Caravan Parks Code
Restaurant					
<i>Where located in a Community Node</i>	C	C	C	C	Standard Codes (MIBA)
<i>Otherwise</i>	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Retail Showroom	Ix	Ix	C	Ix	Standard Codes (MIBA)
Retirement Village	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Roadside Stall	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Rural Service Industry	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Rural Worker's Dwelling	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Sales or Hire Yard					
<i>Where using an existing building and involving no building work other than minor building work</i>	S	S	S	S	Standard Codes (MIBA)
<i>Otherwise</i>	C	C	C	C	Standard Codes (MIBA)
Service Industry					
<i>Where using an existing building and involving no building work other than minor building work</i>	S	S	S	S	Standard Codes (MIBA)
<i>Where consistent with a site development template approved within a Sector Plan</i>	S	S	S	S	Standard Codes (MIBA)
<i>Otherwise</i>	C	C	C	C	Standard Codes (MIBA)

Table 6-2 Assessment Table for Material Change of Use in the MIBA Precincts					
Column 1	Column 2				Column 3
	Assessment Category by Precinct				
Defined Use	1(1) MIBA Esplanade	1(2) MIBA Core	1(3) MIBA Highway	1(4) MIBA Mar Ind	Relevant Assessment Criteria
Service Station	C	C	Ix	C	Standard Codes (MIBA), Service Station Code
Shop					
<i>Where located in a Community Node and the gross floor area of the use does not exceed 500m²</i>	C	C	C	C	Standard Codes (MIBA)
<i>Located elsewhere if the gross floor area of the use does not exceed 250m²</i>	I	I	I	I	Standard Codes (MIBA)
<i>Otherwise</i>	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Special Care Facility	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Special Industry	Ix	Ix	Ix	I	Standard Codes (MIBA)
Storage Facility	C	C	C	C	Standard Codes (MIBA)
Studio Apartment	Ix	Ix	Ix	Ix	Standard Codes (MIBA), NEBP Residential (House) Code
Surgery	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Take Away Food Outlet					
<i>Where located in a Community Node and the gross floor area of the use does not exceed 250m²</i>	C	C	C	C	Standard Codes (MIBA)
<i>Otherwise (where not exceeding 250m² in GFA)</i>	C	C	C	C	Standard Codes (MIBA)
<i>Otherwise</i>	I	I	I	I	Standard Codes (MIBA)
Telecommunication Facility	C	C	C	C	Standard Codes (MIBA), Telecomm. Facility Code
Transport Depot	Ix	C	Ix	C	Standard Codes (MIBA)
Vehicle Sales and Service					
<i>Where relating to marine craft</i>	C	C	C	C	Standard Codes (MIBA)
<i>Otherwise</i>	I	I	I	Ix	Standard Codes (MIBA)
Veterinary Establishment	C	C	C	C	Standard Codes (MIBA)
Warehouse					
<i>Where using an existing building and involving no building work other than minor building work</i>	S	S	S	S	Standard Codes (MIBA)
<i>Where consistent with a site development template approved within a Sector Plan</i>	S	S	S	S	Standard Codes (MIBA)
<i>Otherwise</i>	C	C	C	C	Standard Codes (MIBA)

Table 6-2 Assessment Table for Material Change of Use in the MIBA Precincts					
Column 1	Column 2				Column 3
	Assessment Category by Precinct				
Defined Use	1(1) MIBA Esplanade	1(2) MIBA Core	1(3) MIBA Highway	1(4) MIBA Mar Ind	Relevant Assessment Criteria
Winery	Ix	Ix	Ix	Ix	Standard Codes (MIBA)
Other					
<i>Where listed in Appendix A</i>	E	E	E	E	
<i>Preliminary Approval for a Sector Plan</i>	C	C	C	C	NEBP Area Code NEBP Sector Plan Code
<i>Otherwise</i>	I	I	I	I	

6.2.2 MIBA Precincts: Other Development

Table 6-3 Assessment Table for Other Development in the MIBA Precincts		
Column 1	Column 2	Column 3
Type of Development	Assessment Category in all Precincts	Relevant Assessment Criteria
Building work, not associated with a Material Change of Use for all other uses		
<i>Where compliant with the Probable solutions of the Relevant Assessment Criteria</i>	Self Assessable	NEBP Area Code, MIBA Precinct Code
<i>Otherwise</i>	Code Assessable	NEBP Area Code, MIBA Precinct Code
Carrying out work for a car park not associated with a Material Change of Use	Code Assessable	Standard Codes (MIBA)
Carrying out work in association with Reconfiguring a Lot	Code Assessable	Standard Codes (MIBA), NEBP Reconfiguration of a Lot Code
Filling or Excavation of Land not associated with a Material Change of Use		
<i>Where involving less than 20m³ of uncompacted material</i>	Exempt	
<i>Otherwise</i>	Code Assessable	Dams, Filling and Excavation Code
Reconfiguring a Lot	Code Assessable	Standard Codes (MIBA), NEBP Reconfiguration of a Lot Code
Other	Exempt	

6.3 APPLICATION AND OPERATION OF THE MIBA PRECINCTS CODE

Development complies with the MIBA Precincts Code if it is consistent with:

- (a) If self assessable – the Probable Solutions for the MIBA Precincts Code.

Note: Where there is no solution provided, such aspect of the Code does not apply to a self assessable use;

or

- (b) If code assessable – the Specific Outcomes for the MIBA Precincts Code.

6.4 OVERALL OUTCOMES FOR THE MIBA PRECINCTS

The overall outcomes sought for the MIBA Precincts are the following:

- (a) Achievement of the intents for the MIBA Precincts;
- (b) The MIBA Precincts provide for uses, that due to their nature and operation, are unlikely to have significant adverse amenity or environmental impacts upon adjacent or nearby land;
- (c) Uses in the MIBA Precincts provide for safety, comfort and enjoyment of workers and visitors;
- (d) Access to major transport corridors, services and markets is maximised, while the separation of industrial and non-industrial traffic is encouraged wherever possible;
- (e) Development maximises the consolidation, clustering and integration of compatible uses to optimise the use of land and both physical and social infrastructure;
- (f) Building design and layout permit a multiplicity of uses and functions over time, maximise energy efficiency and optimise the use of space;
- (g) Development is not incompatible with adjacent rural residential land to the south of the NEBP Area and is suitably buffered.
- (h) Development maximises visual amenity through the use of landscaping and high quality building design, including appropriate building materials, colour and the use of external features to soften the bulk of the buildings, in particular where facing major transport corridors such as Bruce Highway and the entrance boulevard;
- (i) Developments in the MIBA are configured to accommodate specific occupiers' business needs and operational functions, including production areas, warehousing, showroom, office uses and ancillary activities in proportion to the needs of the business.
- (j) Speculative stand-alone office development that cannot demonstrate a clear nexus to the industries and uses of NEBP are not supported.
- (k) The range and scale of industrial uses and lot sizes include variety and diversity to provide for the needs of the community;
- (l) Sharing of accessways, car parking areas and heavy vehicle turning areas are used wherever appropriate;

- (m) Community uses are to be clustered in identified Community Nodes or alternatively, located where there is a demonstrated need; and
- (n) Community Nodes have a high quality streetscape, building design and an appealing pedestrian environment.

6.5 SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE MIBA PRECINCTS

Table 6-4 MIBA Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
LAND USES	
Consistent Uses	
S01 Uses are appropriate for the MIBA Precincts.	PS1.1 Development is compliant with the uses detailed in Table 6-1.
S02 Speculative stand-alone office development which cannot demonstrate a clear nexus to the industries and uses of NEBP are not supported.	No solution provided.
S03 Uses within Precinct 1(4) MIBA Marine Industries have a marine related function.	No solution provided.
S04 Development does not compromise the amenity of rural residential land adjoining the NEBP Area, with development adjoining or adjacent rural residential land exhibiting high amenity standards.	PS4.1 An esplanade road or a landscape buffer of minimum of ten (10) metres within a lot is provided to the common boundary with the adjoining rural residential land.
Retail uses, Community Nodes and the Education and Training Node	
S05 Community Nodes, the Education and Training Node and limited, small scale retail , restaurant and takeaway food outlet uses : <ul style="list-style-type: none"> (a) provide goods and services meeting the needs of local businesses and workers; (b) are established at accessible locations; (c) are integrated into surrounding uses and built form; (d) will create attractive and functional environments; and (e) may provide multipurpose community facilities and/or uses/facilities that support businesses and employee development. 	PS5.1 The total gross floor area (excluding external dining areas) does not exceed: <ul style="list-style-type: none"> (a) 1000m² for a Community Node; and (b) 250m² other than for a Community Node. <i>Note: There is no gross floor area limit on the Education and Training Node, though retail, restaurant and takeaway food outlet functions in an Education and Training Node are limited to a maximum Gross Floor Area of 250m².</i> PS5.2 Other than an education use, no single occupancy has a gross floor area of greater than 250m ²
S06 Retail uses are established where the retail use is directly related to a use on the same site.	PS6.1 Retail uses sell goods that are the product of the use on the site or are directly related to the use. PS6.2 The gross floor area of the retail use does not exceed 25% of total GFA .
S07 Retail showroom uses <ul style="list-style-type: none"> (a) have a scale and function that does not detract from the role of the Caboolture-Morayfield Metropolitan Centre as the Principal Activity Centre for the region; (b) are integrated into surrounding built form; (c) create attractive and functional environments; 	No solution provided.

Table 6-4 MIBA Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
<ul style="list-style-type: none"> (d) can co-locate with (restaurant and takeaway food outlet) uses that are sized to meet local needs; and (e) Driveways and parking are shared wherever possible. 	
URBAN DESIGN AND BUILT FORM	
Building Siting, Scale and Massing	
<p>SO8 The siting, height, scale and massing of buildings are configured in a manner that positively contributes to:</p> <ul style="list-style-type: none"> (a) functionality and the efficient use of land; (b) sustainable forms and patterns of development; (c) sustainable and efficient resource usage; (d) the character of the surrounding area; (e) the protection of the amenity of adjoining or surrounding uses; and (f) risk management and hazard and fire safety. 	<p>PS8.1 Buildings have</p> <ul style="list-style-type: none"> (a) minimum setbacks; and (b) maximum heights and numbers of storeys above finished ground level (endorsed as part of as constructed plans). <p>in accordance with Table 6.5 Schedule to MIBA Precincts Code (subject to a relevant Sector Plan)</p>
Building Design and Aesthetics	
<p>SO9 Buildings and spaces within the Community Nodes provide:</p> <ul style="list-style-type: none"> (a) a strong relationship between internal and external spaces; (b) contribute to active street frontages; (c) continuity and connectivity of streetscape, pedestrian paths and street front spaces; and (d) building features positively contribute to amenity. 	<p>PS9.1 Floor levels abutting pedestrian places provide a frontage treatment that integrates footpath awnings, shopfronts, outdoor dining areas and other activities.</p> <p>PS9.2 Active uses face the street from which pedestrian access is gained.</p> <p>PS9.3 Walls of buildings fronting the street are not blank and have windows, doors or balconies.</p> <p>PS9.4 Buildings on corner allotments address both street frontages with windows, doors or balconies facing both street frontages.</p>
LANDSCAPE AND OPEN SPACE	
Site Landscaping	
<p>SO10 Landscaped open space and street trees soften and complement built form and cater for the recreation needs of occupiers and visitors.</p>	<p>PS10.1 A landscaped open space strip having a minimum width of 3.0 metres is provided adjacent to all road alignments.</p> <p>PS10.2 An outdoor recreation area, with functional linkages to internal areas, having an area of at least 25m², or of sufficient area and dimensions to cater for the anticipated number of employees is readily available for employees.</p> <p>Such outdoor areas incorporate shade areas, landscaping, seating, tables and rubbish bins and is provided on site in an area that is screened from noise, odour, dust or vibration generating activities.</p>

Table 6-4 MIBA Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
Bruce Highway Frontage	
<p>SO11 The Bruce Highway frontage provides an attractive landscape interface with the development.</p>	<p>PS11.1 Development provides vegetative screening, with landscaping focussed on the areas:</p> <ul style="list-style-type: none"> (a) between the highway and a service road; and; (b) of at least the first 3.0m within the lot.
Screening and Fences	
<p>SO12 Screening and fences are integrated with landscaping:</p> <ul style="list-style-type: none"> (a) are constructed from materials compatible with the buildings and site facilities; (b) assist in highlighting entrances and provide visual interest to the streetscape; (c) fencing heights are to be generally consistent with surrounding developments; (d) enabling outlook from buildings to the street for safety and surveillance purposes; and (e) enable air circulation and breeze movement. 	<p>PS12.1 Except where required for security purposes, fencing to a primary frontage or the Main Boulevard is:</p> <ul style="list-style-type: none"> (a) When sited on the road boundary, a maximum height of 1.2 metres where solid, or a maximum of 1.8 metres where 50% transparent; and (b) When sited at the building line, a maximum height of 1.8 metres. <p>PS12.2 Fencing to a secondary road frontage or rear and side boundaries has a maximum height of 1.8m.</p> <p>PS12.3 Fencing or walls along road frontages are located behind landscaping of at least 1.0m in width.</p>
ENVIRONMENTAL AND SITE MANAGEMENT	
<p>SO13 Development must be designed, constructed and maintained to attenuate noise from external sources.</p>	<p>PS13.1 Development is in accordance with any applicable recommendations of a noise assessment report approved pursuant to a Sector Plan;</p> <p>OR</p> <p>PS13.2 A noise assessment report is provided for noise sensitive uses that are potentially subject to unacceptable levels of noise.</p>
<p>SO14 Development must be designed, constructed and maintained to minimise noise nuisance.</p>	<p>No solution provided.</p>
<p>SO15 Emissions of contaminants to surface or groundwater (including contaminated stormwater) must not result in environmental harm or nuisance.</p>	<p>PS15.1 Liquid or solid wastes (other than stormwater) are not discharged to land or waters.</p> <p>PS15.2 Trade waste is pre-treated on-site prior to its discharge into Council's reticulated sewerage network in accordance with relevant environmental regulations.</p> <p>PS15.3 Storage of potentially contaminating substances or areas where potentially contaminating activities are conducted are covered and contained to prevent the ingress of rainfall or run-off and to control spillage.</p> <p><i>Note: A stormwater quality assessment undertaken in accordance with Planning Scheme Policy 19 Stormwater may be required where Council is of the reasonable opinion that the use has the potential to adversely impact upon the quality of water in downstream receiving environments.</i></p>
<p>SO16 Activities undertaken in the MIBA Precincts do not cause environmental harm or nuisance through unacceptable emissions of odour, dust, light, vibration, air pollutants including greenhouse gases or other potential environmental contaminants.</p>	<p>PS16.1 Industrial uses shall:</p> <ul style="list-style-type: none"> (a) conform to a site and operations based Environmental Management Plan; and (b) not cause nuisance or harm to nearby sensitive uses.

Table 6-4 MIBA Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
<p><i>Note</i> Development must also comply with the provisions of the Environmental Protection Act 1994.</p>	<p>PS16.2 Areas of the site not occupied by buildings and structures are paved, or landscaped, to prevent the generation of dust.</p> <p>PS16.3 Buildings are designed and construction effectively managed to enclose operations wherever possible.</p> <p>PS16.4 Point source emissions are controlled and treated on site such that emissions are compatible with high quality amenity and receiving environments.</p>

Table 6-5 Schedule to MIBA Precincts Code: Built Form					
MIBA Precincts	Road Setbacks		Other Setbacks	Height	
	Primary	Secondary	Side & Rear	Storeys	Metres
1(1) MIBA Esplanade	6m	3m	0m	6C	25m
1(2) MIBA Core	6m	3m	0m	6C	25m
1(3) MIBA Highway	6m	3m	0m	4C	16m
1(4) MIBA Marine Industry	6m	3m	0m	6C	25m

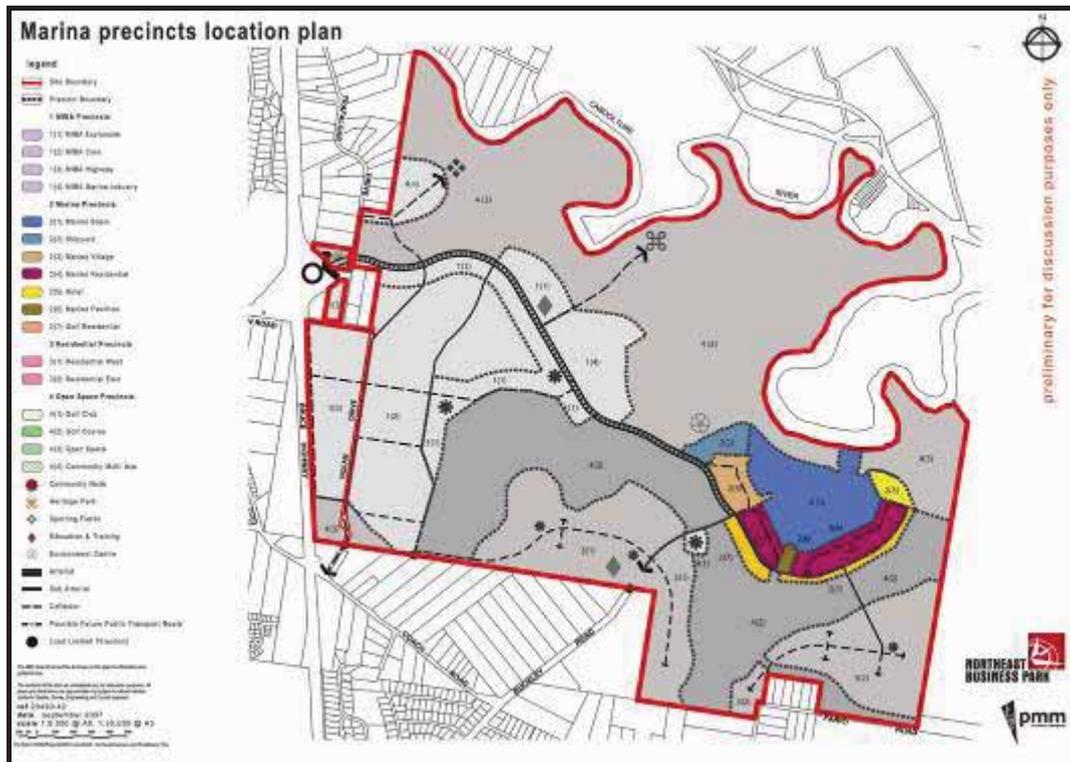
Notes

The Primary and Secondary Frontages of sites will be determined through the preparation of a Sector Plan. Storeys refers to the number of floors in the building including the ground floor, where C means commercial storey heights, assumed as 4m (floor level to floor level) and R means residential storey heights, assumed as 3m (floor level to floor level). Metres refers to the maximum building height relative to local made ground (i.e., pad level), and includes the specified number of floors and allowance for roof and structural roof plant (excluding antennae, masts and telecommunication devices).

7. MARINA PRECINCTS

The Marina Precincts are located in the eastern portion of the NEBP site, as shown below on Figure 7-1.

Figure 7-1
Marina Precincts Location Plan



Key to Marina Precincts

	2(1) Marina Basin		2(5) Hotel
	2(2) Shipyard		2(6) Marina Pavilion
	2(3) Marina Village		2(7) Golf Residential
	2(4) Marina Residential		

Conics Drawing 20430-42

7.1 INTENTS FOR THE MARINA PRECINCTS

The Marina Precincts consist of a broad mix of land uses focused upon the marina basin to create a vibrant destination providing a coherent and complete precinct benefiting from close associations with the marina, marine industries and the business and industry functions of the NEBP Area.

The Marina Precincts are intended as the social heart of the NEBP Area where highly desirable lifestyle oriented uses complement the marina berths and shipyard activities. Business and retail operations, cafes and restaurants, hotel and leisure uses and an array of residential choices extend around the Marina Basin, linked aesthetically and functionally by buildings with compatible architectural themes, a waterfront promenade and high quality landscape environments.

A contemporary sub-tropical character is developed featuring the extensive use of outdoor living spaces, shading and materials appropriate to the marine environment. All buildings will be subject to design controls and sustainability measures to ensure both attractive amenity and functional sustainability.

Open spaces within the Marina Precincts integrate indoor areas and streetscapes, as well as with the adjoining golf course and open space areas.

Sites within the Marina Village, adjacent to the Marina Basin and along the main boulevard uses will be required to have the highest level of visual presentation, to ensure that the Marina Precincts have a character suitable for the prominent portions of the NEBP Area. These areas will feature high quality landscaping to provide an attractive and integrated interface.

Within the Marina Village Precinct, retail uses are to be sized and staged to the extent necessary to meet the demands of NEBP employees and residents and users of the marina precinct, consistent with the continued effective functioning of existing centres.

Figure 7-2
Indicative Images: General Concepts for the Marina Precincts



Source: V2i and ML Design

7.1.1 Precinct 2(1) Marina Basin

The Marina Basin is established as an efficient and environmentally responsible marina.

Safe and effective maritime access is provided to and from the Caboolture River through a lock system. Berthing options are provided for permanent and transitory boats, along with a boat lift facility providing access to the Shipyard.

Supporting services for boat users are provided in the Marina Basin, including on-water fuelling and waste disposal points.

Built forms in the Marina Basin are limited to the marina structures and the lock and control facilities. The heights of these built forms will be minimised so that boats and masts form the main visual presence.

The marina berth layout concentrates pedestrian access and activity around the marina village centre, whilst extensive boardwalks and promenades framed by shade trees providing ample access around the marina, punctuated with places to sit and watch the marine activity. The boardwalks frame the marina basin, linking to the pedestrian network which circuits the precinct.

7.1.2 Precinct 2(2) Shipyard

The Shipyard Precinct is to develop as a cluster of marine related businesses and industry, benefiting from close access to the Marina Basin and in proximity to the MIBA Marine Industries Precinct.

The Shipyard Precinct is located adjacent to the entrance boulevard to facilitate the road transport of boats and supporting services where necessary, and minimising commercial traffic further into the marina precinct. Activities in the Shipyard will include uses such as dry boat storage, boat repair and maintenance, service and storage uses, specialist chandlery uses and secure car parking. The accommodation of these uses will in some instances require buildings of significant scale up to 25m in height, however the majority of buildings are expected to be of a height of less than 12m.

The portion of the Shipyard Precinct with frontage to the entrance boulevard is required to have appropriate building and landscaping quality that continues the character and quality established by the MIBA Esplanade Precinct. Within the Shipyard Precinct, buildings should be set in high quality environments, incorporating landscaping that screens and softens larger buildings. Areas of the Precinct that abut the Open Space Precincts are required to be heavily landscaped to provide an appropriate interface between the Precincts.

Maintenance facilities will adhere to the highest environmental standards in order to minimise impacts on the adjoining areas incorporating regimes protecting water quality in the potential case of any accidental discharges.

7.1.3 Precinct 2(3) Marina Village

The Marina Village Precinct is the social heart of the development meeting the needs and providing social facilities for the NEBP community and where appropriate, the wider community. It is intended to be a vibrant, village style precinct, populated with cafes, restaurants, appropriate retail and commercial and a tavern, with marine village streets linking to a community plaza overlooking the marina.

The Marina Village Precinct is to present as an urban village, with building facades generally built to the thoroughfare alignment, with awnings built over footpaths, enhancing pedestrian amenity. Retail and restaurant/café uses are expected as the predominant use of ground levels of buildings particularly in proximity to the marina, with the opportunity for commercial uses, or appropriate retail such as restaurants utilising higher levels. Regular connections are provided between the village main street where parallel to the marina, providing a strong sense of connection to the marina.

Retail in this precinct is essentially divided into three categories:

- (a) **Convenience retail:** such as local supermarket, bottle shop, chemist, newsagent, delicatessen, bakery, banking etc. Such uses which service the NEBP community as well as the Marina precinct are expected to locate primarily on the inner side of the marina village thoroughfare, with good access to the carparking. The local supermarket is to be sized to meet needs of the local community and is expected to be designed with a street façade, or to 'sleeve' behind other retail facilities. Internalised retail providing long expanses of blank walls are to be avoided;
- (b) **Specialty retail:** Some specialty retail will be likely to be attracted due to the marina village location. These uses may include outlets such as marine and boating accessories, bait and tackle, limited fashion and limited tourist retail. Supporting recreational uses such as bicycle and rollerblade sales and hire may also be attracted by the proximity to the extensive open space and pathway network; and

- (c) **Cafes, restaurants and tavern:** These uses are expected to be attracted to the boardwalk areas with a marina vista, as well as some specialist retail. The tavern is intended to locate adjacent to but buffered from the shipyard in order to reduce any potential amenity impacts associated with outdoor bar, dining and entertainment areas.

These uses are intended to primarily support the Northeast Business Park community. Other uses supporting the local community such as a medical centre including General Practitioners and health clubs may also locate in this precinct. Where residential uses are located in the Marina Village, their development is carefully managed in order to minimise amenity issues associated with adjacent uses, particularly night time activities. Also within the Marina Village will be a number of services and facilities that support marina users and marina village occupants, such as showers, toilets, laundry facilities and refuse disposal areas.

Buildings within the marina village precinct are to present a progressive, contemporary, subtropical character, incorporating extensive shading and utilising materials appropriate to the marina environment and character. Building heights in the marina village are expected to be generally 2 to 3 storeys. Scope exists for higher buildings to be adopted up to 29.5 metres, however such buildings are to maintain facades to the street alignment consistent with surrounding buildings.

The architecture, urban design and landscaping at the two (2) major entrances to the marina village are intended to provide an appropriate sense of arrival, both denoting the marina village and providing a threshold for reduced vehicular speeds. Use of taller buildings or other architectural features are appropriate on major entrance corner sites. Buildings located well away from the marina may be appropriate as wholly commercial if retail needs have been met. Commercial uses having a nexus with marina precinct uses are encouraged.

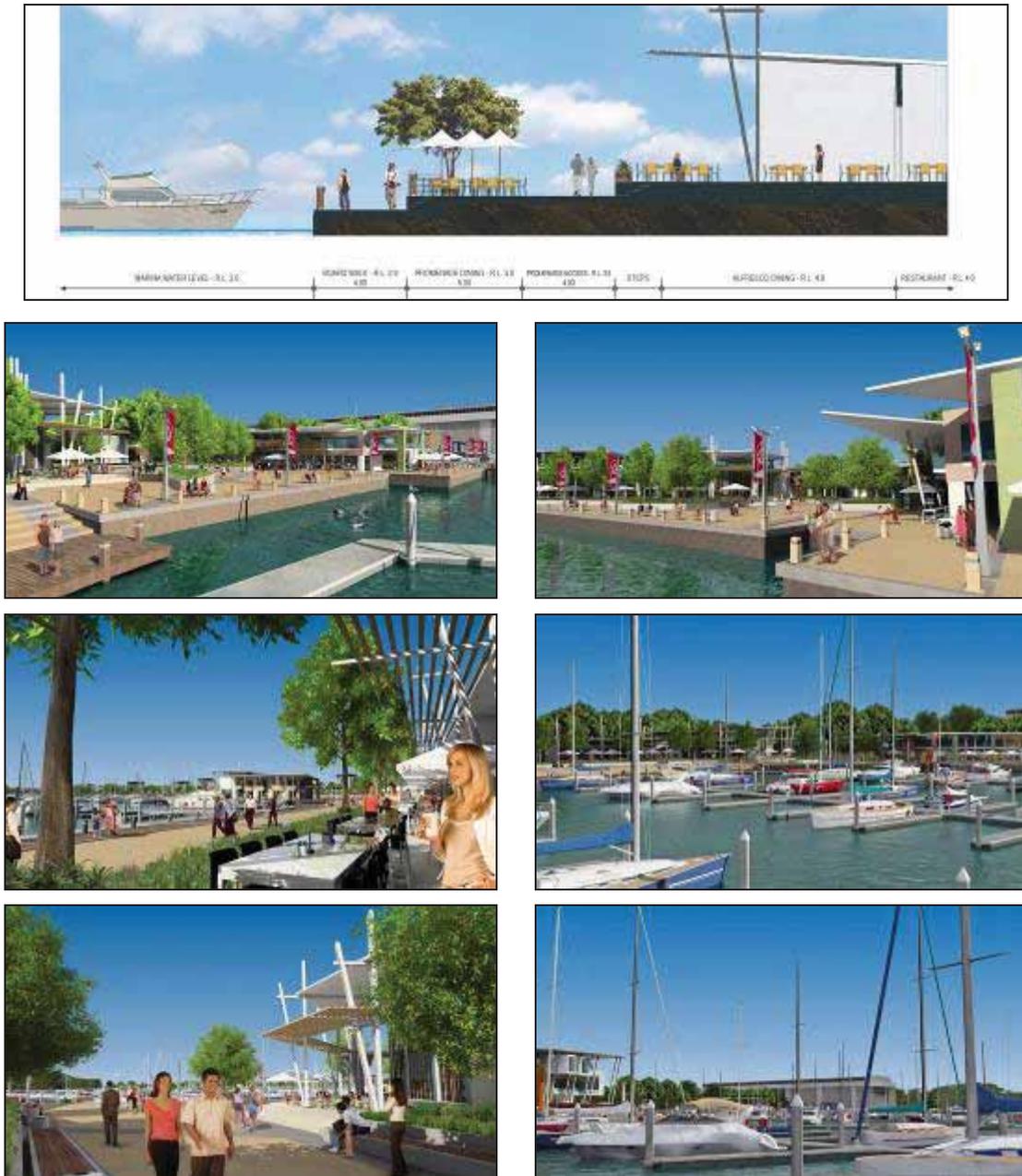
Vehicular access within the marina village is provided in a low speed, pedestrian friendly environment, characterised by shade trees, use of a variety of paving materials and textures, and quality urban design features such as landscaping, seating, water fountains bicycle parking and urban artwork. Footpath widths facilitate footpath dining. The built forms in the marina village are to be designed with consideration of the alignment of the main accesses in order to ensure a view corridor to the marina beyond.

A major common car parking area serving the marina and the marina village is proposed to be 'sleeved' behind the primary street facades of the marina village. The car parking area is to be extensively landscaped with shade trees and / or other shade structures. Buildings which have a frontage to the car parking area are to present an attractive façade, with particular attention paid to appropriate screening and separation of loading and other service functions. Mounding and dense landscaping is envisaged in any areas where the car parking areas abut the major boulevard.

7.1.4 Precinct 2(4) Marina Residential

The Marina Residential areas are envisaged to provide for a residential population that assists in sustaining the vitality and viability of the social and commercial uses associated with the marina. A range of lower rise residential uses are anticipated within the waterfront areas of the Marina Residential Precinct, such as villas, terraces, townhouses dual occupancies and multiple dwellings, with a height not exceeding three-storeys. Medium and high density residential uses will be located centrally in the Marina Residential Precinct ranging with a series of residential towers of between six (6) and twelve (12) storeys will be created, with building heights and massing arranged to complement the form of the marina.

Figure 7-3
Indicative Images: General Concepts for the Marina Village



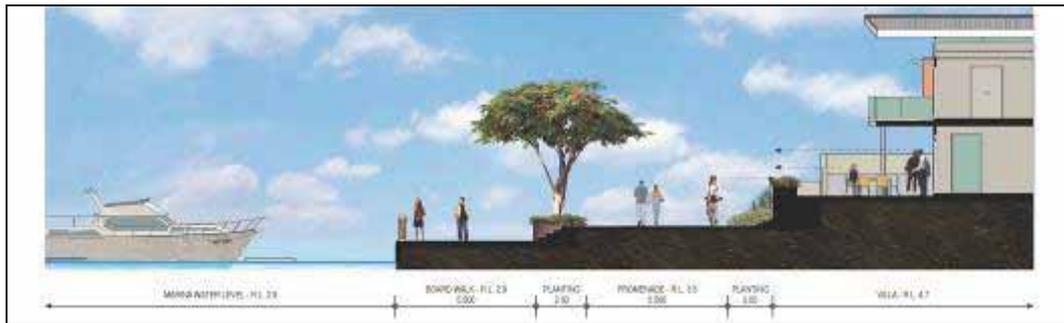
Source: V2i and ML Design

The apartment buildings may be freestanding within an allotment surrounded by landscaping or recreational facilities or may be integrated with terraces to create a landscaped podium to the apartment buildings.

Where buildings are sited on the street alignment, built forms will be required to incorporate a high level of detailing and articulation to achieve a suitably pedestrian focused character and environment. Buildings that have a secondary frontage onto the waterfront promenade or a realm abutting pedestrian thoroughfares will present equally attractively to both frontages and feature vertical separation from adjoining walkways.

Buildings will be set in high quality landscape environments that integrate buildings with thoroughfares. Thoroughfares are to be designed using a variety of paving materials and textures, shade trees and other quality landscaping and urban design to create an attractive streetscape and pedestrian environment. Local open space areas will be provided within the Marina Residential Precinct, providing amenity space for residents and contributing to the integration of uses and places across the NEBP Area.

Figure 7-4
Indicative Images: General Concepts for the Marina Residential



Source: V2i and ML Design

7.1.5 Precinct 2(5) Hotel

The Hotel Precinct forms an ‘anchor’ of activities at the north eastern edge of the Marina Basin, providing a alternative destination at the opposite end of the marina to the Marina Village, encouraging pedestrian activity on the boardwalk.

Uses within the Hotel Precinct contribute to the social and business environment of the NEBP Area, and can providing short-term accommodation with and a range of hotel facilities such as a bar and dining, conference and other indoor and outdoor recreation facilities.

The design of the buildings and landscaping is intended to integrate positively with the form and style of the marina village, whilst providing a distinctive character denoting its hotel function. Buildings within the Hotel Precinct may extend in height up to eight (8) storeys or 27m, allowing for a mixture of activities to be co-located. Car parking and servicing functions will be accommodated internally within the site, minimising visual and amenity impacts upon the adjacent residential and open space areas. As with the Marina Village, the Hotel will provide services and facilities which support marina users, such as showers, toilets, laundry facilities and refuse disposal areas.

The landscape character established throughout the Marina Basin and Marina Residential Precincts will extend into the Hotel Precinct. Embankments abutting the Open Space Precincts are required to be landscaped to provide an appropriate interface between the Precincts and extending appropriate habitats.

The Hotel Precinct may provide a supplementary access point to the marina berths. Consequently, car parking provision for marina users may be shared with the car parking for the hotel activities.

7.1.6 Precinct 2(6) Marina Pavilion

The Marina Pavilion Precinct provides an opportunity for the development of a multi-use facility nestled into and overlooking the Marina Basin.

The Marina Pavilion will provide facilities for the local community and marina users, and may provide a supplementary access point to the marina berths. The Precinct may provide an area of dedicated marina car parking.

The Marina Pavilion will potentially accommodate restaurant and takeaway food outlet uses and minor retailing activities that will act as a point of interest for pedestrians part way around the marina basin promenades. The Marina Pavilion Precinct also provides an area of open space connecting with the marina, available for a range of parkland uses. The Marina Pavilion's built form is limited to two-storeys and a potential top floor viewing deck.

7.1.7 Precinct 2(7) Golf Residential

The Golf Residential Precinct provides a high quality residential environment, oriented towards the golf course. Residential uses may consist of a mix of detached houses, dual occupancies, and a range of multiple dwelling products including low rise villas, terraces and townhouses.

If current or future traffic projections for the frontage road are sufficiently high, access will be via a service road or other suitable access arrangements separated from the higher order road by a landscaped corridor that includes appropriate noise mitigation measures. Where appropriate, buildings accommodate additional buffering necessary to further mitigate against road traffic noise.

Embankments abutting the Open Space Precincts are required to be landscaped to provide an appropriate interface between the Precincts to preserve views, ensure casual surveillance and provide bank stabilisation and appropriate habitat extensions.

7.1.8 Possible Uses

Uses anticipated in the Marina Precincts are listed below in Table 7-1, as defined by the *Caboolture Shire Plan 2005* or in the NEBP Area Plan (refer to Appendix A). Whilst the anticipated uses are likely to be acceptable within the Marina Precincts, some of the anticipated uses will be inconsistent in certain locations within the Marina (listed in the Assessment Table below as "Ix").

Table 7-1 Marina Precincts: Possible Uses		
Accommodation Building	Home Based Business	Retirement Village
Car Parking Facility	Hotel	Sales or Hire Yard
Car Wash	Landscape Supply Centre	Service Industry
Caretaker's Residence	Local Utility	Service Station
Child Care Centre	Major Utility	Shop
Display Home	Marina	Special Care Facility
Dual Occupancy	Market	Storage Facility
Dwelling House	Medical Centre	Studio Apartment
Educational Establishment	Multiple Dwellings	Surgery
Entertainment and Recreation (Indoors)	Office	Take Away Food Outlet
Entertainment and Recreation (Outdoors)	Park	Telecommunication Facility
Estate Sales Office	Restaurant	Vehicle Sales and Service
Fuel Depot	Retail Showroom	Veterinary Establishment

7.2 ASSESSMENT TABLE FOR THE MARINA PRECINCTS

Assessment Categories and Relevant Assessment Criteria for a Material Change of Use in the Marina Precincts are set out below in Table 6-2.

Assessment Categories and Relevant Assessment Criteria for Other Development in the MIBA Precincts are set out below in Table 6-3.

The "Standard Codes (Marina)" referred to in the Marina Precincts Assessment Tables are:

- (a) NEBP Area Code;
- (b) Marina Precincts Code;
- (c) Landscaping Code (as contained in the *Caboolture Shire Plan 2005*);
- (d) NEBP Transport Code; and
- (e) where for a Material Change of Use, Lighting Code (as contained in the *Caboolture Shire Plan 2005*).

Codes identified in Column 3 of the Assessment Tables other than those Codes contained in the NEBP Area Plan are contained in the *Caboolture Shire Plan*.

As noted above, the Assessment Tables indicate the level of assessment and whether a use is consistent or inconsistent within a precinct, as follows:

- E Exempt Development
- S Self Assessable Development
- C Code Assessable Development
- I Impact Assessable Development
- Ix Impact Assessable Development (inconsistent use)

7.2.1 Marina Precincts: Material Change of Use

Table 7-2 Assessment Table for Material Change of Use in the Marina Precincts								
Column 1	Column 2							Column 3
	Assessment Category by Precinct							
Defined Use	2(1) Marina Basin	2(2) Ship yard	2(3) Marina Village	2(4) Marina Res	2(5) Hotel	2(6) Marina Pavilion	2(7) Golf Res	Relevant Assessment Criteria
Accommodation Building								
<i>Where consistent with the height limitations applicable for the Precinct</i>	Ix	Ix	C	C	C	C	C	Standard Codes (Marina), Standard Codes (Residential)
<i>Otherwise</i>	Ix	Ix	I	I	I	I	I	
Agriculture	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Animal Husbandry (Intensive)	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina), Animal Husbandry (Intensive) Code
Animal Husbandry (Non-Intensive)	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Aquaculture	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina), Animal Husbandry (Intensive) Code
Brothel	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Car Parking Facility	Ix	C	C	Ix	C	C	Ix	Standard Codes (Marina)
Car Wash	Ix	C	C	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Caravan Park	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina), Relocatable Home Parks and Caravan Parks Code
Caretaker's Residence	Ix	C	C	C	C	C	C	Standard Codes (Marina), NEBP Residential (House) Code
Cemetery	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Child Care Centre	Ix	Ix	C	C	C	C	C	Standard Codes (Marina), Child Care Centre Code
Corrective Institution	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Display Home	Ix	Ix	Ix	C	Ix	Ix	C	Standard Codes (Marina), Display Home and Estate Sales Office Code
Dual Occupancy								
<i>Where compliant with the Probable Solutions of the NEBP Residential (House) Code</i>	Ix	Ix	Ix	S	Ix	Ix	C	NEBP Residential (House) Code
<i>Otherwise</i>	Ix	Ix	Ix	C	Ix	Ix	C	NEBP Residential (House) Code

Table 7-2 Assessment Table for Material Change of Use in the Marina Precincts								
Column 1	Column 2							Column 3
	Assessment Category by Precinct							
Defined Use	2(1) Marina Basin	2(2) Ship yard	2(3) Marina Village	2(4) Marina Res	2(5) Hotel	2(6) Marina Pavilion	2(7) Golf Res	Relevant Assessment Criteria
Dwelling House								
<i>Where compliant with the Probable Solutions of the NEBP Residential (House) Code</i>	Ix	Ix	Ix	S	Ix	Ix	S	NEBP Residential (House) Code
<i>Otherwise</i>	Ix	Ix	Ix	C	Ix	Ix	C	NEBP Residential (House) Code
Educational Establishment	Ix	Ix	C	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Entertainment And Recreation (Indoors)	Ix	Ix	C	I	Ix	C	I	Standard Codes (Marina)
Entertainment And Recreation (Outdoors)	C	C	C	Ix	I	I	C	Standard Codes (Marina)
Estate Sales Office								
<i>Where using an existing building and involving no building work other than minor building work</i>	Ix	Ix	S	S	S	S	S	Standard Codes (Marina), Display Home and Estate Sales Office Code
<i>Otherwise</i>	Ix	Ix	C	C	Ix	C	C	Standard Codes (Marina), Display Home and Estate Sales Office Code
Extractive Industry	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina), Extractive Industry Code
Forest Practice	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Fuel Depot	C	C	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Funeral Parlour	Ix	Ix	C	Ix	Ix	Ix	Ix	Standard Codes (Marina)
General Industry	Ix	C	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Home Based Business								
<i>Where compliant with the Probable Solutions of the NEBP Residential (Enterprise) Code</i>	Ix	Ix	S	S	Ix	Ix	S	NEBP Residential (Enterprise) Code
<i>Otherwise</i>	Ix	Ix	C	C	Ix	Ix	C	NEBP Residential (Enterprise) Code
Hospital	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Hotel	Ix	Ix	C	Ix	C	Ix	Ix	Standard Codes (Marina)
Landscape Supplies Production	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Landscape Supply Centre								
<i>Where using an existing building and involving no building work other than minor building work</i>	Ix	Ix	S	Ix	Ix	Ix	Ix	Standard Codes (Marina)
<i>Otherwise</i>	Ix	Ix	C	Ix	Ix	Ix	Ix	Standard Codes (Marina)

Table 7-2 Assessment Table for Material Change of Use in the Marina Precincts								
Column 1	Column 2							Column 3
	Assessment Category by Precinct							
Defined Use	2(1) Marina Basin	2(2) Ship yard	2(3) Marina Village	2(4) Marina Res	2(5) Hotel	2(6) Marina Pavilion	2(7) Golf Res	Relevant Assessment Criteria
Local Utility	E	E	E	E	E	E	E	
Major Utility	C	C	C	C	C	C	C	Standard Codes (Marina)
Marina	C	C	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina), NEBP Marina Code
Market	Ix	Ix	C	Ix	C	C	Ix	Standard Codes (Marina)
Medical Centre	Ix	Ix	C	Ix	Ix	Ix	Ix	Standard Codes (Marina)
MIBA Activities	Ix	C	C	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Motor Vehicle Repair Station	Ix	C	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Multiple Dwelling								
<i>Where consistent with the height limitations applicable for the Precinct</i>	Ix	Ix	C	C	C	Ix	C	Standard Codes (Marina)
<i>Otherwise</i>	Ix	Ix	I	I	I	Ix	I	Standard Codes (Marina)
Office								
<i>Where using an existing building and involving no building work other than minor building work</i>	Ix	Ix	E	Ix	Ix	Ix	Ix	Standard Codes (Marina)
<i>Where related to operation of the marina</i>	S	S	S	I	S	S	I	Standard Codes (Marina)
<i>Otherwise</i>	Ix	Ix	C	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Park	E	E	E	E	E	E	E	Standard Codes (Marina)
Place of Worship	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Recycling Yard	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Relocatable Home Park	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina), Relocatable Home Parks and Caravan Parks Code
Restaurant								
<i>Where using an existing building and involving no building work other than minor building work</i>	Ix	Ix	S	Ix	S	S	Ix	Standard Codes (Marina)
<i>Otherwise</i>	Ix	Ix	C	Ix	C	C	Ix	Standard Codes (Marina)
Retail Showroom	Ix	Ix	C	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Retirement Village	Ix	Ix	I	C	I	Ix	C	Standard Codes (Marina), Medium Density Residential Code
Roadside Stall	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Rural Service Industry	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)

Table 7-2 Assessment Table for Material Change of Use in the Marina Precincts								
Column 1	Column 2							Column 3
	Assessment Category by Precinct							
Defined Use	2(1) Marina Basin	2(2) Ship yard	2(3) Marina Village	2(4) Marina Res	2(5) Hotel	2(6) Marina Pavilion	2(7) Golf Res	Relevant Assessment Criteria
Rural Worker's Dwelling	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Sales or Hire Yard	Ix	Ix	C	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Service Industry	Ix	C	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Service Station	C	C	C	Ix	Ix	Ix	Ix	Standard Codes (Marina), Service Station Code
Shop								
<i>Where using an existing building, involving no building work other than minor building work and where not exceeding 250m²</i>	Ix	I	S	Ix	S	S	Ix	Standard Codes (Marina)
<i>Where not exceeding 250m² GFA</i>	Ix	I	C	Ix	C	C	Ix	Standard Codes (Marina)
<i>Otherwise</i>	Ix	I	C	Ix	Ix	I	Ix	Standard Codes (Marina)
Special Care Facility	Ix	Ix	I	I	I	Ix	Ix	Standard Codes (Marina), Medium Density Residential Code
Special Industry	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Storage Facility	Ix	C	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Studio Apartment								
<i>Where compliant with the Probable Solutions of the NEBP Residential (House) Code</i>	Ix	Ix	Ix	S	Ix	Ix	S	NEBP Residential (House) Code
<i>Otherwise</i>	Ix	Ix	Ix	C	Ix	Ix	C	NEBP Residential (House) Code
Surgery	Ix	Ix	C	C	Ix	Ix	C	Standard Codes (Marina)
Take Away Food Outlet								
<i>Where using an existing building and involving no building work other than minor building work and not exceeding 250m² in GFA</i>	Ix	Ix	S	Ix	S	S	Ix	Standard Codes (Marina)
<i>Otherwise</i>	Ix	Ix	C	Ix	C	C	Ix	Standard Codes (Marina)
Telecommunication Facility	C	C	C	C	C	C	C	Standard Codes (Marina)
Transport Depot	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Vehicle Sales and Service								
<i>Where relating to marine craft</i>	C	C	C	Ix	Ix	Ix	Ix	Standard Codes (Marina)
<i>Otherwise</i>	Ix	Ix	Ix	Ix	Ix	Ix	Ix	
Veterinary Establishment	Ix	Ix	C	Ix	Ix	Ix	Ix	Standard Codes (Marina)

Table 7-2 Assessment Table for Material Change of Use in the Marina Precincts								
Column 1	Column 2							Column 3
	Assessment Category by Precinct							
Defined Use	2(1) Marina Basin	2(2) Ship yard	2(3) Marina Village	2(4) Marina Res	2(5) Hotel	2(6) Marina Pavilion	2(7) Golf Res	Relevant Assessment Criteria
Warehouse	Ix	C	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Winery	Ix	Ix	Ix	Ix	Ix	Ix	Ix	Standard Codes (Marina)
Other								
<i>Where listed in Appendix A</i>	E	E	E	E	E	E	E	
<i>Preliminary Approval for a Sector Plan</i>	C	C	C	C	C	C	C	NEBP Area Code, NEBP Sector Plan Code
<i>Otherwise</i>	I	I	I	I	I	I	I	

7.2.2 Marina Precincts: Other Development

Table 7-3 Assessment Table for Other Development in the Marina Precincts		
Column 1	Column 2	Column 3
Type of Development	Assessment Category in all Precincts	Relevant Assessment Criteria
Building work for a Dwelling House (not otherwise associated with a Material Change of Use)		
<i>Where located in Precinct 2(4) Marina Residential and Precinct 2(8) Golf Residential and if compliant with all Probable Solutions of the Dwelling House Code</i>	Self Assessable	NEBP Residential (House) Code
<i>Otherwise</i>	Code Assessable	NEBP Area Code, Marina Precinct Code, NEBP Residential (House) Code
Building work, not associated with a Material Change of Use for all other uses		
<i>Where compliant with the Probable solutions of the Relevant Assessment Criteria</i>	Self Assessable	NEBP Area Code, Marina Precinct Code
<i>Otherwise</i>	Code Assessable	NEBP Area Code, Marina Precinct Code
Carrying out work for a car park not associated with a Material Change of Use	Code Assessable	Standard Codes (Marina)
Carrying out work for the construction of marina facilities (e.g. berths, moorings, landings or pontoons)	Code Assessable	Marina Facilities Code
Carrying out work in association with Reconfiguring a Lot	Code Assessable	Standard Codes (Marina), NEBP Reconfiguration of a Lot Code

Table 7-3 Assessment Table for Other Development in the Marina Precincts		
Column 1	Column 2	Column 3
Type of Development	Assessment Category in all Precincts	Relevant Assessment Criteria
Filling or Excavation of Land not associated with a Material Change of Use		
<i>Where involving less than 20m³ of uncompacted material</i>	Exempt	
<i>Otherwise</i>	Code Assessable	Dams, Filling and Excavation Code
Reconfiguring a Lot (Marina Residential and Golf Residential Precincts)		
<i>Where compliant with the minimum area and frontage in Table 10-2 of the Reconfiguration of a Lot Code</i>	Code Assessable	Standard Codes, NEBP Reconfiguration of a Lot Code
<i>Otherwise</i>	Impact Assessable	
Reconfiguring a Lot (Other Precincts)	Code Assessable	Standard Codes, NEBP Reconfiguration of a Lot Code
Other	Exempt	

7.3 APPLICATION AND OPERATION OF MARINA PRECINCTS CODE

Development complies with the Marina Precincts Code if it is consistent with:

- (a) If self assessable – the Probable Solutions for the Marina Precincts Code; or
- (a) If code assessable – the Specific Outcomes for the Marina Precincts Code.

7.4 OVERALL OUTCOMES FOR THE MARINA PRECINCTS CODE

The overall outcomes of the Marina Precincts Code are the purpose of the Code. The overall outcomes for the Marina Precincts Code are as follows:

- (a) Achievement of the Marina Precinct intents;
- (b) A range of commercial, retail and residential uses that require or benefit from close proximity to the marina environment are provided;
- (c) Development maximises the clustering and integration of compatible uses to maximise multi-functionality and optimise the use of land and both physical and social infrastructure;
- (d) The range of uses combines to support the creation of a vibrant, complete and coherent local environment;
- (e) Uses in the Marina Precincts provide for safety, comfort and enjoyment of workers, residents and visitors;
- (f) Development maximises the integration and use of public transport;
- (g) Shared accessways and car parking are encouraged in the Marina Village Precinct and to residential uses, where appropriate;

- (h) A high quality streetscape, building design and an appealing pedestrian environment are achieved throughout the Marina Precincts;
- (i) Building design and layout is of an attractive contemporary nature, responds to the South East Queensland climate, permits a multiplicity of uses and functions, maximises energy and resource efficiency and optimises the use of space;
- (j) Access to major transport corridors, services and markets is maximised, while the separation of marine related and other traffic is encouraged wherever possible;
- (k) The Shipyard accommodates marine related storage, industrial and other activities that due to their nature and operation require a direct nexus to the marina. Location within the precinct provides separation from nearby sensitive uses and environmental areas;
- (l) Within the Shipyard Precinct, development addresses visual amenity through the use of landscaping and high quality building design, including appropriate building materials, colour and the use of external features to soften the bulk of the buildings, particularly where facing the entrance boulevard;
- (m) Commercial uses within the Marina Village are clustered on contiguous land and are located and function in a manner that services predominantly the needs of marina precinct and tourist users and local resident catchment;
- (n) The Marina Village and Hotel Precincts accommodate leisure retailing and entertainment with extended trading hours;
- (o) The Marina Village provides opportunities for the provision of housing diversity through medium or higher-density housing located above commercial and retail activities; and
- (p) The range and scale of residential options maximise variety and diversity in housing form. Emerging and innovative forms of housing such as rear access laneway outbuildings and Studio Apartments are accommodated subject to design controls to maintain amenity and achieve a coherent built form;
- (q) Non-residential uses are configured in a manner that optimises:
 - (i) reciprocal amenity with adjacent uses;
 - (ii) functionality; and
 - (iii) interaction with the public and private domains.

7.5 SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE MARINA PRECINCTS CODE

Table 7-4 Marina Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
LAND USES	
Consistent Uses	
SO1 Uses are appropriate for the Marina Precincts.	PS1.1 Uses comply with the consistent uses in the Marina Precincts in accordance with Table 7-1.
SO2 Within Precinct 2(2) Shipyard, limited, small scale office uses establish where the office has a direct nexus with a maritime or industrial use on the same site.	PS2.1 The office is ancillary to the maritime or industrial use and the gross floor area of the office use does not exceed more than 20% of the total gross floor area of the tenancy.
SO3 The combination of the nature, scale and location of retail and commercial floor space meets the needs of the NEBP community, the local catchment and visitors to the Marina Precinct and is compatible with the role and viability of other Centres within the Shire.	PS3.1 The maximum total floor space of shop and office uses within the Marina Village does not exceed 17,000m ² PS3.2 The total Gross Floor Area of a supermarket use does not exceed 2500m ² .
SO4 Vehicle Sales and Service uses: (a) Comprise marine related activities; (b) are integrated into surrounding built form; and (c) create attractive and functional environments.	No solution provided
Marina Pavilion	
SO5 The Marina Pavilion may provide uses such as: (a) multipurpose community facilities and/or recreation facilities; (b) retail, restaurant and takeaway food outlet uses; and (c) facilities that support home based businesses and employee development.	No solution provided.
URBAN DESIGN AND BUILT FORM	
Building Siting, Scale and Massing	
SO6 The siting, height, scale and massing of buildings are configured in a manner that positively contributes to: (a) functionality and the efficient use of land; (b) sustainable forms and patterns of development; (c) sustainable and efficient resource usage; (d) the character of the surrounding area; (e) the protection of the amenity of adjoining or surrounding uses; and (f) risk management and hazard and fire safety.	PS6.1 Buildings have: (a) maximum site cover; (b) minimum setbacks; and (c) maximum heights and numbers of storeys above finished ground level (endorsed as part of survey plan release). in accordance with Table 7-5 Schedule to Marina Precincts Code. PS6.2 Garages and carports for residential housing are: (a) compatible with the building design and adjacent development in terms of height, roof form, materials and colours; and (b) set back behind the main building line; and (c) 6.0 metres or less in width where the garage or carport opening faces a public street.

Table 7-4 Marina Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
	PS6.3 Soil waste and vent pipes do not dominate building facades, particularly from common areas and adjoining properties.
Building Design and Aesthetics	
<p>S07 Within the Marina Residential Precinct, structures on roof decks of houses, villas and terraces:</p> <p>(a) are set back on all sides to maximize views and breezes; and</p> <p>(b) comply with the maximum height provisions.</p>	No solution provided.
<p>S08 Buildings and spaces within the Marina Village provide:</p> <p>(a) a strong relationship between internal and external spaces;</p> <p>(b) contribute to active street frontages and avoid blank walls;</p> <p>(c) continuity and connectivity of streetscape, pedestrian paths and street front spaces; and</p> <p>(d) building features, landscaping and street trees that contribute to pedestrian amenity.</p>	<p>PS8.1 Floor levels abutting pedestrian places provide a frontage treatment that integrates footpath awnings, shopfronts, outdoor dining areas and other activities.</p> <p>PS8.2 Active uses face the street from which pedestrian access is gained.</p> <p>PS8.3 Walls of buildings fronting the street have windows, doors or balconies.</p> <p>PS8.4 Buildings on corner allotments address both street frontages with windows, doors or balconies facing both street frontages.</p> <p>PS8.5 Cantilevered awnings having a depth of at least 2.0 metres are to be provided across the full frontage to pedestrian pathways.</p>
LANDSCAPE AND OPEN SPACE	
Private Open Space	
<p>S09 Development must provide sufficient private open space for residents' needs.</p>	<p>PS9.1 Each ground floor dwelling unit (other than a dwelling house) has a private open space area integrated into the living areas of the dwelling unit to promote indoor-outdoor living, incorporating both hard and soft cover areas with a minimum area of 30m² and a minimum dimension of 5.0 metres.</p> <p>PS9.2 Each above-ground level dwelling units, has at least one balcony which is integrated into the living areas of the dwelling unit to promote indoor-outdoor living. The balcony shall have a minimum area of 10.0m², and a minimum dimension of 2.5 metres.</p>
Communal Open Space and Facilities	
<p>S010 Passive and active communal open space and facilities are available for residents.</p>	<p>PS10.1 Development provides readily accessible communal facilities and open space proportionate to the size of the building.</p> <p><i>Note: Facilities provided may consist of elements such as:</i></p> <p>(a) landscaped open space at ground floor, podium and roof deck levels;</p> <p>(b) craft room;</p> <p>(c) media room;</p> <p>(d) workshop;</p> <p>(e) bbq facilities; or</p> <p>(f) gym.</p>

Table 7-4 Marina Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
Screening and Fences	
<p>SO11 A high standard of residential amenity and privacy is experienced by residents achieved through screening and fences that:</p> <ul style="list-style-type: none"> (a) are constructed from materials compatible with the buildings and site facilities; (b) assist in highlighting entrances and provide visual interest to the streetscape; (c) enabling outlook from buildings to the street for safety and surveillance purposes; and (d) enable air circulation and breeze movement. 	<p>PS11.1 Fencing to a primary frontage or facing onto the Marina Basin or the Golf Course is:</p> <ul style="list-style-type: none"> (a) When sited on the road boundary, a maximum height of 1.2 metres where solid, or a maximum of 1.8 metres where 50% transparent, and (b) When sited at the building line, a maximum height of 1.8 metres. <p>PS11.2 Fencing to secondary and rear frontages and side and rear boundaries has a maximum height of 1.8m.</p> <p>PS11.3 Fencing or walls located along road frontages are located behind landscaping of at least 1.0 metres in width.</p> <p>PS11.4 Privacy screening consists of a solid translucent screens, perforated panels or trellises that are permanent and durable.</p>
FACILITIES, INFRASTRUCTURE AND SERVICES	
Site Facilities	
<p>SO12 Clothes drying, storage and mail collection facilities are provided for occupiers in suitable locations which preserve the amenity of the site.</p>	<p>PS12.1 Mailboxes are located for convenient access for residents and deliverers and are designed to reinforce the image of the building and the streetscape.</p> <p>PS12.2 A secure storage unit of 8m³ is provided for each residential unit.</p> <p>PS12.3 Clothes drying facilities are provided for each individual dwelling unit and outdoor hanging space is to be visually screened from a public street.</p>
<p>SO13 The land component of the marina use includes the following services and facilities, which are to be provided at locations accessible to and convenient for marina users:</p> <ul style="list-style-type: none"> (a) showers and toilets (b) laundry facilities (c) refuse disposal (d) storage (e) mail collection 	No solution provided.
TRANSPORT	
Pedestrian Network	
<p>SO14 A safe, convenient and inclusive network of pedestrian and cyclist paths are provided throughout the Marina Precincts that connect with adjoining paths and bus stops and are clearly defined and safe.</p>	<p>PS14.1 Pedestrian linkages along street frontages and building facades are provided.</p> <p>PS14.2 Within Precinct 2(3) Marina Village, pedestrian linkages are covered to provide a continuous link with adjacent buildings.</p> <p>PS14.3 A continuous pedestrian boardwalk or promenade is provided around the edge of the marina basin between the Marina Village and the Hotel which caters for:</p> <ul style="list-style-type: none"> (a) Walking;

Table 7-4 Marina Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
	(b) Cycling; (c) Sitting; and (d) Landscaping and terracing. <i>Note The boardwalk route may go behind buildings in parts to support vitality and vibrancy of use.</i>
AMENITY	
SO15 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.	No solution provided.
SO16 Site layout and building designs protect the amenity of occupiers and adjoining uses.	PS16.1 Buildings are sited and configured to avoid direct overlooking of adjacent and nearby private areas. PS16.2 Building design is undertaken with regard to the configuration and building style of nearby buildings. PS16.3 Building design incorporates suitable noise attenuation methods to protect residential amenity.
SO17 Development must be designed, constructed and maintained to attenuate noise from external sources.	PS17.1 Development is in accordance with any applicable recommendations of a noise assessment report approved pursuant to a Sector Plan; OR PS17.2 A noise assessment report is provided for noise sensitive uses that are potentially subject to unacceptable levels of noise.
SO18 Development must be designed, constructed and maintained to minimise noise nuisance.	No solution provided.
SHIPYARD	
SO19 Within Precinct 2(2) Shipyard, extensive landscape treatments are provided to the interface with the Main Boulevard and the Open Space Precincts.	PS19.1 A landscape buffer with a minimum width of 6.0 metres is provided within the Shipyard Precinct adjacent to the Main Boulevard and the Open Space Precincts, incorporating mounding where possible.
SO20 Within Precinct 2(2) Shipyard, staff amenity areas are provided to cater for the needs of employees.	PS20.1 Outdoor recreation areas of sufficient size to cater for the anticipated number of employees are readily available for employees. The outdoor recreation areas incorporates shade areas, seating, tables and rubbish bins in an area that is screened from noise, odour, dust or vibration generating activities.
SO21 Activities undertaken in Precinct 2(2) Shipyard do not cause environmental harm or nuisance through unacceptable emissions of odour, dust, light, vibration, air pollutants including greenhouse gases or other potential environmental contaminants.	PS21.1 Uses shall conform to a site and operations based Environmental Management Plan. PS21.2 Shipyard operations do not cause nuisance or harm to nearby sensitive uses. PS21.3 Building design and construction are effectively managed to enclose operations wherever possible. PS21.4 Point source emissions are controlled and treated on site such that emissions are compatible with high quality amenity and receiving environments. PS21.5 Appropriate surface water capture is provided prevent the release of contaminants to sensitive receiving environments.

Table 7-5 Schedule to Marina Precincts Code: Built Form							
Marina Precincts	Site Cover	Road Setbacks		Other Setbacks		Height	
		Primary	Secondary	Side	Rear	Storeys	Metres
2(1) Marina Basin	NA	NA	NA	NA	NA	1C	5.5m
2(2) Shipyard	NA	6m	3m	NA	NA	3C	25.5m
2(3) Marina Village	NA	0m	0m	0m	6.0m	8 (2C+6R or 1C+7R)	29.5m
2(4) Marina Residential	NA	3m	3m	4.5m	4.5m	12R	39.5m
2(5) Hotel	NA	3m	3m	6.0m	6.0m	8 (2C+6R or 1C+7R)	29.5m
2(6) Marina Pavilion	50%	3m	3m	3m	3m	2C + roof deck	10.5m
2(7) Golf Residential	60%	3m	3m	4.5m	4.5m	3R	11.5m

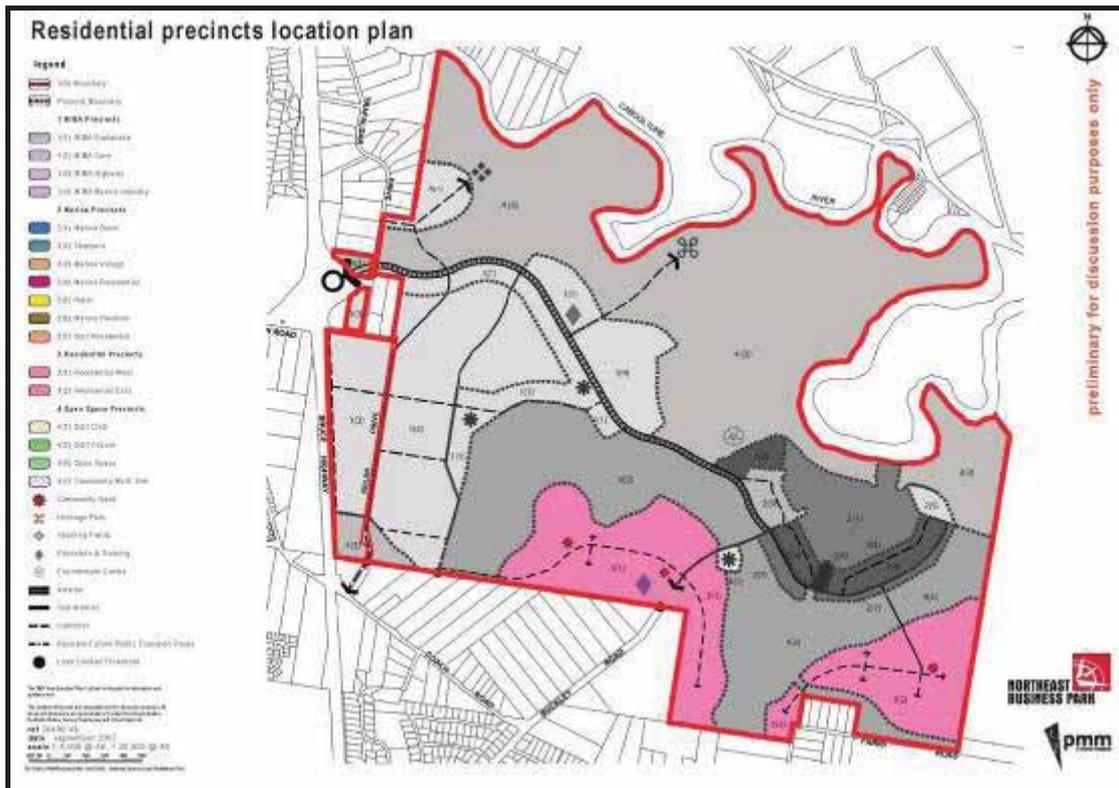
Notes

- The Primary and Secondary Frontages of sites will be determined through the preparation of a Sector Plan.
- Storeys refers to the number of floors in the building including the ground floor
C means commercial storey heights, assumed as 4m (floor level to floor level)
R means residential storey heights, assumed as 3m (floor level to floor level)
Metres refers to the maximum building height relative to local made ground (i.e., pad level), and includes the specified number of floors plus an allowance for roof and structural roof plant (excluding antennae, masts and telecommunication devices).

8. RESIDENTIAL PRECINCTS

The Residential Precincts are located in the southern portion of the NEBP site, as shown below on Figure 8-1.

Figure 8-1
Residential Precincts Location Plan



Key to the Residential Precincts

-
-

Conics Drawing 20430-43

8.1 INTENTS FOR THE RESIDENTIAL PRECINCTS

The Residential Precincts deliver housing choices and services that meet the needs of a wide cross section of people allowing them to remain living and working in their local community. The range of residential housing options are characterised by contemporary built forms that respond to household needs and climatic conditions.

The Residential Precincts are framed by the open space system and golf course, and are focused around Community Nodes that provide public transport shelters, community service uses, common facilities and open space areas. An opportunity for a primary school serving Burpengary and the NEBP Area exists near the Buckley Road entrance to development.

Local open spaces and pedestrian and cyclist networks link housing and parkland areas with the Community Nodes, Marina Precincts and Open Space Precincts. The movement network supports use of golf buggy style electric vehicles on appropriate pathways. Streetscapes are attractive and feature shade trees selected to reinforce the road hierarchy and support appropriate habitats.

Home based businesses are facilitated by the Enterprise Residential Code, adding diversity to the uses within the Residential Precinct and allowing residents to engage in businesses that do not compromise residential amenity.

The aging population is catered for by one or more retirement villages, which supplement the options for retirement living in the Marina Precincts.

8.1.1 Precinct 3(1) Residential West

The Residential West Precinct provides connections between the Marina Precincts and Burpengary through an extension of Buckley Road. The Precinct has a close relationship with the Community Node at the Golf Course. Residential housing options within the Residential West Precinct include detached houses, villas and townhouses, laneway (rear access housing), and studio apartments above detached garages or in a separate outbuilding. Higher densities are focused around community nodes and near public transport stops on major thoroughfares. Dwellings along the extension of Buckley Road are to present to Buckley Road, with vehicular access provided by internal streets or laneways.

Movement corridors within the Residential West Precinct provide pedestrian and cyclist connectivity throughout the area and through the adjoining Golf Course, and facilitate the provision of a future public transport linkage to the MIBA Precincts.

8.1.2 Precinct 3(2) Residential East

The Residential East precinct is generally consistent with the residential west precinct and provides for various housing choices, including detached houses, villas and townhouses, laneway (rear access housing), studio apartments and scope for higher densities near to the Community Node.

Movement corridors within the Residential East Precinct provide pedestrian and cyclist connectivity throughout the area and through the adjoining Golf Course to the Marina Precincts. The configuration of the Residential East Precinct preserves a possible future transport corridor for the State controlled road network, along with suitable land for buffering road traffic noise.

8.1.3 Community Nodes

Community Nodes within the Residential Precincts act as focal points providing a range of services and activities. Community Nodes will provide a range of uses such as neighbourhood convenience retail activities, opportunities for child care centres and medical facilities, facilities that support home based businesses along with community recreation, leisure uses and meeting spaces such as open spaces, barbecues, children's playgrounds, tennis courts and communal swimming pool. Uses within particular Community nodes will be tailored to the location of the node and the needs of the particular community

The Community Nodes will act as movement hubs, providing a connection point between pedestrian and walking routes and public transport stops. The Community Nodes will also provide the basis for greater residential densities in surrounding areas.

8.1.4 Education and Training Node

Precinct 3(1) Residential West includes the identification of an Education and Training Node, anticipated to take the form of a primary school on a site of approximately five (5) hectares.

Provision of a primary school within or near to the Residential Precincts would be required towards the later stages of development within the NEBP Area on the basis of anticipated densities across the Residential Precincts and surrounding development in the Burpengary East locality. The integration of a

primary school with the residential area will enhance residential amenity and community identity, for NEBP and Burpengary East.

The potential school location is located near the extension of Buckley Road and a supporting community node envisaged to support childcare centres and children’s playground along with an indented bus stop and shelter. Safe pedestrian and cyclist routes will link the nodes to other residential areas, open space precincts and surrounding networks.

Multiple usage of school facilities will be encouraged such that the community can make greater use of facilities on evenings and weekends. Such activities could include adult learning, skills development, sporting activities and the University of the Third Age. In this manner the school facilities become a major contributor to community cohesion and wellbeing.

8.1.5 Retirement Living

Provision exists for retirement living precincts in either of the residential precincts, with location/s to be determined according to community need at the time of application.

Scope exists for retirement living to be located in proximity to the Community node adjacent the school, to facilitate opportunities for retirees to contribute to child minding and community activities, whilst enjoying close proximity to other community facilities in the node.

8.1.6 Possible Uses

Uses anticipated in the Residential Precincts are listed below in Table 8-1, as defined by the *Caboolture Shire Plan 2005* or in the NEBP Area Plan (refer to Appendix A). Whilst the anticipated uses are likely to be acceptable within the Residential Precincts, some of the anticipated uses will be inconsistent in certain locations within the Residential Precincts (as listed in the Assessment Table below as “Ix”).

Table 8-1 Residential Precincts: Possible Uses		
Car Parking Facility	Home Based Business	Restaurant
Caretaker’s Residence	Local Utility	Retirement Village
Child Care Centre	Major Utility	Shop
Display Home	Medical Centre	Special Care Facility
Dual Occupancy	Multiple Dwellings	Studio Apartment
Dwelling House	Office	Surgery
Educational Establishment	Park	Take Away Food Outlet
Entertainment and Recreation (Indoors)	Place of Worship	Telecommunication Facility
Estate Sales Office	Relocatable Home Park	

8.2 ASSESSMENT TABLE FOR THE RESIDENTIAL PRECINCTS

Assessment Categories and Relevant Assessment Criteria for a Material Change of Use in the Residential Precincts are listed below in Table 8-2.

Assessment Categories and Relevant Assessment Criteria for Other Development in the Residential Precincts are listed below in Table 8-3.

The "Standard Codes (Residential)" referred to in the Residential Precincts Assessment Tables are:

- (a) NEBP Area Code;
- (b) Residential Precincts Code;

- (c) Landscaping Code (as contained in the *Caboolture Shire Plan 2005*);
- (d) NEBP Transport Code; and
- (e) where for a Material Change of Use, Lighting Code (as contained in the *Caboolture Shire Plan 2005*).

Codes identified in Column 3 of the Assessment Tables other than those Codes contained in the NEBP Area Plan are contained in the *Caboolture Shire Plan*.

As noted above, the Assessment Tables indicate the level of assessment and whether a use is consistent or inconsistent within a precinct, as follows.

- E Exempt Development
- S Self Assessable Development
- C Code Assessable Development
- I Impact Assessable Development
- Ix Impact Assessable Development (inconsistent use)

8.2.1 Residential Precincts: Material Change of Use

Table 8-2 Assessment Table for Assessment Table for Material Change of Use in the Residential Precincts			
Column 1	Column 2		Column 3
	Assessment Category by Precinct		
Defined Use	3(1) Residential West	3(2) Residential East	Relevant Assessment Criteria
Accommodation Building	Ix	Ix	Standard Codes (Residential)
Agriculture	Ix	Ix	Standard Codes (Residential)
Animal Husbandry (Intensive)	Ix	Ix	Standard Codes (Residential), Animal Husbandry (Intensive) Code
Animal Husbandry (Non-Intensive)	Ix	Ix	Standard Codes (Residential)
Aquaculture	Ix	Ix	Standard Codes (Residential), Animal Husbandry (Intensive) Code
Car Parking Facility			
<i>Where in a Community Node</i>	C	C	Standard Codes (Residential)
<i>Otherwise</i>	Ix	Ix	
Car Wash	Ix	Ix	Standard Codes (Residential)
Caravan Park	Ix	Ix	Standard Codes (Residential), Relocatable Home Parks and Caravan Parks Code
Caretaker's Residence	C	C	Standard Codes (Residential), NEBP Residential (House) Code
Cemetery	Ix	Ix	Standard Codes (Residential)

Table 8-2 Assessment Table for Assessment Table for Material Change of Use in the Residential Precincts			
Column 1	Column 2		Column 3
	Assessment Category by Precinct		
Defined Use	3(1) Residential West	3(2) Residential East	Relevant Assessment Criteria
Child Care Centre			
<i>Where in a Community Node</i>	C	C	Standard Codes (Residential), Child Care Centre Code
<i>Otherwise</i>	I	I	Standard Codes (Residential), Child Care Centre Code
Corrective Institution	Ix	Ix	Standard Codes (Residential)
Display Home	C	C	Standard Codes (), Display Home and Estate Sales Office
Dual Occupancy			
<i>Where compliant with the Probable Solutions of the NEBP Residential (House) Code</i>	S	S	NEBP Residential (House) Code
<i>Otherwise</i>	C	C	NEBP Residential (House) Code
Dwelling House			
<i>Where compliant with the Probable Solutions of the NEBP Residential (House) Code</i>	S	S	NEBP Residential (House) Code
<i>Otherwise</i>	C	C	NEBP Residential (House) Code
Educational Establishment			
<i>Where in an Education and Training Node</i>	C	C	Standard Codes (Residential), Child Care Centre Code
<i>Otherwise</i>	I	I	Standard Codes (Residential), Child Care Centre Code
Entertainment And Recreation (Indoors)			
<i>Where in a Community Node</i>	C	C	Standard Codes (Residential)
<i>Otherwise</i>	Ix	Ix	
Entertainment And Recreation (Outdoors)	Ix	Ix	Standard Codes (Residential)
Estate Sales Office			
<i>Where located in a Community Node (using an existing building and involving no building work other than minor building work)</i>	S	S	Standard Codes (Residential), Display Home and Estate Sales Office Code
<i>Otherwise</i>	C	C	Standard Codes (Residential), Display Home and Estate Sales Office Code
Extractive Industry	Ix	Ix	Standard Codes (Residential), Extractive Industry Code

Table 8-2 Assessment Table for Assessment Table for Material Change of Use in the Residential Precincts			
Column 1	Column 2		Column 3
	Assessment Category by Precinct		
Defined Use	3(1) Residential West	3(2) Residential East	Relevant Assessment Criteria
Forest Practice	Ix	Ix	Standard Codes (Residential)
Fuel Depot	Ix	Ix	Standard Codes (Residential)
Funeral Parlour	Ix	Ix	Standard Codes (Residential)
General Industry	Ix	Ix	Standard Codes (Residential)
Home Based Business			
<i>Where compliant with all Probable Solutions of the NEBP Residential Enterprise Code</i>	S	S	NEBP Residential (Enterprise) Code
<i>Otherwise</i>	C	C	NEBP Residential (Enterprise) Code
Hospital	Ix	Ix	Standard Codes (Residential)
Hotel	Ix	Ix	Standard Codes (Residential)
Landscape Supplies Production	Ix	Ix	Standard Codes (Residential)
Landscape Supply Centre	Ix	Ix	Standard Codes (Residential)
Local Utility	E	E	
Major Utility	C	C	Standard Codes (Residential)
Marina	Ix	Ix	Standard Codes (Residential), NEBP Marina Facilities Code
Market			
<i>Where located in a Community Node</i>	I	I	Standard Codes (Residential)
<i>Otherwise</i>	Ix	Ix	Standard Codes (Residential)
Medical Centre			
<i>Where located in a Community Node</i>	C	C	Standard Codes (Residential)
<i>Otherwise</i>	Ix	Ix	Standard Codes (Residential)
Motor Vehicle Repair Station	Ix	Ix	Standard Codes (Residential)
Multiple Dwelling			
<i>Where consistent with the height limitations applicable for the Precinct</i>	C	C	Standard Codes (Residential)
<i>Otherwise</i>	I	I	Standard Codes (Residential)
Office			

Table 8-2 Assessment Table for Assessment Table for Material Change of Use in the Residential Precincts			
Column 1	Column 2		Column 3
	Assessment Category by Precinct		
Defined Use	3(1) Residential West	3(2) Residential East	Relevant Assessment Criteria
<i>Where located in a Community Node and the gross floor area does not exceed 500m²</i>	C	C	Standard Codes (Residential)
<i>Otherwise</i>	Ix	Ix	Standard Codes (Residential)
Park	E	E	Standard Codes (Residential)
Place of Worship	I	I	Standard Codes (Residential)
Recycling Yard	Ix	Ix	Standard Codes (Residential)
Relocatable Home Park	C	C	Standard Codes (Residential), Relocatable Home Parks and Caravan Parks Code
Restaurant			
<i>Where located in a Community Node and the gross floor area does not exceed 500m²</i>	C	C	Standard Codes (Residential)
<i>Otherwise</i>	Ix	Ix	
Retail Showroom	Ix	Ix	Standard Codes (Residential)
Retirement Village	C	C	Standard Codes (Residential), Medium Density Residential Code
Roadside Stall	Ix	Ix	Standard Codes (Residential)
Rural Service Industry	Ix	Ix	Standard Codes (Residential)
Rural Worker's Dwelling	Ix	Ix	Standard Codes (Residential)
Sales or Hire Yard	Ix	Ix	Standard Codes (Residential)
Service Industry	Ix	Ix	Standard Codes (Residential)
Service Station	Ix	Ix	Standard Codes (Residential), Service Station Code
Shop			
<i>Where located in a Community Node and the gross floor area does not exceed 500m²</i>	C	C	Standard Codes (Residential)
<i>Otherwise</i>	Ix	Ix	
Special Care Facility	I	I	Standard Codes (Residential), Medium Density Residential Code
Special Industry	Ix	Ix	Standard Codes (Residential)
Storage Facility	Ix	Ix	Standard Codes (Residential)
Studio Apartment			
<i>Where compliant with the Probable</i>	S	S	NEBP Residential (House) Code

Table 8-2 Assessment Table for Assessment Table for Material Change of Use in the Residential Precincts			
Column 1	Column 2		Column 3
	Assessment Category by Precinct		
Defined Use	3(1) Residential West	3(2) Residential East	Relevant Assessment Criteria
<i>Solutions of the NEBP Residential (House) Code</i>			
<i>Otherwise</i>	C	C	NEBP Residential (House) Code
Surgery	C	C	Standard Codes (Residential)
Take Away Food Outlet			
<i>Where located in a Community Node and the total gross floor area does not exceed 500m²</i>	C	C	Standard Codes (Residential)
<i>Otherwise</i>	Ix	Ix	
Telecommunication Facility	C	C	Standard Codes (Residential)
Transport Depot	Ix	Ix	Standard Codes (Residential)
Vehicle Sales and Service	Ix	Ix	Standard Codes (Residential)
Veterinary Establishment	Ix	Ix	Standard Codes (Residential)
Warehouse	Ix	Ix	Standard Codes (Residential)
Winery	Ix	Ix	Standard Codes (Residential)
Other			
<i>Where listed in Appendix A</i>	E	E	
<i>Preliminary Approval for a Sector Plan</i>	C	C	NEBP Area Code, NEBP Sector Plan Code
<i>Otherwise</i>	I	I	

8.3 ASSESSMENT TABLE FOR OTHER DEVELOPMENT IN THE RESIDENTIAL PRECINCTS

8.3.1 Residential Precincts: Other Development

Table 8-3 Assessment Table for Other Development in the Residential Precincts		
Column 1	Column 2	Column 3
Type of Development	Assessment Category in all Precincts	Relevant Assessment Criteria
Building work for a Dwelling House (not otherwise associated with a Material Change of Use)		
<i>Where compliant with all Probable Solutions of the Dwelling House Code</i>	Self Assessable	NEBP Residential (House) Code
<i>Otherwise</i>	Code Assessable	NEBP Area Code, Residential Precinct Code, NEBP Residential (House) Code
Building work, not associated with a Material Change of Use for all other uses		
<i>Where compliant with the Probable solutions of the Relevant Assessment Criteria</i>	Self Assessable	NEBP Area Code, Residential Precinct Code
<i>Otherwise</i>	Code Assessable	NEBP Area Code, Residential Precinct Code
Carrying out work for a car park not associated with a Material Change of Use	Code Assessment	Standard Codes (Residential)
Carrying out work in association with Reconfiguring a Lot	Code Assessment	Standard Codes (Residential), NEBP Reconfiguration of a Lot Code
Filling or Excavation of Land not associated with a Material Change of Use		
<i>Where involving less than 20m3 of uncompacted material</i>	Exempt	
<i>Where otherwise not associated with a Material Change of Use</i>	Code Assessable	Dams, Filling and Excavation Code
<i>Where located within the Residential East Precinct for the handling and treatment of dredge spoil</i>	Code Assessment	Dams, Filling and Excavation Code
Reconfiguring a Lot		
<i>Where compliant with the minimum area and frontage in Table 10-2 of the Reconfiguration of a Lot Code</i>	Code Assessable	Standard Codes, (Residential) NEBP Reconfiguration of a Lot Code
<i>Otherwise</i>	Impact Assessable	
Other	Exempt	

8.4 APPLICATION AND OPERATION OF THE RESIDENTIAL PRECINCTS CODE

Development complies with the Residential Precincts Code if it is consistent with:

- (a) If self assessable – the Probable Solutions for the Residential Precincts Code; or
- (b) If code assessable – the specific outcomes for the Residential Precincts Area Code.

8.5 OVERALL OUTCOMES FOR THE RESIDENTIAL PRECINCTS CODE

The overall outcomes of the Residential Precincts Code are the purpose of the Code. The overall outcomes sought for the Residential Precincts are the following;

- (a) Achievement of the Residential Precinct intents;
- (b) Buildings have a contemporary sub-tropical architectural style and are energy and water efficient;
- (c) Built form and lot layouts incorporate sustainable design principles, make efficient use of space and maximise the use of indoor and outdoor space through building design, location and orientation;
- (d) A mix of lot types and sizes provide traditional and innovative housing forms and styles to cater for the needs of a diverse community;
- (e) The housing mix includes building designs that support multiple uses including as home based employment, workshops, art/craft rooms and additional accommodation;
- (f) Emerging and innovative forms of housing such as rear access laneway outbuildings and Studio apartments are accommodated subject to design controls to maintain amenity and achieve a coherent built form.
- (g) Community Nodes and commercial uses are of a size and scale that meet community needs and enhance the liveability and sense of community of local residents;
- (h) Non-residential uses are sited and designed to be compatible with and protect the amenity of residential uses;
- (i) Densities are sufficient to support public transport and the vibrancy and viability of community and commercial facilities;
- (j) Residential amenity is enhanced by quality landscaping of thoroughfares and open spaces; and
- (k) A network of pedestrian and cycle routes on lower-order roads connects to dedicated pedestrian and cyclist pathways on higher-order roads and within open space areas.

8.6 SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE RESIDENTIAL PRECINCT

Table 8-4 Residential Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
LAND USES	
Consistent Uses	
SO1 Uses are appropriate for the Residential Precincts.	PS1.1 Uses comply with the consistent uses in the Residential Precincts in accordance with Table 8-1.
SO2 Development provides an appropriate transition to rural residential land adjoining the NEBP Area.	PS2.1 Lots adjoining existing rural residential have a minimum size of 600m ² : OR An esplanade road is provided to the common boundary with any adjoining rural residential land. PS2.2 Screen fencing to a height of 1.8 metres is provided to any adjoining rural residential land use.
SO3 Multiple dwellings to a maximum height of 3 storeys, are located within close proximity to public transport stops and Community Nodes	PS3.1 Multiple dwellings, to a maximum height of 3 storeys, are located within 200m of a public transport stop and community node identified in an applicable Sector Plan. PS3.2 Multiple dwellings, to a maximum height of 2 storeys, are located within the Residential Precincts.
Community Nodes	
SO4 Community Nodes in the Residential Precincts: (a) are well located with respect to transport and community accessibility; (b) provide retail restaurant and takeaway food outlet uses of a scale appropriate to meet the needs of local residents; (c) provide multipurpose community facilities and/or recreation facilities; (d) provide facilities that support home based businesses and employee development; (e) are configured in a manner that optimises preserves the amenity of adjacent uses; and (f) create attractive and functional environments.	No solution provided.
Education and Training Node	
SO5 The Education and Training Node in the Residential Precincts is (a) located adjacent to a Community Node (b) located in Precinct 3(1) Residential West within 200m of Buckley Road	No solution provided.
Housing Diversity and Choice	
SO6 Housing mix and forms cater to a wide cross section of the community so that no single form of housing or lot size shall dominate the Residential Precinct or significant sections thereof.	No solution provided.

Table 8-4 Residential Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
URBAN DESIGN AND BUILT FORM	
Building Siting and Design	
<p>S07 The siting, scale, massing and design of buildings and spaces are configured in a manner that positively contributes to:</p> <ul style="list-style-type: none"> (a) functionality and the efficient use of land; (b) sustainable forms and patterns of development; (c) climatic requirements; (d) energy and resource efficiency; (e) the character of the surrounding area; (f) the protection of the amenity of adjoining or surrounding uses; and (g) interaction between the public and private domains. 	<p>PS7.1 Buildings (other than outbuildings) have:</p> <ul style="list-style-type: none"> (a) maximum site cover; (b) minimum setbacks; and (c) maximum heights and numbers of storeys above finished ground level (endorsed as part of survey plan release). <p>in accordance with Table 8-5 Schedule to Residential Precincts Code.</p> <p>PS7.2 Garages and carports are compatible with the building design and adjacent development in terms of height, roof form, materials and colours.</p> <p>PS7.3 Garages are set back behind the main building line.</p> <p>PS7.4 The maximum width of garage or carport opening that faces a public street is 6.0 metres.</p> <p>PS7.5 Soil waste and vent pipes do not dominate building facades, particularly from common areas and adjoining properties.</p>
<p>S08 Buildings and spaces within the Community Nodes provide:</p> <ul style="list-style-type: none"> (a) architecture that complements the surrounding areas; (b) Landscaping that: <ul style="list-style-type: none"> (i) provides softening and integration into the streetscene and surrounding areas; and (ii) contributes to local identity. (c) acceptable attenuation of noise emanating from the site. 	No solution provided.
LANDSCAPE AND OPEN SPACE	
<p>S09 Landscaped open space softens and complements built form.</p>	<p>PS9.1 A landscaped open space strip (excluding those areas required for site access purposes or outbuildings) having a minimum width of 2.0 metres is provided adjacent to all road alignments.</p>
Private Open Space	
<p>S010 Development must provide sufficient private open space for residents' needs.</p>	<p>PS10.1 Each ground floor dwelling unit has a private open space area integrated into the living areas of the dwelling unit to promote indoor-outdoor living, incorporating both hard and soft cover areas with a minimum area of 30m² and a minimum dimension of 5.0 metres.</p> <p>PS10.2 Each above-ground level dwelling units, has at least one balcony which is integrated into the living areas of the dwelling unit to promote indoor-outdoor living. The balcony shall have a minimum area of 10m², and a minimum dimension of 2.5 metres.</p>

Table 8-4 Residential Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
Communal Open Space and Facilities	
S011 Passive and active communal open space and facilities are available for residents proportionate to the scale of the development.	PS20.2 No solution provided.
Screening and Fences	
S012 Screening and fences: <ul style="list-style-type: none"> (a) are constructed from materials compatible with the buildings and site facilities; (b) assist in highlighting entrances and provide visual interest to the streetscape; (c) enabling outlook from buildings to the street for safety and surveillance purposes; and (d) enable air circulation and breeze movement. 	PS12.1 Fencing to a primary frontage or facing onto the Golf Course is: <ul style="list-style-type: none"> (a) When sited on the road boundary, a maximum height of 1.2m where solid, or a maximum of 1.8m where 50% transparent; and (b) When sited at the building line, a maximum height of 1.8m. PS12.2 Fencing to secondary and rear frontages and side and rear boundaries has a maximum height of 1.8m. PS12.3 Screening of balconies or decks consists of a solid translucent screens, perforated panels or trellises that are permanent and durable.
ENVIRONMENTAL AND SITE MANAGEMENT	
Amenity Controls	
S013 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.	No solution provided.
S014 Development must be designed, constructed and maintained to attenuate noise from external sources.	PS14.1 Development is in accordance with any applicable recommendations of a noise assessment report approved pursuant to a Sector Plan; OR PS14.2 A noise assessment report is provided for noise sensitive uses that are potentially subject to unacceptable levels of noise.
S015 Development must be designed, constructed and maintained to minimise noise nuisance.	No solution provided.
Visual Privacy	
S016 Direct overlooking of the main internal living areas and private open spaces of residential property is minimised through: <ul style="list-style-type: none"> (a) Sensitive building layout; (b) Location and design of windows and balconies; (c) Screening devices and landscaping; and (d) Suitable distance separation. 	PS16.2 No dwelling unit has windows in habitable rooms facing directly into a habitable room of another dwelling unit closer than 9.0 metres except that at ground level such minimum separation may be: <ul style="list-style-type: none"> (a) 3.0 metres where screen fences or fixed external screens for above ground dwellings are provided or where windows are above 1.6 metres from the floor; or (b) 6.0 metres where landscaped buffers are provided. PS16.3 No habitable room window of a dwelling unit faces directly onto the private open space areas of other dwelling units. PS16.4 Openings (doors, windows and the like) of dwelling units on adjacent allotments are separated by a distance of at least 3.0 metres.

Table 8-4 Residential Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
	Open car parking spaces are not located within 3.0 metres of any door or window opening of a habitable room of any dwelling unit

Table 8-5 Schedule to Residential Precincts Code: Built Form								
Site and Use	Site Cover	Road Setbacks			Other Setbacks		Height	
		Primary	Secondary	Rear	Side	Rear	Storeys	Metres
Located within a Community Node								
<i>All Uses</i>	50%	4.5m*	3m	4.5m	1.5m OR 2.0m where above 8.5m in height	4.5m	1C+2R or 3R	12m
Located Otherwise								
<i>Multiple Dwellings</i>	50%	4.5m*	3m	4.5m	1.5m OR 2.0m where above 8.5m in height	4.5m	3R [^] or 2R	12m
<i>Retirement Village</i>	50%	4.5m*	3m	4.5m	1.5m	4.5m	3R [^] or 2R	8.5m

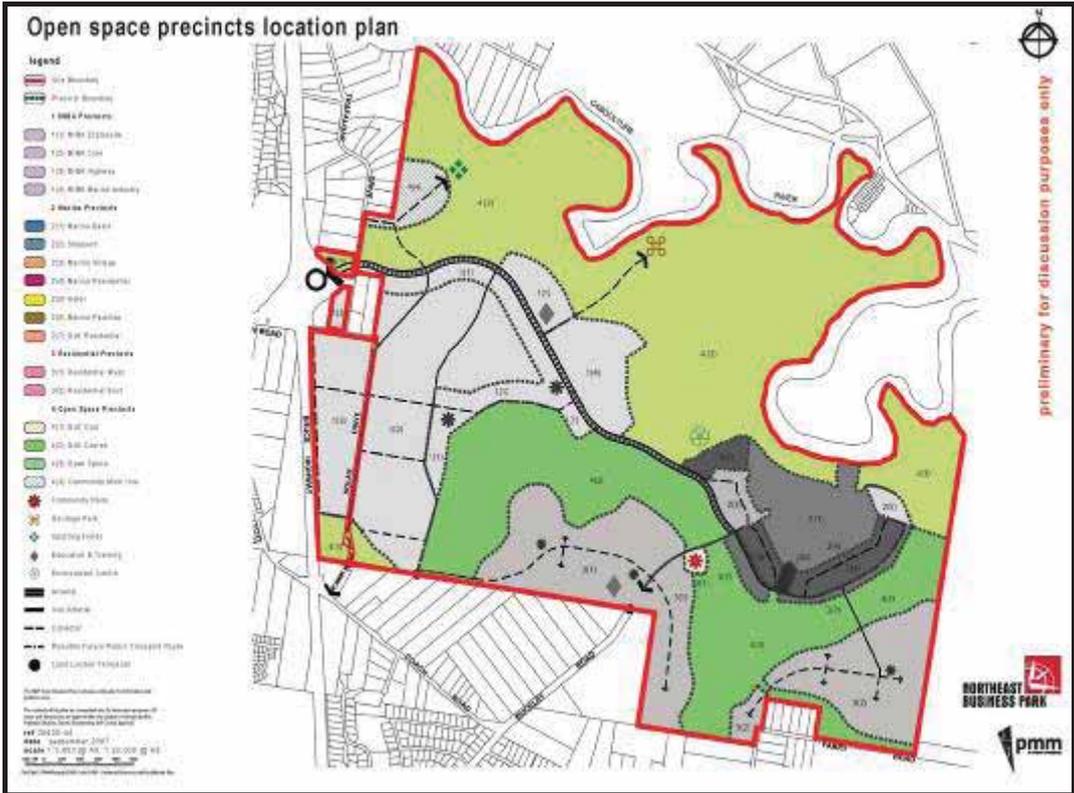
Notes

- * 6m where abutting Buckley Road extension.
- [^] 3R storeys where within 200m of a Community Node and public transport stop. 2R otherwise.
- The Primary and Secondary Frontages of sites will be determined through the preparation of a Sector Plan
- Storeys refers to the number of floors in the building including the ground floor
C means commercial storey heights, assumed as 4m (floor level to floor level)
R means residential storey heights, assumed as 3m (floor level to floor level)
Metres refers to the maximum building height relative to local made ground (i.e., pad level), and includes the specified number of floors plus an allowance for roof and structural roof plant (excluding antennae, masts and telecommunication devices).

9. OPEN SPACE PRECINCTS

The Open Space Precincts are located throughout the NEBP site, extending along the Caboolture River, Raff Creek and the minor waterway corridors, as shown below on Figure 9-1.

Figure 9-1
Open Space Precincts Location Plan



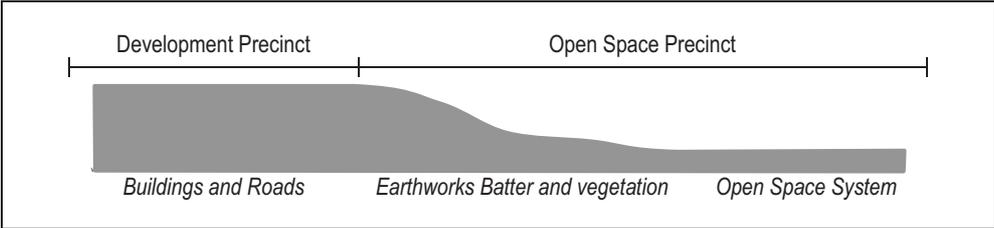
Conics Drawing 20430-44

Key to the Open Space Precincts

	4(1) Golf Club		4(3) Open Space
	4(2) Golf Course		4(4) Community Mixed Use

The general intent is that the Open Space Precincts will include batters to fill platforms, as indicatively shown below in Figure 9-2.

Figure 9-2
Intent for Open Space Precinct Boundaries



9.1 INTENTS FOR THE OPEN SPACE PRECINCTS

The Open Space Precincts provide an expansive backdrop framing and separating the major development precincts. The open space areas are divided into a series of precincts meeting a wide range of open space objectives. Being publicly accessible, the open spaces form a significant component of the NEBP's environmental, social and recreation opportunities throughout the development, including environmental protection and restoration, recreation, cultural heritage, flood mitigation, riverine protection, pedestrian and cycle networks and a carbon sink.

The Open Space Precincts will be developed progressively, generally in concert with equivalent development stages, however work in some areas may be commenced in advance of need. Rehabilitation work will be undertaken at any time, with priority given to ecological need.

9.1.1 Precinct 1(1) Golf Club

The Golf Club Precinct will function as a multi-function facility that combines the specialist Golf Club activities along with a range of community oriented uses that support the adjoining Residential Precincts. This co-location of club and community facilities potentially including community and business meeting spaces, a business support centre, gym, sauna and swimming pool.

9.1.2 Precinct 4(2) Golf Course

Upon completion, the NEBP Golf Course will comprise 18 holes, and is laid out in a manner which allows for it to be developed in two stages. The golf course design allows pedestrian and cyclist connectivity across the course, enhancing the movement networks with the NEBP Area.

The NEBP golf course utilises the significant waterway corridors of Raff Creek and the minor watercourses between the Marina Precincts and the Residential Precincts. The course includes water features which are part of the broader integrated water management system throughout the NEBP Area. The inclusion of the golf course and its water features allow water quality enhancement and flow quantity management to limit adverse effects on the riparian environment.

9.1.3 Precinct 4(3) Open Space

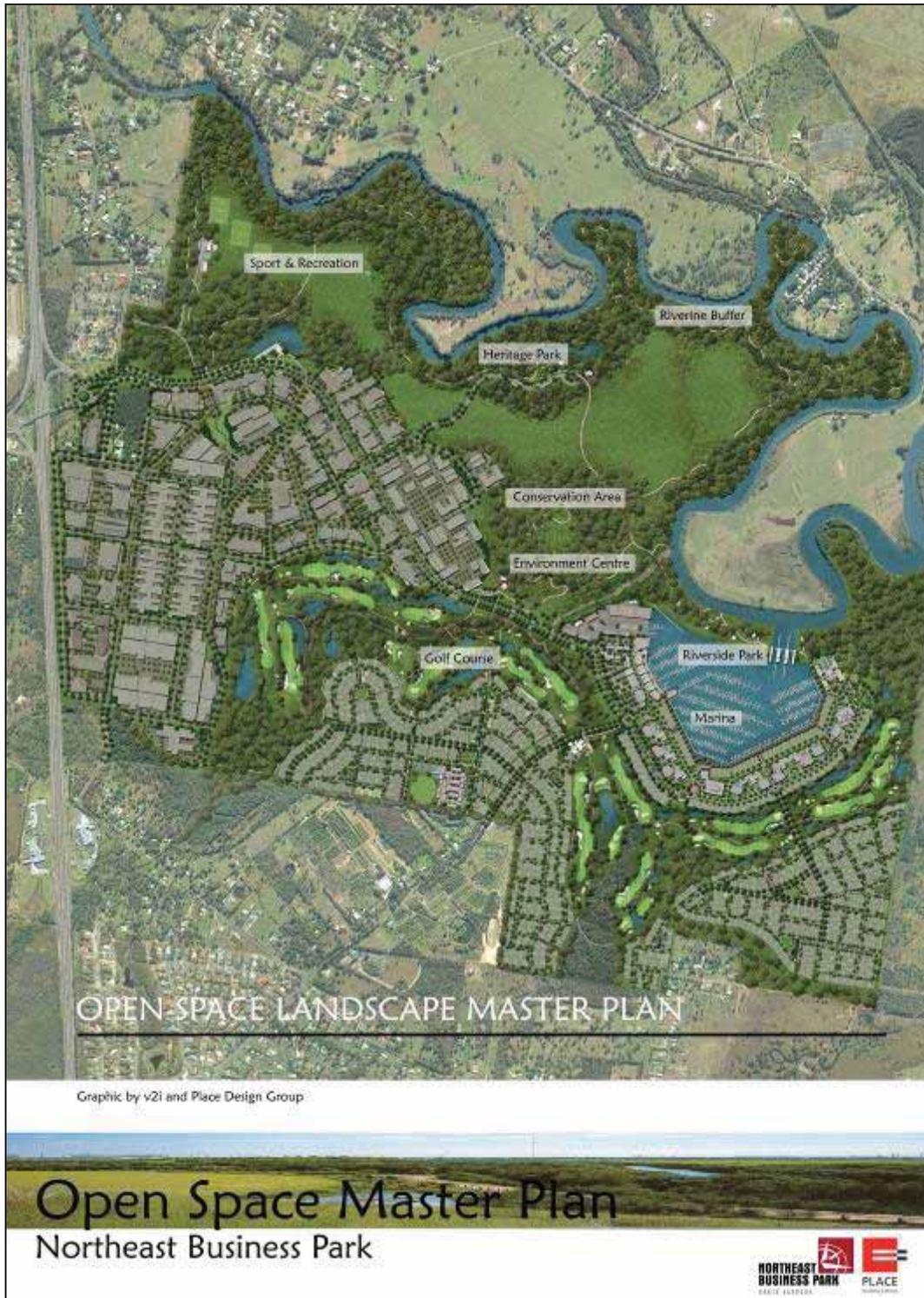
The Open Space Precinct consists of a variety of areas and features which achieve a significant range of environmental, social and recreation opportunities. Whilst generally publicly accessible for active and passive recreation, the Open Space Precinct includes areas set aside for active conservation and rehabilitated and revegetated riparian areas.

An extensive network of cycle and walking tracks is proposed throughout the open space areas providing recreational opportunities and links between the various destinations and attractions. A series of canoe trails proposed by the Caboolture Shire Council integrates with proposed river access to the open space destinations including landing points at the Heritage Park and near the Marina, providing another recreational option and encouraging access to the parklands by water.

Heritage Park

An area adjacent to the Caboolture River retains remnants of the early European settlement on the property called 'Moray Fields' including original homestead staircase, headstone, and mature exotic vegetation. This location has been selected as a Heritage precinct including significant passive recreational areas themed around the historical context and supplemented by a proposed sculpture park. This public facility is accessed by road, cycle, foot, or from the river.

Figure 9-3
Open Space Landscape Masterplan



Environmental Interpretation Centre

A proposed Environment Centre located adjacent to the main boulevard on the edge of the environmentally sensitive areas along Raff Creek, would provide an educational experience to visitors with links to the conservation areas and the environmental trail network. Other community and educational uses, such as a City Farm, may be developed elsewhere in the Open Space Precincts.

Riverside Parkland

The buffer zone between the marina basin and the river is proposed to be developed as a riverside parkland providing a more naturally themed contrast and open space alternative to the adjacent urbanised open space components on the other side of the Marina. It will provide significant access to the river for both residents and visitors.

Sports Fields

A series of playing fields are intended to be located in general proximity to Precinct 4(4) Community Multi-Use. These fields may be provided with lighting and spectator facilities subject to community requirements.

9.1.4 Precinct 4(4) Community Multi-Use

The Community Multi-Use Precinct provides for community uses that require a close association with open space areas and the river. Initially anticipated as a clubhouse serving the sports fields, over time this is expected to provide accommodation for various organisations.

9.1.5 Possible Uses

Uses anticipated in the Open Space Precincts are listed below in Table 9-1, as defined by the *Caboolture Shire Plan 2005* or in the NEBP Area Plan (refer to Appendix A). Whilst the anticipated uses are likely to be acceptable within the Open Space Precincts, some of the anticipated uses will be inconsistent in certain locations within the Open Space Precincts (as listed in the Assessment Table below as "Ix").

Table 9-1 Open Space Precincts: Possible Uses	
Agriculture	Market
Animal Husbandry (Non-Intensive)	Park
Car Parking Facility	Restaurant
Child Care Centre	Take Away Food Outlet
Entertainment And Recreation (Outdoors) and (Indoors)	Telecommunication Facility
Local Utility	
Major Utility	

9.2 ASSESSMENT TABLES FOR THE OPEN SPACE PRECINCTS

Assessment Categories and Relevant Assessment Criteria for a Material Change of Use in the Open Space Precincts are set out below in Table 6-2.

Assessment Categories and Relevant Assessment Criteria for Other Development in the Open Space Precincts are set out below in Table 6-3.

The "Standard Codes (Open Space)" referred to in the Open Space Precincts Assessment Tables are:

- (a) NEBP Area Code;
- (b) Open Space Precincts Code;
- (c) Landscaping Code (as contained in the Caboolture Shire Plan 2005);

(d) NEBP Transport Code; and

where for a Material Change of Use, Lighting Code (as contained in the *Caboolture Shire Plan 2005*).

Codes identified in Column 3 of the Assessment Tables other than those Codes contained in the NEBP Area Plan are contained in the *Caboolture Shire Plan*.

As noted above, the Assessment Tables indicate the level of assessment and whether a use is consistent or inconsistent within a precinct, as follows:

- E Exempt Development
- S Self Assessable Development
- C Code Assessable Development
- I Impact Assessable Development
- Ix Impact Assessable Development (inconsistent use)

9.2.1 Open Space Precincts: Material Change of Use

Table 9-2 Assessment Table for Material Change of Use in the Open Space Precincts					
Column 1	Column 2				Column 3
Defined Use	Assessment Category by Precinct				Relevant Assessment Criteria
	4(1) Golf Club	4(2) Golf Course	4(3) Open Space	4(4) Community Multi-Use	
Accommodation Building	Ix	Ix	Ix	Ix	
Agriculture	Ix	Ix	C	Ix	Standard Codes (Open Space)
Animal Husbandry (Intensive)	Ix	Ix	Ix	Ix	
Animal Husbandry (Non-Intensive)	Ix	Ix	C	Ix	Standard Codes (Open Space)
Aquaculture	Ix	Ix	Ix	Ix	
Brothel	Ix	Ix	Ix	Ix	
Car Parking Facility	C	Ix	C	C	Standard Codes (Open Space)
Car Wash	Ix	Ix	Ix	Ix	
Caravan Park	Ix	Ix	Ix	Ix	
Caretaker's Residence	Ix	Ix	Ix	Ix	
Cemetery	Ix	Ix	Ix	Ix	
Child Care Centre	C	Ix	Ix	C	Standard Codes (Open Space)
Corrective Institution	Ix	Ix	Ix	Ix	

Table 9-2 Assessment Table for Material Change of Use in the Open Space Precincts					
Column 1	Column 2				Column 3
Defined Use	Assessment Category by Precinct				Relevant Assessment Criteria
	4(1) Golf Club	4(2) Golf Course	4(3) Open Space	4(4) Community Multi-Use	
Display Home	lx	lx	lx	lx	
Dual Occupancy	lx	lx	lx	lx	
Dwelling House	lx	lx	lx	lx	
Educational Establishment	lx	lx	lx	lx	Standard Codes (Open Space)
Entertainment And Recreation (Indoors)	C	lx	C	C	Standard Codes (Open Space)
Entertainment And Recreation (Outdoors)	C	C	C	C	Standard Codes (Open Space)
Estate Sales Office	lx	lx	lx	lx	
Extractive Industry	lx	lx	lx	lx	
Forest Practice	lx	lx	lx	lx	
Fuel Depot	lx	lx	lx	lx	
Funeral Parlour	lx	lx	lx	lx	
General Industry	lx	lx	lx	lx	
Home Based Business	lx	lx	lx	lx	
Hospital	lx	lx	lx	lx	
Hotel	lx	lx	lx	lx	
Landscape Supplies Production	lx	lx	lx	lx	
Landscape Supply Centre	lx	lx	lx	lx	
Local Utility	E	E	E	E	
Major Utility	C	C	C	C	Standard Codes (Open Space)
Marina	lx	lx	lx	lx	
Market	lx	lx	C	C	Standard Codes (Open Space)
Medical Centre	lx	lx	lx	lx	
Motor Vehicle Repair Station	lx	lx	lx	lx	
Multiple Dwelling	lx	lx	lx	lx	

Table 9-2 Assessment Table for Material Change of Use in the Open Space Precincts					
Column 1	Column 2				Column 3
Defined Use	Assessment Category by Precinct				Relevant Assessment Criteria
	4(1) Golf Club	4(2) Golf Course	4(3) Open Space	4(4) Community Multi-Use	
Office	lx	lx	lx	lx	
Park	E	E	E	E	Standard Codes (Open Space)
Place of Worship	lx	lx	lx	lx	
Relocatable Home Park	lx	lx	lx	lx	
Relocatable Home Park	lx	lx	lx	lx	
Restaurant	C	lx	lx	C	Standard Codes (Open Space)
Retail Showroom	lx	lx	lx	lx	
Retirement Village	lx	lx	lx	lx	
Roadside Stall	lx	lx	lx	lx	
Rural Service Industry	lx	lx	lx	lx	
Rural Worker's Dwelling	lx	lx	lx	lx	
Sales or Hire Yard	lx	lx	lx	lx	
Service Industry	lx	lx	lx	lx	
Service Station	lx	lx	lx	lx	
Shop	lx	lx	lx	lx	
Special Care Facility	lx	lx	lx	lx	
Special Industry	lx	lx	lx	lx	
Storage Facility	lx	lx	lx	lx	
Studio Apartment	lx	lx	lx	lx	
Surgery	lx	lx	lx	lx	
Take Away Food Outlet	lx	lx	C	C	Standard Codes (Open Space)
Telecommunication Facility	C	C	C	C	Standard Codes (Open Space)
Transport Depot	lx	lx	lx	lx	
Vehicle Sales and Service	lx	lx	lx	lx	
Veterinary Establishment	lx	lx	lx	lx	

Table 9-2 Assessment Table for Material Change of Use in the Open Space Precincts					
Column 1	Column 2				Column 3
Defined Use	Assessment Category by Precinct				Relevant Assessment Criteria
	4(1) Golf Club	4(2) Golf Course	4(3) Open Space	4(4) Community Multi-Use	
Warehouse	Ix	Ix	Ix	Ix	
Winery	Ix	Ix	Ix	Ix	
Other					
<i>Where listed in Appendix A</i>	E	E	E	E	
<i>Otherwise</i>	I	I	I	I	

9.2.2 Open Space Precincts: Other Development

Table 9-3 Assessment Table for Other Development in the Open Space Precincts		
Column 1	Column 2	Column 3
Type of Development	Assessment Category in all Precincts	Relevant Assessment Criteria
Building work, not associated with a Material Change of Use for all other uses		
<i>Where compliant with the Probable solutions of the Relevant Assessment Criteria</i>	Self Assessable	NEBP Area Code, Open Space Precincts Code
<i>Otherwise</i>	Code Assessable	NEBP Area Code, Open Space Precincts Code
Carrying out work for a car park not associated with a Material Change of Use	Code Assessment	Standard Codes (Open Space)
Carrying out work in association with Reconfiguring a Lot	Code Assessment	Standard Codes (Open Space), NEBP Reconfiguration of a Lot Code
Filling or Excavation of Land not associated with a Material Change of Use		
<i>Where involving less than 20m³ of uncompacted material</i>	Exempt	
<i>Where otherwise not associated with a Material Change of Use</i>	Code Assessable	Dams, Filling and Excavation Code
Reconfiguring a Lot	Code Assessable	Standard Codes (Open Space) NEBP Reconfiguration of a Lot Code
Other	Exempt	

9.3 APPLICATION AND OPERATION OF THE OPEN SPACE PRECINCTS CODE

Development complies with the Open Space Precincts Code if it is consistent with:

- (a) If self assessable – the Probable Solutions for the Open Space Precincts Code; or
- (b) If code assessable – the specific outcomes for the Open Space Precincts Code.

9.4 OVERALL OUTCOMES FOR THE OPEN SPACE PRECINCTS CODE

The overall outcomes of the Open Space Precincts Code are the purpose of the Code. The overall outcomes for the Open Space Precincts Code are as follows:

- (a) Ecological preservation and rehabilitation results in improved ecological health;
- (b) Open space areas are of sufficient size, dimension, quality and quantity to cater for the needs of the community they serve, having regard to the character and function of the open space area;
- (c) A diverse range of recreational opportunities are provided, such as Civic and Cultural Spaces, Parks with Active and Passive Areas and Bushland and Conservation Areas;
- (d) The cultural, environmental, recreational and scenic value of the open space is protected;
- (e) The multi-purpose use of open space areas is encouraged;
- (f) Open space areas are well connected with pedestrian and bike paths to encourage useability and maximise accessibility;
- (g) The green space and sport and recreation function and character of Precinct 4(4) Community Multi Use is protected from inappropriate uses that challenge the integrity of its function and character; and
- (h) The Golf Course is designed to incorporate water polishing methods and seek to improve the water quality of waterways and wetlands and enhance vegetation areas.

9.5 SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS FOR THE OPEN SPACE PRECINCT

Table 9-4 Open Space Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
LAND USES	
Consistent Uses	
S01 Uses are appropriate for the Open Space Precincts.	PS1.1 Uses comply with the consistent uses in the Residential Precincts in accordance with Table 9-1.
S02 Uses and facilities are provided and configured in a manner that adequately caters for anticipated user needs and optimises: (a) reciprocal amenity with adjacent uses; (b) functionality; (c) interaction with the public and private domains; and (d) community accessibility.	PS2.1 Facilities, such as: (a) Toilets; (b) Shade areas; (c) Seating areas; (d) Rubbish bins; (e) Picnic and BBQ facilities; (f) Playgrounds; and (g) Potable water sources. are provided on site commensurate with the anticipated demands of site users and in a manner that is publicly accessible, accessible for disabled persons, safe and does not detrimentally impact upon overall flood levels.
Golf Club	
S03 The Golf Clubhouse provides: (a) Retail, restaurant and takeaway food (restaurant)outlet uses of a scale appropriate to meet the needs of members and visitors; (b) multipurpose community facilities and/or recreation facilities; and (c) attractive and functional environments.	No solution provided.
Community Multi-Use Precinct	
S04 The Community Multi-Use Precinct may provide uses such as: (a) multipurpose community facilities; (b) recreation facilities such as clubhouses, changing facilities and storage areas; and (c) restaurant and takeaway food outlet uses.	No solution provided.
Convenience and Retail and Food and Drink Uses	
S05 Limited, small scale commercial facilities may be located with the Heritage Park, Environment Centre or other community activities if compatible with flood plain management.	PS5.1 Retail, restaurant or takeaway food outlet uses have a maximum GFA of 100m ² and do not impact on overall flood plain management.

Table 9-4 Open Space Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
URBAN DESIGN AND BUILT FORM	
Building Siting and Design	
<p>SO6 The siting, scale, massing and design of buildings and spaces are configured in a manner that positively contributes to:</p> <ul style="list-style-type: none"> (a) functionality and the efficient use of land; (b) sustainable forms and patterns of development; (c) climatic requirements; (d) energy and resource efficiency; (e) the character of the surrounding area; (f) the protection of the amenity of adjoining or surrounding uses; and (g) interaction between the public and private domains. 	<p>PS6.1 Buildings (other than outbuildings) have:</p> <ul style="list-style-type: none"> (a) maximum site cover; (b) minimum setbacks; and (c) maximum heights and numbers of storeys above finished ground level (endorsed as part of survey plan release) <p>in accordance with Table 9-5 Schedule to Open Space Precincts Code.</p>
AMENITY CONTROLS	
<p>SO7 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.</p>	No solution provided.
<p>SO8 Development must be designed, constructed and maintained to attenuate noise from external sources.</p>	<p>PS8.1 Development is in accordance with any applicable recommendations of a noise assessment report approved pursuant to a Sector Plan;</p> <p>OR</p> <p>PS8.2 A noise assessment report is provided for noise sensitive uses that are potentially subject to unacceptable levels of noise.</p>
<p>SO9 Development must be designed, constructed and maintained to minimise noise nuisance.</p>	No solution provided.
FLOOD STORAGE	
<p>SO10 Development within the Open Space Precincts that involves earthworks in a floodplain must result in no net loss of flood storage for all storm events up to and including a 1 in 100 year ARI event and adjoining properties must remain free draining with no resultant increase in flood levels.</p>	No solution provided.

Table 9-4 Open Space Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
ENVIRONMENTAL MANAGEMENT	
Protection, Retention and Rehabilitation of Ecological Corridors	
<p>SO11 Development maximises the biodiversity values of ecological corridors, networks or habitat areas for endangered, vulnerable or rare species by preserving and rehabilitating</p> <ul style="list-style-type: none"> (a) Vegetation; (b) Waterways; (c) Wetlands; (d) Riparian buffers; and (e) Coastal Management areas <p>as shown on the NEBP Environmental Protection Plan.</p>	<p>PS11.1 Development is sited on existing cleared land and where possible is not located within an ecological corridor.</p> <p>PS11.2 The Open Space Precincts, roads and associated development sites are generally in accordance with the NEBP Structure Plan and are located to minimise disturbance to significant vegetation, wetlands and waterways.</p> <p>PS11.3 Other infrastructure follows road corridors wherever possible.</p>
<p>SO12 Ecological corridors are retained, protected and rehabilitated to facilitate wildlife movement and link significant vegetation, wetlands, habitat for endangered, vulnerable or rare species and other values of biodiversity significance.</p>	<p>PS12.1 A core ecological corridor of at least 100m width along the Caboolture River is preserved and rehabilitated.</p> <p>PS12.2 Local native species that reflect the structural and floristic diversity of vegetation on the site or surrounds are used to rehabilitate and revegetate ecological corridors and Nature Conservation Areas.</p>
Habitat Retention and Rehabilitation	
<p>SO13 Significant Vegetation, riparian areas, Wetlands and Waterways are retained and rehabilitated to:</p> <ul style="list-style-type: none"> (a) Protect and enhance the nature conservation and aesthetic values of the NEBP Area; (b) Maintain and enhance water quality, in-stream and riparian habitat and riparian vegetation in order to protect aquatic ecosystems and receiving systems, particularly estuarine and marine environments; (c) Provide a linkage with existing areas of nature conservation value; and (d) Maintain natural ecosystem functions and assist in the control of weeds and pests. 	<p>PS13.1 Revegetation utilises local native species that reflect the structural and floristic diversity of Significant Vegetation, Waterway or Wetland vegetation on the site or surrounds and assists in consolidating and linking existing Significant Vegetation.</p>
Bank Stability and In-Stream Habitat	
<p>SO14 Bank stability and in-stream habitat is maintained or improved.</p>	<p>No solution provided</p>
<p>SO15 The biodiversity of specific vegetation types associated habitat values, in particular endangered, vulnerable or rare species is protected or enhanced.</p>	<p>PS15.1 Vegetation corridors between significant vegetation and other vegetation are maintained or provided.</p>

Table 9-4 Open Space Precincts Code	
Column 1—Specific outcomes	Column 2—Probable Solutions
MOVEMENT	
<p>SO16 A safe, convenient and inclusive network of pedestrian and cyclist paths are provided throughout the Open Space Precincts to connect with adjoining paths, incorporating.</p> <ul style="list-style-type: none"> (a) occasional widened areas with seating; (b) shade trees; (c) curves in the path; (d) nearby massed gardens; (e) safety measures; (f) shade/shelter structures; (g) good lighting; and (h) some artistic expression. 	No solution provided.

Table 9-5 Schedule to Open Space Precincts Code: Built Form								
Precinct	Site Cover	Road Setbacks			Other Setbacks		Height	
		Primary	Secondary	Rear	Side	Rear	Storeys	Metres
4(1) Golf Club	50%	6m	6m	6m	6m	6m	3C + roof deck	13.5m
4(2) Golf Course	NA	NA	NA	NA	NA	NA	1C	3.5m
4(3) Open Space	NA	NA	NA	NA	NA	NA	1C	5m
4(4) Community Mixed Use	NA	NA	NA	NA	NA	NA	2C + roof deck	10.5m

Notes

- The Primary and Secondary Frontages of sites will be determined through the preparation of a Sector Plan
- Storeys refers to the number of floors in the building including the ground floor
C means commercial storey heights, assumed as 4m (floor level to floor level)
Metres refers to the maximum building height relative to local made ground (i.e., pad level), and includes the specified number of floors plus an allowance for roof and structural roof plant (excluding antennae, masts and telecommunication devices)

10. NEBP DEVELOPMENT CODES

10.1 NEBP RECONFIGURATION OF A LOT CODE

10.1.1 Intent of the NEBP Reconfiguration of a Lot Code

This Code will apply to the assessment of Development Applications for Reconfiguration of a Lot.

Development Applications for Reconfiguration of a Lot will be facilitated through the provision of greater detail included in a Sector Plan.

A Sector Plan should be prepared prior to or alongside a reconfiguration proposal to provide the framework necessary to ensure that new development is planned and occurs in an orderly and integrated fashion. The scope and detail of the Sector Plan and the extent that the Code is applied will reflect the size, location and development constraints of the area subject to the Sector Plan.

10.1.2 Application and Operation of the NEBP Reconfiguration a Lot Code

Development complies with the Reconfiguration of a Lot Code if it is consistent with:

- (a) If self assessable – the Probable Solutions in Section 10.1.4; or
- (b) If codes assessable – the Specific Outcomes in Section 10.1.4.

10.1.3 Overall Outcomes of the NEBP Reconfiguration a Lot Code

The overall outcomes sought for the NEBP Reconfiguration a Lot Code are:

- (a) safe, convenient, functionally efficient and attractive communities and environments are created, consistent with the desired character and amenity of the NEBP Area Plan, the applicable Precinct and are supported by local centres and community Services;
- (b) lot reconfiguration integrates with the road and movement, open space and infrastructure networks planned or existing in the NEBP Area and in adjacent areas;
- (c) lot reconfiguration contributes to the creation of a distinct local character and identity and strong sense of place;
- (d) lots have an appropriate size and dimension to accommodate their intended use;
- (e) a logical and legible reconfiguration pattern is created that maximises pedestrian, cycle and vehicle accessibility and accommodates public transport routes and stops;
- (f) infrastructure and services are provided in an efficient manner to meet the anticipated needs of future land use activities and the reasonable expectations of the community.

10.1.4 Specific Outcomes and Probable Solutions for the Reconfiguration a Lot Code

Table 10-1 NEBP Reconfiguration of a Lot Code	
Column 1 Specific outcomes	Column 2 Probable solutions
LOT LAYOUT AND DESIGN	
SO1 Lot layouts integrate with existing or future development on surrounding land.	PS1.1 No solution provided.
SO2 Lots have an appropriate area and dimensions for the establishment of uses consistent with the purpose of the relevant Precinct and for the siting of: (a) required buildings and structures; (b) associated vehicular access; (c) parking and manoeuvring; (d) effective circulation; (e) landscaping; and (f) any necessary buffering.	PS2.1 Lot areas, dimensions and access requirements are in accordance with Table 10-2 Schedule 1 to NEBP Reconfiguration of a Lot Code.
SO3 For residential development, a variety of lot sizes are provided for within each precinct and the creation of areas comprising solely of lots with sizes close to or at the minimum permitted area is avoided.	No solution provided.
SO4 The road and lot orientation facilitates the construction of energy efficient buildings that respond to local climate conditions.	PS4.1 A majority of lots are provided within 20 degrees of north south or east west.
SO5 Lots are capable of accommodating an effective and efficient stormwater drainage system.	PS5.1 Lots slope toward the street frontage. PS5.2 Minimum grades of 1.0 metre per 100.0 metres are provided for residential, commercial and industrial development.
SO6 The creation of rear lots: (a) provides a high standard of amenity for occupants and other users of the site and adjoining properties; and (b) does not adversely affect the safety and efficiency of the road from which access is gained.	PS6.1 Rear lots are provided in accordance with Table 10-2 Schedule 1 to NEBP Reconfiguration of a Lot Code. PS6.2 Not more than two (2) adjacent rear lots are created behind any full frontage lot, with access to be provided by a single reciprocal access easement.
SO7 Lot sizes and street and lot layout facilitate the provision of Services, including water supply, sewage disposal, waste disposal, drainage, electricity and telecommunications, in a manner that: (a) is efficient; (b) minimises risk of adverse environmental or amenity related impacts; and (c) minimises whole of life cycle costs for that infrastructure.	No solution provided.
TRANSPORT	
SO8 The construction of the road network, and access to it, is of a standard that is safe, ensures efficient use in relation to the cost of construction, and is appropriate for the type and scale of development. The design considers the following elements of the network: (a) Carriageway; (b) Design speed;	PS8.1 Roads are constructed in accordance with Table 10-3 Schedule 2 to NEBP Reconfiguration of a Lot Code: Road Hierarchy and as detailed in the approved Road Network Plan for the Sector. PS8.2 Pedestrian pathways and cycleways are provided in locations:

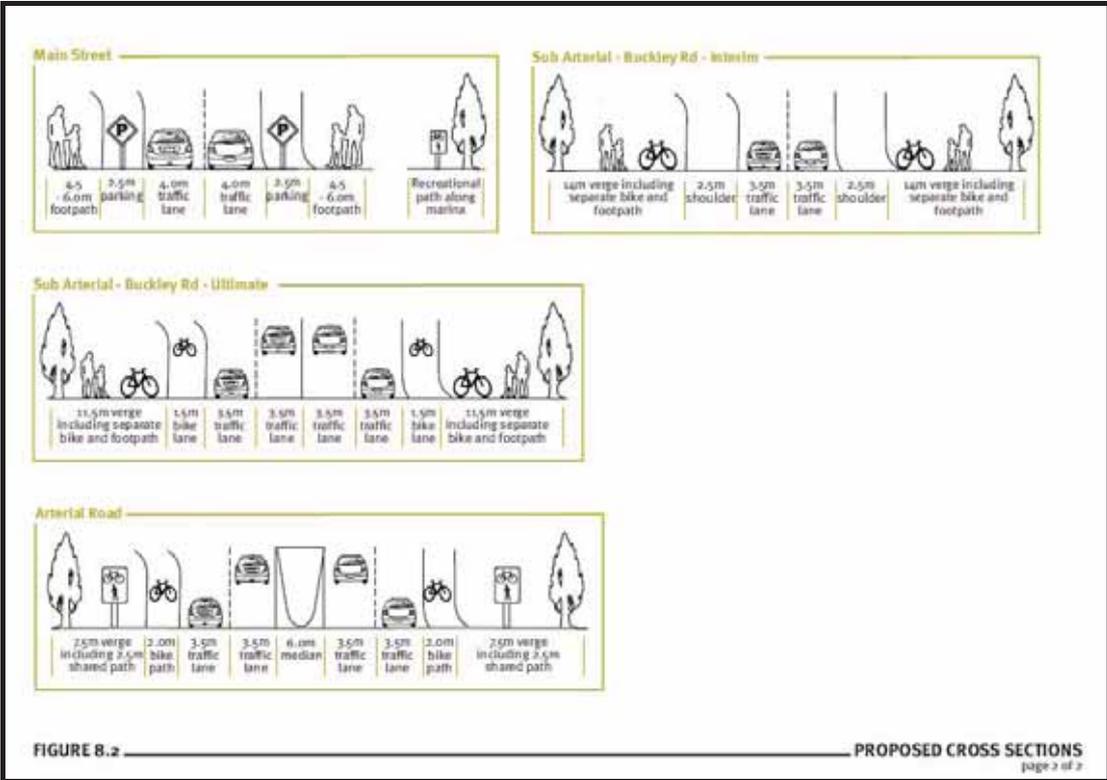
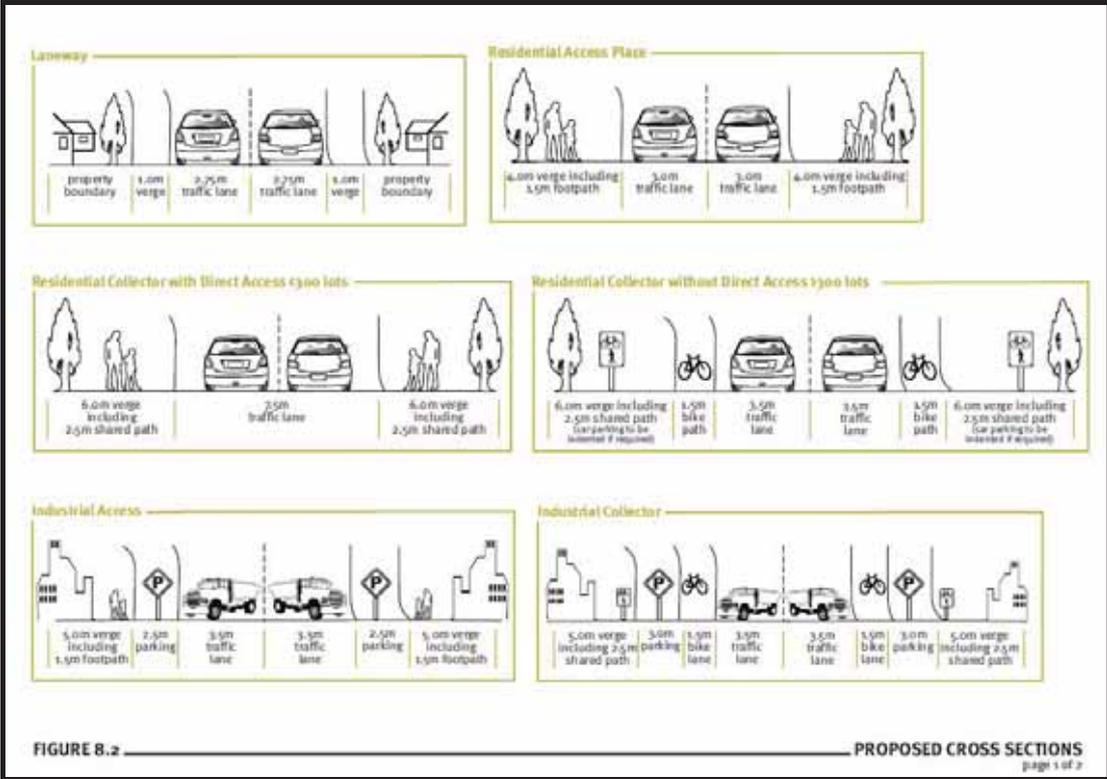
Table 10-1 NEBP Reconfiguration of a Lot Code	
Column 1 Specific outcomes	Column 2 Probable solutions
<ul style="list-style-type: none"> (c) Verges; (d) WSUD measures, (e) Parking; (f) Street reserve; (g) Geometric design; (h) Intersections; (i) Turning areas; and (j) Bicycle and pedestrian paths. 	<ul style="list-style-type: none"> (a) within Open Space Precincts, generally in accordance with the Landscape Masterplan as amended and informed by successive Sector Plans; and (b) consistent with the road hierarchy as outlined in Table 10-3. <p>PS8.3 There is full road pavement construction along the full length of all street frontages to the site.</p>
<p>SO9 The road network has sufficient reserve and pavement widths to cater for the current and intended future function of the road including:</p> <ul style="list-style-type: none"> (a) the safe and efficient movement of all users including pedestrians and cyclists; (b) the capacity to accommodate efficient bus movements for roads that are current or likely future bus routes; and (c) the provision of safe and appropriate on-street parking. 	<p>PS9.1 Roads and movement networks are provided generally in accordance with the Structure Plan and relevant sector plan.</p> <p>PS9.2 Road reserves and pavements are in accordance with the Road Cross Sections in Table 10-3</p>
<p>SO10 Pedestrian/cycle links are provided to schools, transit nodes, and open space areas.</p>	<p>No solution provided.</p>
FLOOD IMMUNITY	
<p>SO11 Other than within the Open Space Precincts, new lots are not subject to flooding.</p>	<p>PS11.1 Apply the minimum requirements for flood free land in accordance with Table 7.20 of the Caboolture Shire Plan, including the minimum flood immunity levels as stated in Section 8.9 of Planning Scheme Policy 4 - Design and Development Manual. Such levels are also to include an additional allowance of 800mm for sea level rise, to allow for climate change impacts to the year 2100</p>
<p>SO12 Bridges and culverts are designed to be safe in a 100 year ARI storm event.</p>	<p>PS12.1 Road crossings are constructed to ensure that the road remains trafficable during a 100 year ARI storm event.</p> <p><i>Note: The limiting criterion of depth by velocity product of less than 0.6 shall be applied to overtopping of roads during the 100 year ARI storm events and a maximum water depth of 200mm.</i></p>
NOISE	
<p>SO13 Development is not subjected to unreasonable noise impacts</p>	<p>PS13.1 Development is in accordance with any applicable recommendations of a noise assessment report approved pursuant to a Sector Plan.</p>
OPEN SPACE	
<p>SO14 Landscaped open space is integrated into development and is provided to:</p> <ul style="list-style-type: none"> (a) improve amenity; (b) contribute to legibility; (c) preserve views and vistas; (d) provide a range of recreation opportunities at convenient locations; (e) support Community Nodes; (f) facilitate appropriate measures for 	<p>PS14.1 Open space areas are provided generally in accordance with the NEBP Structure Plan and a Sector Plan.</p> <p>PS14.2 Provide a minimum 40.0 metre buffer to either side of Raff Creek, to be revegetated and cleared of any weeds and rubbish. The works are to maximise the usage of local endemic species, to enhance the habitat values of the environmental corridor.</p>

Table 10-1 NEBP Reconfiguration of a Lot Code	
Column 1 Specific outcomes	Column 2 Probable solutions
<p>(g) stormwater and flood management and care of valuable environmental resources; and enable the retention of significant vegetation, wetlands and waterways and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features.</p>	
REALIGNMENT OF BOUNDARIES	
<p>SO15 The rearranging of a boundary or boundaries does not result in the creation of additional lots and is an improvement on an existing situation.</p>	<p>PS15.1 An improvement of an existing situation comprises any of the following:</p> <ul style="list-style-type: none"> (a) lots become more regular in shape; (b) the rearrangement corrects an existing boundary encroachment by a building or use; (c) the lot having a depth to width ratio that is greater than the existing situation; (d) access being provided or improved to a lot that had no access or access in a location that was constrained by slope, drainage or similar hazard; (e) the new lots area, dimensions and shape are in accordance with Table 10-2 Schedule 1 to NEBP Reconfiguration of a Lot Code; and (f) the rearrangement is required as part of a management subdivision generally in accordance with the NEBP Structure Plan and/or otherwise required to facilitate the development of the NEBP in accordance with the development intent.
VOLUMETRIC SUBDIVISION	
<p>SO16 Reconfiguration of the space above or below the surface of land permitted where necessary to facilitate efficient development in accordance with the intent of the precinct in which the land is located, or is consistent with a lawful approval that has not lapsed.</p>	<p>No solution provided.</p>
COMMUNITY TITLE	
<p>SO17 Reconfiguration of existing or approved buildings (whether or not including land) must not cause the use of the land to become unlawful having regard to:</p> <ul style="list-style-type: none"> (a) parking areas; (b) open space; (c) vehicle movements and access; and (d) amenity. 	<p>No solution provided.</p>

Table 10-2 Schedule 1 to NEBP Reconfiguration of a Lot Code: Lot Sizes					
Precinct	Minimum area	Minimum frontage	Minimum depth	Minimum area of rear allotment excluding access ways	Minimum width of access way
1 MIBA					
1(1) Esplanade	2000m ²	20m	-	2000m ²	10m
1(2) Core	2000m ²	20m	-	2000m ²	10m
1(3) Highway	2000m ²	20m	-	2000m ²	10m
1(4) Marine Industry	2000m ²	20m	-	2000m ²	10m
2 Marine Village					
2(1) Marina	-	-	-	-	-
2(2) Shipyard	600m ²	20m	-	-	-
2(3) Marina Village	600m ²	20m	-	-	-
2(4) Marina Residential					
<i>For multiple dwelling sites</i>	800m ²	20m	30m		
<i>Otherwise</i>	300m ²	10m	20m	-	-
2(5) Hotel	-	-			
2(6) Marina Pavilion	-	-	-	-	-
2(7) Golf Residential	300m ²	10m	20m	-	-
3 Residential					
3(1) Residential West					
<i>For multiple dwelling sites</i>	800m ²	20m	30m		
<i>Dwelling House sites on a corner</i>	450m ²	10m	20m	600m ²	4m
<i>Dwelling House sites otherwise</i>	300m ²	10m	20m	600m ²	4m
3(2) Residential East					
<i>For multiple dwelling sites</i>	800m ²	20m	30m		
<i>Dwelling House sites on a corner</i>	450m ²	15m	20m	600m ²	4m
<i>Dwelling House sites otherwise</i>	300m ²	10m	20m	600m ²	4m
4 Open Space					
4(1) Golf Club	-	-	-	-	-
4(2) Golf Course	-	-	-	-	-
4(3) Open Space	-	-	-	-	-

Table 10-3 Schedule 2 to NEBP Reconfiguration of a Lot Code: Road Hierarchy							
Road Type	Total Width	Travel Lane Width	Median Width	On Road Parking	Verge Width	Footpath	Bike Path
Laneway		2 x 2.75m		No Special Provision	2 x 1.0m	No	On pavement
Residential Access	14m	2 x 3.0m	-	No Special Provision	2x 4.0m	Both Sides: 1.5m path	No Special Provision
Residential Collector with access (<300 lots)	19.5m	2 x 3.75m	-	No Special Provision	2 x 6.0m	Both Sides: 2.5m shared path	
Residential Collector without access (>300 lots)	22m	2 x 3.5m	-	No Special Provision	2 x 6.0m	Both Sides: 2.5m shared path 1.5m on road bike path	
Industrial Access	22m	2 x 3.5m	-	Both Sides: 2.5m	2 x 5.0m	Both Sides: 1.5m	No Special Provision (2 parking lanes)
Industrial Collector	26m	2 x 3.5m	-	Both Sides: 3.0m	2 x 5.0m	Both Sides: 2.5m shared path 1.5 on-road bike path	
Marina Precinct Main Street	21m to 24m	2 x 4.0m	-	Both Sides: 2.5m	-	4.5m to 6.0m	Bike path provision will depend on the final layout and adjacent land use
Buckley Road Extension (Sub-Arterial)	29m	4 x 3.5m x 2 lanes	6.0m	2.5m	2 x 6.0m	Both Sides: 2.5m shared path 2.0m5m on-road bike path	
Main Boulevard (Arterial)	39m	4 x 3.5m	6.0m	-	2 x 7.5m	Both Sides: 2.5m shared path 2.0m on-road bike path	

Figure 10-1
Proposed Road Cross Sections



Source: Cardno Eppell Olsen Figure 8.2

10.2 NEBP RESIDENTIAL (HOUSE) CODE

10.2.1 Intent of the NEBP Residential (House) Code

The NEBP Residential (House) Code provides planning control and guidance for the development of a variety of low density housing options.

10.2.2 Application and Operation of the NEBP Residential (House) Code

The NEBP Residential (House) Code applies to a Material Change of Use and to Building Work for:

- (a) Dwelling House;
- (b) Dual Occupancy;
- (c) Studio Apartments; and
- (d) outbuildings, ancillary structures and tennis court lighting.

Development that is consistent with the specific outcomes in Section 10.2.4 complies with the NEBP Residential (House) Code.

For a Dwelling House or Studio Apartment subject to Self Assessable development, non compliance with the Probable Solutions regarding flood immunity (PS5.1) and driveways (PS7.1) results in the level of assessment defaulting to Code Assessment. Similarly, for a Studio Apartment subject to Self Assessable development, non compliance with the specific Probable Solutions relevant to a Studio Apartment results in the level of assessment defaulting to Code Assessment. Consequently, a Material Change of Use – Development Permit must be obtained from Council prior to any site works commencing. This application process is separate to any Building Works application process, but does not negate the need to also obtain a Development Permit for Building Works.

Non compliance with any other Acceptable Solution does not result in the level of assessment defaulting to Code assessment. Pursuant to section 20 of the Standard Building Regulation, in these instances a building certifier must not issue a Building Works – Development Permit without first obtaining written advice from Council as to the acceptability of the non-compliance.

10.2.3 Overall Outcomes of the NEBP Residential (House) Code

The overall outcomes are the purpose of the NEBP Residential (House) Code.

The overall outcomes sought for the NEBP Residential (House) Code are

- (a) Dwelling Houses, Dual Occupancies and Studio Apartments, including outbuildings:
 - (i) achieve a high standard of amenity for residents of the site and surrounding sites;
 - (ii) create and maintain attractive and safe streetscapes;
 - (iii) are consistent with the desired character of the surrounding area;
 - (iv) achieve a high standard of sustainable performance including energy and water efficiency;
 - (v) are not subject to unacceptable risk from flood and tidal water hazard; and

- (vi) are accessed in a safe and adequate manner; and
- (b) Uses associated with the dwelling unit are ancillary to the dwellings and compatible with the desired character of the surrounding area.

10.2.4 Specific Outcomes and Probable Solutions for the NEBP Residential (House) Code

The specific outcomes sought for the NEBP Residential (House) Code are included in Column 1 of Table 10-4. Probable solutions for self-assessable development and Probable Solutions for code assessable development are included in Column 2 of Table 10-4.

Table 10-4 NEBP Residential (House) Code	
Column 1 Specific outcomes	Column 2 Probable solutions
GENERAL PROVISIONS	
BUILT FORM	
Design, Aesthetics, Identity and Legibility	
<p>SO1 Housing designs positively contribute to:</p> <ul style="list-style-type: none"> (a) sustainable forms and patterns of development; (b) climatic response; (c) energy, water and resource efficiency; (d) the character of the surrounding area; (e) the protection of the amenity of adjoining or surrounding uses; and (f) interaction between the public and private domains. 	<p>PS1.1 Housing includes design measures such as:</p> <ul style="list-style-type: none"> (a) balconies and recesses; (b) variation in materials, colours and/or textures; and (c) effective landscaping. <p>PS1.2 Houses with multiple frontages or outlooks are to present attractively to all frontages through the use of balconies, windows, shading devices and landscaping.</p> <p>PS1.3 Buildings have:</p> <ul style="list-style-type: none"> (a) maximum site cover; (b) minimum setbacks; and (c) maximum heights and numbers of storeys above made ground <p>in accordance with Table 10-5.</p> <p>PS1.4 Maximum built to boundary wall length without variation is 15m and height is 3.5m. If exceeding 15m, wall to include a recess of minimum 1.5m depth and 3.0m length.</p>
<p>SO2 Passive thermal design principles must be incorporated into building design to improve thermal comfort and optimise the energy efficiency of heating, ventilation and air-conditioning (HVAC) systems.</p>	<p>PS2.1 Building designs must incorporate the following:</p> <ul style="list-style-type: none"> (a) orientation to optimise passive solar design and day lighting, while avoiding unwanted heat gain; (b) Adequate eaves and/or external shading devices to all glazed areas, designed to prevent summer sun access and allow winter sun access; (c) Insulation to roof, ceiling and walls; (d) Use of light colours on roofs and unshaded walls to reduce internal heat loads in summer; and (e) Natural cross-ventilation.

Table 10-4 NEBP Residential (House) Code	
Column 1 Specific outcomes	Column 2 Probable solutions
SO3 Roofs contribute positively to visual amenity.	<p>PS3.1 Roofs incorporate measures such as:</p> <ul style="list-style-type: none"> (a) variation of roof forms to that include pitches, gables, skillions; (b) light wells; (c) ventilation devices; and (d) other features. <p>PS3.2 The rooftop is designed to enable future inclusion of satellite dishes/ telecommunication facilities in an unobtrusive manner.</p> <p>PS3.3 The rooftop is designed to enable solar efficient positioning of current and/or future solar panels.</p>
SO4 House design and site layout provide entries that are clearly visible to visitors from the street.	PS4.1 Provision is made at the front property boundary for inclusion of street numbers.
FLOOD IMMUNITY	
SO5 The dwelling unit has an acceptable level of flood and tidal water immunity that does not endanger property or human life.	<p>PS5.1 Dwelling units are located within the Marina Precincts or Residential Precincts such that:</p> <ul style="list-style-type: none"> (a) the floor level of habitable rooms is not lower than the recommended minimum height of 225mm above the determined finished ground level for the land; and (b) the floor level of non-habitable rooms at or above the determined finished ground level for the land.
PARKING, ACCESS AND SERVICING	
SO6 Adequate parking areas and facilities are provided.	<p>PS6.1 A minimum of one (1) covered or garaged car parking space is provided for each dwelling unit, with a minimum of one (1) additional space be provided on –site, this space may be in tandem.</p> <p>PS6.2 Setbacks to garages are a minimum of 5.5m to allow parking of an additional vehicle.</p>
SO7 Site access is safe and caters for all types of vehicles that use the site.	<p>PS7.1 Site access driveways are designed and constructed in accordance with the following sections of AS2890.1-2004 Parking Facilities - Off Street Carparking</p> <ul style="list-style-type: none"> (a) widths – Section 3.2.2 (b) gradients – Section 3.3, and (c) locations – Section 3.2.3
SO8 The location and number of access driveways, minimise impacts on the amenity of the residential street and neighbouring properties, as well as the on-street carparking capacity.	<p>PS8.1 On sites with a single road frontage, there is only one (1) access driveway.</p> <p>PS8.2 On a site with a primary and a secondary frontage, one (1) access driveway may be taken from each street.</p> <p>PS8.3 On a site with a primary frontage and a rear frontage:</p> <ul style="list-style-type: none"> (a) there is no access driveway on the primary frontage; and (b) there is only one (1) access driveway taken from the rear street. (c) On a site with a primary frontage, a secondary frontage and a rear frontage:

Table 10-4 NEBP Residential (House) Code	
Column 1 Specific outcomes	Column 2 Probable solutions
	<ul style="list-style-type: none"> (d) there is no access driveway on the primary frontage; (e) one (1) access driveway may be taken from the secondary frontage; and (f) there is only one (1) access driveway taken from the rear street. <p>PS8.4 The access driveway does not adversely impact on on-street parking.</p>
AMENITY	
Noise	
SO9 Dwellings are not subjected to unreasonable noise impacts.	PS9.1 Development is in accordance with any applicable recommendations of a noise assessment report approved pursuant to a Sector Plan;
Visual Privacy	
SO10 Direct overlooking of the main internal living areas and private open spaces of residential property is minimised through: <ul style="list-style-type: none"> (a) Sensitive building layout; (b) Location and design of windows and balconies; (c) Screening devices and landscaping; and (d) Suitable distance separation. 	PS10.1 Where the distance separating a window or balcony of a Class 1 building from the side or rear boundary is less than 1.5 m – <ul style="list-style-type: none"> (a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or (b) a window has a sill height more than 1.5m above the adjacent floor level, or (c) a window has obscure glazing below 1.5m
PRIVATE OPEN SPACE	
SO11 Private open space areas are: <ul style="list-style-type: none"> (a) clearly defined for private use; (b) of dimensions to suite the projected requirements of the dwelling occupants, and to accommodate some outdoor recreation needs, as well as providing for open space service functions; (c) capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment, recreation and children's play; and (d) directly accessible from a main indoor living area of the dwelling. 	PS11.1 Each dwelling unit has a minimum private open space comprising a single area of 25m ² with a minimum dimension of 5.0 metres.
SCREENING AND FENCES	
SO12 Screening and fences are integrated with landscaping, and: <ul style="list-style-type: none"> (a) are constructed from materials compatible with the buildings and site facilities; (b) assist in highlighting entrances and provide visual interest to the streetscape; (c) enabling outlook from buildings to the street for safety and surveillance purposes; and (d) enables air circulation and breeze movement. 	PS12.1 Except where required for noise attenuation purposes, fencing to a primary or laneway frontage is: <ul style="list-style-type: none"> (a) when sited on the road boundary, a maximum height of 1.2m where solid, or a maximum of 1.8m where 50% transparent; and (b) when sited at the building line, a maximum height of 1.8m.

Table 10-4 NEBP Residential (House) Code	
Column 1 Specific outcomes	Column 2 Probable solutions
	<p>PS12.2 Fencing to a secondary road frontage, as well as side and rear boundaries have a maximum height of 1.8m.</p> <p>PS12.3 Fencing or walls located along road frontages, other than to a laneway, are located behind 1.0 metre of landscaping.</p>
STUDIO APARTMENTS AND DUAL OCCUPANCIES	
Building Design and Siting	
<p>SO13 The site configuration and building design of a dual occupancy use or a dwelling house and studio apartment :</p> <p>(a) have a scale and intensity which provides a built form that is compatible with the preferred character of the locality and the local streetscape;</p> <p>(b) have an appropriate area and dimensions for:</p> <p>(i) the siting of buildings and structures;</p> <p>(ii) vehicle parking, manoeuvring and circulation; and</p> <p>(iii) landscaping and open space, including buffering.</p> <p>(c) provide an individual identity and street address to each dwelling unit through entries that are clearly visible to visitors from the street.</p>	<p>PS13.2 The dwelling units comprising a dual occupancy or a dwelling house and studio apartment are constructed in complementary architectural styles, materials, colours and roof form.</p> <p>PS13.3 Dual occupancy uses have a minimum site area of 500m², including any area of normal street truncation.</p> <p>PS13.4 The dwelling units of a dual occupancy have a shared wall.</p> <p>PS13.5 A Studio Apartment is located either:</p> <p>(a) as a separate out building; or</p> <p>(b) above a garage.</p> <p>PS13.6 The Gross Floor Area of a Studio Apartment does not exceed 100m².</p>
<p>SO14 The Studio Apartment is able to operate independently of the dwelling house.</p>	<p>PS14.1 The Studio Apartment may contain a separate laundry, kitchen, bathroom, living/dining rooms and bedroom together with ancillary storage space, and shall incorporate a balcony or private open space.</p> <p><i>Note: The Studio Apartment may be used for a Home Business in accordance with the NEBP Residential (Enterprise) Code.</i></p>
Amenity and Visual Privacy	
<p>SO15 Direct overlooking of the main internal living areas and private open spaces of residential property is minimised through:</p> <p>(a) Sensitive building layout;</p> <p>(b) Location and design of windows and balconies;</p> <p>(c) Screening devices and landscaping; and</p> <p>(d) Suitable distance separation.</p>	<p>PS15.1 For a Dual Occupancy, where the distance separating a window or balcony of a Class 1 building from the side or rear boundary is less than 1.5 m –</p> <p>(a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or</p> <p>(b) a window has a sill height more than 1.5m above the adjacent floor level, or</p> <p>(c) a window has obscure glazing below 1.5m</p> <p>PS 15.2 For a Studio Apartment, windows and balconies overlooking private areas of the primary dwelling include screening</p>
<p>SO16 Site layout and building design protects residents and site users from the adverse impacts of internal and external noise sources.</p>	<p>PS16.1 The development meets the recommended design sound levels specified in Section 5 of Australian Standard AS2107 Building Interiors.</p>

Table 10-4 NEBP Residential (House) Code	
Column 1 Specific outcomes	Column 2 Probable solutions
LANEWAY FRONTAGES	
SO17 Lane ways are safe, present well, and can be casually surveyed from overlooking habitable rooms.	PS17.1 A minimum of one habitable room is to be orientated toward the laneway per dwelling. For two storey dwellings, the habitable room is located on the second storey with a clear view of the lane.

Table 10-5 Schedule to Residential (House) Code: Built Form								
Use	Site Cover	Road Setbacks			Other Setbacks		Height	
		Primary	Secondary	Laneway	Side	Rear	Storeys	Metres
Dwelling House								
Lot of less than 450m ² within the Marina Precincts	50%	4.5m and 5.5m to garage*	0m	NA	0m & 2m	4.5m	2R + roof deck	11.5m
Lot of less than 450m ² within the Residential Precincts	50%	3.0m and 5.5m to garage*	1.5m	1.0m	0m & 2m	4.5m	2R	8.5m
Lot greater than or equal to 450m ²	50%	4.5m and 5.5m to garage*	3m	1.0m	0m & 2m	4.5m	2R	8.5m
Dual Occupancy								
<i>Within the Marina Precinct</i>	50%	4.5m and 5.5m to garage*	0m	NA	0m & 2m	4.5m	2R + roof deck	11.5m
<i>Elsewhere</i>	60%	4.5m and 5.5m to garage*	1.0m	1.0m	0m & 2m	0m	2R	8.5m
Studio Apartment	Note 1	0m	0m	1.0m	0m	0m	2R	8.5m
Outbuildings, Swimming Pools, Tennis Courts	Note 1	0m	0m	1.0m	0m	0m	1R	4.5m

Notes:

- 1 Studios and Outbuildings form part of the total site cover.
- 2 The setback provisions of the NEBP Area Plan override the equivalent provisions of the QDC.

* Where a site has a single frontage where the garage faces the street.

10.3 NEBP RESIDENTIAL (ENTERPRISE) CODE

10.3.1 Compliance with the NEBP Residential (Enterprise) Code

Development complies with the NEBP Residential (Enterprise) Code if it is consistent with:

- (a) If self assessable – the Probable Solutions in Section 10.3.4; or
- (b) If code assessable – the Specific Outcomes in Section 10.3.4.

10.3.2 Overall Outcomes of the NEBP Residential (Enterprise) Code

The overall outcomes of the NEBP Residential (Enterprise) Code are the purpose of the Code. The overall outcomes sought for the NEBP Residential (Enterprise) Code are:

- (a) To promote employment creation and growth by facilitating the establishment and conduct of employment from home and providing an affordable location for small scale and start-up businesses; and
- (b) To control the intensity and operation of home based businesses so that home based businesses are domestic in scale and operate in a manner which preserves local amenity and is ancillary to the related dwelling.

10.3.3 Specific Outcomes and Probable Solutions for the NEBP Residential (Enterprise) Code

The specific outcomes sought for the NEBP Residential (Enterprise) Code are included in column 1 of Table 10-6. Probable solutions for code assessable development are included in column 2 of Table 10-6.

Table 10-6 NEBP Residential (Enterprise) Code	
Column 1 Specific outcomes	Column 2 Probable solutions
Location	
SO1 Home business must be part of a lot used primarily for residential purposes by the operators of the home business.	PS1.1 The home business is conducted within a dwelling unit, or within another enclosed structure such as a shed or a garage on the site of a dwelling unit primarily used for residential purposes. PS1.2 The home business is carried out by one or more of the permanent residents of the dwelling unit.
Scale and Intensity of Operation	
SO2 The Home Based Business: <ul style="list-style-type: none"> (a) is of a size and scale compatible with the character of the site and surrounding area; (b) is consistent with reasonable expectations for the amenity of the surrounding area. 	PS2.1 The use does not occupy an area more than one-third of the Gross Floor Area of the dwelling unit. PS2.2 The home business does not involve display of any signs, except where within the residential lot and no larger than 0.6m ² in area. PS2.3 The use is conducted: <ul style="list-style-type: none"> (a) at any given time and does not generate noise or emissions. OR (b) from Monday to Saturday between the hours 08.00 to 19.00.

Table 10-6 NEBP Residential (Enterprise) Code	
Column 1 Specific outcomes	Column 2 Probable solutions
	<p>PS2.4 Members of the public visit the home business between.</p> <p>(a) Monday to Friday from 08.30 to 17.00; and/or</p> <p>(b) Saturday from 08.30 to 12.00 (midday);</p> <p>(c) but not on Sunday.</p> <p>PS2.5 The home business does not involve more than one (1) person waiting at or near the premises at any time (excluding the permanent resident/s and any non-resident employee).</p> <p>PS2.6 The home business does not involve more than one (1) business related motor vehicle being parked on the site or in the street/s the site has frontage to, at any time (excluding business related vehicle/s of the permanent resident/s and non-resident employee's vehicle).</p> <p>For Self Assessable</p> <p>PS2.7 The home business involves no more than 1 non-resident employee on site at any one time.</p> <p>For Code Assessable</p> <p>PS2.8 The home business involves no more than 2 non-resident employees on site at any one time.</p> <p>PS2.9 Where the home business involves two (2) non-resident employees, a minimum of two (2) on-site parking spaces are provided.</p>
<p>S03 The home business does not generate amenity impacts resulting from:</p> <p>(a) the operation of machinery;</p> <p>(b) electrical equipment;</p> <p>(c) noise</p> <p>(d) light;</p> <p>(e) vibration;</p> <p>(f) smell;</p> <p>(g) fumes, smoke, vapour, steam;</p> <p>(h) soot, ash, grit, oil, dust;</p> <p>(i) waste water, waste products; and</p> <p>(j) electrical or other interference.</p>	<p>PS3.1 The home business does not create amenity impacts external to the site.</p>
Sale and Storage of Goods	
<p>S04 The on-site display and sale of goods associated with the operation of a home business is conducted in a manner which:-</p> <p>(a) does not adversely impact on the existing or desired streetscape for the area; and</p> <p>(b) is in keeping with the desired or established character of the area.</p>	<p>PS4.1 The home business does not involve display of goods visible from outside the house.</p> <p>PS4.2 No goods, other than those manufactured or fabricated on the site, or those products used as part of an activity conducted on the site, are sold to customers on the site.</p> <p>PS4.3 The home business does not involve hiring out materials, goods, appliances or vehicles stored outside of the floor area.</p> <p>PS4.4 Loading/unloading of goods is not undertaken by a vehicle larger than a Small Rigid Vehicle (SRV).</p>

10.4 NEBP MARINA FACILITIES CODE

10.4.1 Intent of the NEBP Marina Facilities Code

The NEBP Marina Facilities Code has been prepared to provide control over the form of the marina works, the infrastructure required and the environmental standards to be achieved.

10.4.2 Application and Operation of the NEBP Marina Facilities Code

This Code will apply to the assessment of Development Applications for Operational Works in Precinct 2(1) Marina Basin and to Operational Works within Precinct 2(2) Shipyard where those works are marine related.

10.4.3 Compliance with the NEBP Marina Facilities Code

Development complies with the NEBP Marina Facilities Code if it is consistent:

- (a) If self assessable - with the Probable Solutions for the NEBP Marina Facilities Code; or
- (b) If code assessable – the specific outcomes for the NEBP Marina Facilities Code.

10.4.4 Overall Outcomes of the NEBP Marina Facilities Code

The overall outcomes for the NEBP Marina Facilities Code are the purpose of the Code. The overall outcomes sought for the NEBP Marina Facilities Code are to ensure the:

- (a) safety of users and vessels;
- (b) environmental responsible operation of the marina;
- (c) durability of materials and structures;
- (d) efficiency of operation; and
- (e) maintenance of aesthetic standards.

10.4.5 Specific Outcomes and Probable Solutions for the NEBP Marina Facilities Code

The specific outcomes sought for the NEBP Marina Facilities Code are included in Column 1 of Table 10-7.

Probable solutions for code assessable development are included in Column 2 of Table 10-7.

Table 10-7 NEBP Marina Facilities Code	
Column 1 Specific outcomes	Column 2 Probable solutions
SITING	
<p>SO1 Marina facilities are provided in a manner which individually or cumulatively:</p> <ul style="list-style-type: none"> (a) supports achievement of the intent of Precinct 2(1) Marina Basin and the adjoining Marina Precincts; and (b) are safe, functional and attractive. 	No solution provided.
CHARACTER AND AMENITY	
<p>SO2 Marina facilities work is designed with regard to the following:</p> <ul style="list-style-type: none"> (a) the intent of the Marina Precincts; (b) the character and amenity of the surrounding area; (c) the achievement of an attractive and cohesive appearance; (d) the minimisation of adverse impacts on general public use of the Marina Precincts; and (e) the safety and security of the marina facilities and boats berthed in the marina. 	<p>PS2.1 The design and construction of the marina facilities is consistent with the following:</p> <ul style="list-style-type: none"> (a) The number of piles or similar structural elements is kept to the minimum, consistent with requirements for structural stability and safety; and (b) The requirements of <i>AS3962-2001 Guideline for design of marinas</i> and <i>AS4997-2005 Guideline for the design of maritime structures</i>.
<p>SO3 Marina facilities are suited to the purposes required and are of a height, scale and size to ensure compatibility with the character and amenity of the location.</p>	No solution provided.
<p>SO4 The materials used for, and the colours of marina facilities are compatible with the character and amenity of the location, having regard to the following—</p> <ul style="list-style-type: none"> (a) the natural features of the immediate surroundings and the locality; and (b) the existing buildings or other structures in the immediate surroundings and the locality. 	No solution provided.
<p>SO5 Marina facilities must be designed and constructed to allow safe access to and from publicly accessible areas or other facilities.</p>	No solution provided.
<p>SO6 A sign erected or otherwise placed in position for marina facilities, other than a sign erected or placed for safety reasons or under an Act is:</p> <ul style="list-style-type: none"> (a) compatible with the character and amenity of the immediate surroundings and the locality within which the work is located; and (b) is not a dominant feature, unless the dominance is for safety reasons. 	No solution provided.
<p>SO7 Lighting, other than an aid to navigation, for marina facilities is installed in a way to ensure the security and safe use of the work without causing significant adverse effects on the amenity of the locality within which the work is located.</p>	<p>PS7.1 Lighting, other than an aid to navigation, is hooded and directed downwards.</p>

Table 10-7 NEBP Marina Facilities Code	
Column 1 Specific outcomes	Column 2 Probable solutions
DESIGN, CONSTRUCTION AND SAFETY	
<p>S08 Work is designed and constructed in a way to ensure it is structurally sound and safe for use, having regard to:</p> <ul style="list-style-type: none"> (c) relevant engineering standards; (d) the location of the work; (e) the purpose for which the work is to be used; (f) the impact of flooding, tidal influences and hydrodynamic changes; (g) intended working loads; and (h) slip and trip hazards. 	<p>PS8.1 The design and construction of the marina facilities is consistent with - AS3962-2001 Guideline for design of marinas</p>
<p>S09 Marina facilities do not adversely affect the structural integrity or stability of:</p> <ul style="list-style-type: none"> (a) any existing revetment or seawall or another existing structure; and (b) affect the stability of the bed of the marina basin and lock system. 	No solution provided
<p>S010 Marina facilities are designed and constructed in a way to ensure the work does not adversely affect the water quality of the marina basin and any adjoining or connected tidal water as a result of:</p> <ul style="list-style-type: none"> (a) release, into the tidal water, of materials used in the construction of the work; or (b) disturbance to the sediment on the bed and banks of the tidal water; or (c) exposure to acid sulphate soils. 	<p>PS10.1 The design and construction of the marina facilities is consistent AS4997-2005 Guideline for the design of maritime structures.</p>
SERVICES AND INFRASTRUCTURE	
<p>S011 The marina facilities have appropriate infrastructure, including access, parking facilities, sewerage, water and power, having regard to—</p> <ul style="list-style-type: none"> (a) the nature and scale of the marina facilities; (b) the number of people that may be on or at the marina facilities at any time; (c) the number of vehicles that may be on or moored at the marina facilities at any time; and (d) the protection of any foreshores near the work and the vegetation and marine plants on the foreshores. 	No solution provided.
<p>S012 Marina facilities are designed and constructed in a way to ensure there is no adverse effect on the operation or maintenance of the stormwater management system.</p>	No solution provided.

10.5 NEBP TRANSPORT CODE

10.5.1 Compliance with the NEBP Transport Code

Development complies with the NEBP Transport Code if it is consistent:

- (a) If self assessable - with the Probable Solutions for the NEBP Transport Code; or
- (b) If code assessable – the specific outcomes for the NEBP Transport Code.

10.5.2 Overall Outcomes of the NEBP Transport Code

The overall outcomes for the NEBP Transport Code are the purpose of the Code. The overall outcomes sought for the NEBP Transport Code are:

- (a) the safety, efficiency and convenience of traffic movement, access and parking is maximised; and
- (b) development does not result in unacceptable impacts on the external road network.

10.5.3 Specific Outcomes and Probable Solutions for the NEBP Transport Code

The specific outcomes sought for the NEBP Transport Code are included in column 1 of Table 10-8. Probable solutions for code assessable development are included in column 2 of Table 10-8.

Table 10-8 NEBP Transport Code	
Column 1 Specific outcomes	Column 2 Probable solutions
Pedestrian and Bicycle Network and Facilities	
SO1 Bicycle parking, shower cubicles and lockers are provided to meet the needs of users and to facilitate bicycle use by occupiers and visitors.	PS1.1 Cycle parking is provided: <ul style="list-style-type: none"> (a) in an accessible location; (b) a manner which does not impact adversely on visual amenity; (c) in a secure location and form for long-stay (staff) use; and (d) in a manner that does not impede the movement of pedestrians or other vehicles. PS1.2 Bicycle parking is provided at the a minimum rate of 1 space per 10 employees PS1.3 Ancillary bicycle parking facilities are provided to meet or exceed the following: <ul style="list-style-type: none"> (a) 1 locker per 2 bicycle parking spaces; and (b) 1 shower cubicle with ancillary change rooms per 5 bicycle spaces, with a minimum of 1 shower, with provision for both females and males.
Site Access	
SO2 The type and number of driveways between the site and the street minimises conflict between pedestrians and vehicular traffic.	PS2.1 Access to the site, and the design and location of car parking is in accordance with the preferred layout, form and location indicated in a Sector Plan applying to the site. PS2.2 The driveway access to any car park is clearly visible from the street.

Table 10-8 NEBP Transport Code	
Column 1 Specific outcomes	Column 2 Probable solutions
	<p>PS2.3 The site allows access to and from the street in a forward direction for the relevant design vehicle.</p> <p>PS2.4 Not more than one (1) driveway crossover is provided per street frontage.</p> <p>PS2.5 Access to developments fronting median divided roads is left in/left out only.</p> <p>PS2.6 Sites within Precinct 1(1) MIBA Esplanade and Precinct 1(4) Marine Industries have dual frontages wherever possible, so that vehicular access is not reliant upon the Main Boulevard.</p> <p>PS2.7 Landscaping and driveway access is designed to provide a clear view of passing pedestrians and vehicles.</p>
Site Configuration	
<p>SO3 Site layouts and pedestrian facilities are designed to be safe, user friendly and to minimise conflicts between pedestrians, cyclists and vehicles.</p>	<p>PS3.1 Buildings and activities are located and designed to minimise conflict between site activities and areas used for site access, carparking, cycle parking and pedestrian movements.</p> <p>PS3.2 Convenient, defined, safe and clearly visible pedestrian and cyclist access is provided from the street frontage to the site and to the building entrance.</p> <p>PS3.3 Pedestrian paths are covered with non-slip materials.</p> <p>PS3.4 Lips are provided between kerb and road level to allow easy access for trolleys, strollers and wheelchairs.</p> <p>PS3.5 Graded access ramps are provided between the public and private domain where slopes restrict wheelchair access.</p>
Car Parking	
<p>SO4 Car parking is provided in a manner that maximises the efficient use of land and meets the reasonable parking demand for the use by occupiers and visitors considering:</p> <ul style="list-style-type: none"> (a) The mix of uses; (b) Differential parking requirements; (c) variations in demand; (d) shared provision; (e) On-street parking availability; and (f) The availability of alternative transport modes. 	<p>PS4.1 Car parking is configured so that:</p> <ul style="list-style-type: none"> (a) employee parking is situated underneath the building or at the rear of the site with occupier entrances suitably positioned; (b) disabled parking spaces are located close to the main building entrance and are clearly sign posted; and (c) visitor car parking is located towards the front of the site provided it is screened by landscape and aesthetically treated. <p>PS4.2 Unscreened car parking spaces do not directly face residential properties or light sensitive uses.</p> <p>PS4.3 Driveways and parking areas are constructed to property boundaries where they are linked to adjoining car parking areas.</p> <p>PS4.4 The number of car parking spaces provided is in accordance with the number of spaces required for the specific use as specified in Table 10-9 Schedule 1 to NEBP Transport Code</p> <p style="text-align: center;">OR</p> <p>The number of car parking spaces provided is in accordance with a parking needs assessment.</p>

Table 10-8 NEBP Transport Code	
Column 1 Specific outcomes	Column 2 Probable solutions
	<p>PS4.5 At least one (1) of the car parks or 1% of the total car parks, whichever is greater, is a designated car park provided for people with disabilities and is located as close as possible to the main building entrance.</p> <p><i>Note: Parking areas should meet the design requirements specified in Sections 2 to 5 inclusive of Australian Standard 2890.1 Parking Facilities Off Street Car Parking.</i></p>
Servicing	
<p>S05 The layout of the proposal achieves adequate provision for servicing on-site that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts of servicing within the site.</p>	<p>PS5.1 Servicing activities, waste collection, loading docks and service vehicle storage areas are:</p> <ul style="list-style-type: none"> (a) located: <ul style="list-style-type: none"> (i) at a position which does not detract from the amenity of the Precinct; (ii) other than between the building and the primary road frontage; and (iii) to discourage on-street loading. (b) separated from public and visitor car parking and access points; (c) screened from view from the street; and (d) designed to accommodate the relevant design vehicle. <p>PS5.2 Building design and site configurations are arranged to co-locate accessways and turning areas.</p> <p><i>Note: This may require the use of reciprocal access easements or common property.</i></p> <p>PS5.3 Access driveways, manoeuvring areas and loading and unloading facilities provide for service vehicles listed in Table 7.27 Parts (b) and (c) of the Caboolture Shire Plan 2005, for the relevant use.</p> <p style="text-align: center;">OR</p> <p>Service vehicle requirements are undertaken in accordance with a service vehicle needs assessment.</p> <p>PS5.4 Where an on-site waste collection area is provided, access and manoeuvring areas provide for a heavy rigid vehicle 12.5 metres in length.</p>
<p>S06 Functional and safe set down/pick up facilities are provided for high demand uses.</p>	<p>PS6.1 Pick up/set down areas are provided for the Marina Village Precinct, Hotel Precinct and Community Nodes, and accommodate private vehicles, taxis and mini-buses, and for buses.</p>
General Provisions	
<p>S07 Parking, access and servicing areas are designed and constructed to meet functional and amenity needs.</p>	<p>PS7.1 Shade trees are planted in car parks at a minimum rate of one (1) tree per six (6) car parking spaces.</p> <p>PS7.2 Within car parking areas sealed pedestrian footpaths are provided in accordance with AS1428.1 Design for access and mobility general requirements for access new building work.</p>

Table 10-8 NEBP Transport Code	
Column 1 Specific outcomes	Column 2 Probable solutions
	<p>PS7.3 Pavements for car parking bays and access ways are constructed in one of the following ways:</p> <ul style="list-style-type: none"> (a) Reinforced concrete minimum thickness to be 100mm for parking areas and 150mm for access ways; (b) Gravel with a minimum thickness of 25mm of asphalt surfacing; (c) Gravel with a two (2) coat sprayed bitumen seal; or (d) Gravel surfaced with approved concrete pavers. <p><i>Note: Pavements should be designed by an RPEQ/CPENG.</i></p> <p>PS7.4 Where the development includes a combination of low turnover and high turnover car parking spaces, the parking spaces and aisles are constructed to the high turnover or Class 3 requirements of AS2980.1.</p> <p>PS7.5 Driveway crossovers are constructed in accordance with Planning Scheme Policy 4 Design and Development Manual.</p> <p>PS7.6 Car parks and aisles are constructed in accordance with AS2890.1 Parking Facilities Off street car parking.</p>

Table 10-9 Schedule 1 to NEBP Transport Code: Car Parking	
Use or Zone	Minimum Number of Car Parking Spaces Required
Accommodation Building	One (1) car park for every two (2) dwelling units in addition to one (1) visitor car park for every four (4) dwelling units.
Agriculture	N/A
Animal Husbandry (Intensive)	N/A
Animal Husbandry (Non-Intensive)	N/A
Bed and Breakfast Accommodation	One (1) car park for every residence in addition to one (1) car park for every accommodation room.
Brothel	Two (2) car parks per room in addition to one (1) car park for every employee.
Car Parking Facility	N/A
Car Wash	One (1) car park for every two (2) washing bays in addition to queuing areas.
Caravan Park	One (1) car park for each caravan site in addition to one (1) visitor car park for every ten (10) caravan sites in addition to one (1) wash bay.
Caretaker's Residence	One (1) car park for each caretaker's residence.
Cemetery	Twenty (20) sealed car parks in addition to forty (40) overflow car parks.
Child Care Centre	One (1) car park for every five (5) children in addition to one (1) car park for every employee.
Corrective Institution	One (1) car park for every 50m ² of net floor area.

Table 10-9 Schedule 1 to NEBP Transport Code: Car Parking	
Use or Zone	Minimum Number of Car Parking Spaces Required
Display Home	Ten (10) car parks per display home in addition to five (5) car parks for each additional display home.
Dual Occupancy	One (1) car park and one (1) visitor car park for every dwelling unit, in tandem.
Dwelling House	One (1) car park for every dwelling house.
Educational Establishment	One (1) car park for every ten (10) students in addition to one (1) car park for every employee.
Entertainment and Recreation (Indoor)	One (1) car park for every 20m ² of net floor area.
Entertainment and Recreation (Outdoor)	One (1) car park for every 20m ² of use area.
Estate Sales Office	One (1) car park for every employee in addition to six (6) visitor car parks.
Extractive Industry	Two (2) car parks in addition to one (1) car park for every employee.
Fuel Depot	Two (2) car parks in addition to one (1) car park for every employee.
Funeral Parlour	Twenty (20) sealed car parks in addition to forty (40) overflow car parks.
General Industry	One (1) car park for every 100m ² of gross floor area
Home Based Business	One (1) car park for customer parking and one (1) car park per non-residential employee, in addition to the parking provided for the residents of the property.
Hospital	Fifty (50) car parks in addition to one (1) car park for every 50m ² of net floor area plus one (1) space for an ambulance (SRV).
Hotel	One (1) space for every 20m ² of floor area (at ground floor) and one (1) space for every 50m ² of floor area on upper floors
Landscape Supplies Production	One (1) car park for every 50m ² of use area.
Landscape Supply Centre	One (1) car park for every 250m ² of site area. Half of the amount of car parks provided accommodate a car and box trailer.
Local Utility	NA
Major Utility	As determined by Council
Marina	One (1) car park per three (3) wet or dry berths.
Market	Three (3) car parks for every market stall.
Medical Centre	One (1) car park for every 25m ² of net floor area plus one (1) space for an ambulance (SRV).
Motel	One (1) car park for every dwelling unit in addition to one (1) car park for each employee in addition to one (1) washing bay.
Motor Vehicle Repair Station	One (1) car park for every 15m ² of use area.
Multiple Dwellings	One (1) covered car park for every dwelling unit in addition to one (1) visitor car park for every three (3) dwelling units in addition to one (1) wash bay.
Office	One (1) car park for every 25m ² of net floor area.
Place of Worship	One (1) car park for every five (5) seats or places.
Recycling Yard	One (1) car park for every 100m ² of use area.
Relocatable Home Park	One (1) car park for every dwelling unit in addition to one (1) visitor car park for every five (5) dwelling units in addition to one (1) wash bay.
Restaurant	One (1) car park for every 25m ² of net floor area.

Table 10-9 Schedule 1 to NEBP Transport Code: Car Parking	
Use or Zone	Minimum Number of Car Parking Spaces Required
Retail Showroom	One (1) car park for every 50m ² of net floor area.
Retirement Village	One (1) car park for every dwelling unit in addition to one (1) visitor car park for every five (5) dwelling units in addition to one (1) wash bay. One (1) scooter mobile space per dwelling unit.
Roadside Stall	Two (2) car parks or one (1) car park for every 10m ² of use area, whichever is greater.
Rural Service Industry	N/A
Rural Worker's Dwelling	One (1) car park for every rural worker's dwelling.
Sales or Hire Yard	One (1) car park for every 50m ² of use area.
Service Industry	One (1) car park for every 100m ² of gross floor area
Service Station	One (1) car park for every 20m ² of net floor area in addition to pump filling areas.
Shop	
<i>Where located within the Marina Village</i>	One (1) car park for every 25m ² of net floor area.
<i>Otherwise</i>	One (1) car park for every 20m ² of net floor area.
Special Care Facility	One (1) car park for every 20m ² of net floor area plus one (1) space for an ambulance (SRV).
Special Industry	One (1) car park for every 50m ² of total roofed area.
Storage Facility	One (1) car park for every 100m ² of use area.
Surgery	One (1) car park for every 10m ² of net floor area not being used for dwelling.
Take Away Food Outlet	
<i>Where located within the Marina Precincts</i>	One (1) car park for every 25m ² of net floor area
<i>Otherwise</i>	One (1) car park for every 20m ² of net floor area
Transport Depot	One (1) car park for every employee.
Vehicle Sales and Service	One car park for every 200m ² of use area.
Veterinary Establishment	One (1) car park for every 15m ² of net floor area.
Warehouse	Two (2) car parks for each tenancy in addition to one (1) car park for every 200m ² of net floor area.
Winery	N/A

11. NEBP ACID SULFATE SOILS OVERLAY

11.1 INTENT OF THE NEBP ACID SULFATE SOILS OVERLAY

The Intent of the NEBP Acid Sulfate Soils Overlay is to manage environmental hazards associated with the disturbance of acid sulfate soils.

11.2 APPLICATION AND OPERATION OF THE NEBP ACID SULFATE SOILS OVERLAY

The NEBP Acid Sulfate Soils Overlay does not apply to the bulk earthworks for the initial development of the NEBP, nor does it apply to the storage and treatment of spoil from the capital dredging program.

The Overlay applies to all subsequent development within the Open Space Precincts; and any development within the other precincts which will disturb acid sulfate soils. This is as the bulk earthworks will stabilise acid sulfate soils within the site,

As the area to which the acid sulfate soils management applies can be textually described, no Overlay Map is provided.

The NEBP Acid Sulfate Soils Overlay uses the Acid Sulfate Soils Code as contained within the Planning Scheme.

11.3 ASSESSMENT TABLE FOR THE ACID SULFATE SOILS OVERLAY

Assessment Categories and Relevant Assessment Criteria for a development in the area depicted on the Acid Sulfate Soils Overlay Plan are set out below in Table 11-1.

Table 11-1 Assessment Table (All Development) for the Acid Sulfate Soils Overlay		
Column 1	Column 2	Column 3
Development	Assessment Category in all Precincts	Relevant Assessment Criteria
<p>All development where located in the Open Space Precincts Any development below RL4m (made ground post bulk earthworks) which will disturb acid sulfate soils where located other than within the Open Space Precincts</p>	<p>Self Assessable where</p> <ul style="list-style-type: none"> (a) Excavating or otherwise removing less than 100m³ of soils or sediment from at or below 5.0 metres AHD. <p>Code Assessment where</p> <ul style="list-style-type: none"> (a) the Probable Solutions for self assessable cannot be met (b) Excavating or otherwise removing 100m³ or more of soils or sediment from at or below 5.0 metres AHD and the probable solutions for self assessable cannot be met; (c) Filling of land involving 500m³ or more of material with an average depth of 0.5 metres or greater where the natural ground level is below 5.0 metres AHD. <p>Exempt if the criteria for self assessment or code assessment do not apply.</p>	<p>Acid Sulfate Soils Overlay Code (as contained in the Planning Scheme)</p>

APPENDIX A NEBP DEFINITIONS AND EXEMPT DEVELOPMENT

NEBP DEFINITIONS

For the purposes of the NEBP Area Plan, the following definitions apply :

- **MIBA Activities** means the use of premises for a combination of two (2) or more of the following uses in any proportion: general industry, service industry, warehouse office, vehicle repair station and transport depot - including any ancillary sale and showroom functions. Where a site contains multiple buildings, uses may be co-located or separated in any combination.
- **Studio Apartment** means the use of premises for a second dwelling unit within the curtilage of a Dwelling House. The Studio Apartment may occur as a separate building or above a garage separated from the primary dwelling unit, which may be separately titled. The term includes Dependent Person's Accommodation, all uses associated with a Dwelling House, and such outbuildings as are incidental to and necessarily associated with the dwelling units.
- **Minor Building Work**

Note: The Building Regulation should be consulted to identify if any building work listed below is exempt or self assessable.

In the Residential Precincts and the Marina Residential and Golf Residential Precincts;

- internal building works;
- roofed structures over ground level outdoor landscape and recreation areas i.e. pergolas and patios;
- sunhoods over windows and doors;
- roof over an existing deck or balcony;
- rainwater tanks;

In the MIBA Precincts and the Marina Basin and Shipyard Precincts:

- an alteration, addition or extension to an existing building where the floor area including balconies is less than 5% of the building or 25m², whichever is the lesser;
- internal fitouts, including mezzanine floors;
- roofed structures over ground level outdoor landscape and recreation areas i.e. pergolas and patios;
- sunhoods over windows and doors;
- carports or car shade structures up to 25m² in area;
- amenity blocks or outbuildings up to 25m² in area;

Elsewhere:

- an alteration, addition or extension to an existing building where the floor area including balconies is less than 5% of the building or 25m², whichever is the lesser;
- internal fitouts, including mezzanine floors;
- roofed structures over ground level outdoor landscape and recreation areas i.e. pergolas and patios;
- sunhoods over windows and doors; and
- carports or car shade structures up to 25m² in area.

EXEMPT DEVELOPMENT

Where development is identified as exempt it requires no application and need not comply with the Codes or other requirements of the *Caboolture ShirePlan* or the Northeast Business Park Area Plan (as applicable).

It is noted that the *Caboolture ShirePlan* and the *Integrated Planning Act 1997* specify that various developments are exempt. In addition to those provisions, and despite other provisions of the Northeast Business Park Area Plan and the provisions of the *Caboolture ShirePlan*, the development listed in the Schedule below is declared as exempt development under the Area Plan.

Schedule – Exempt Development
the material change of use for a road or thoroughfare; the material change of use for the incidental use of a footpath adjacent to land used for business uses building work for the restoration to its original condition of any building that has been accidentally damaged Minor building work Reconfiguration of a Lot for the purposes of amalgamation, road widening and truncations required as a condition of development approval

APPENDIX B NEBP AREA PLAN MAPPING

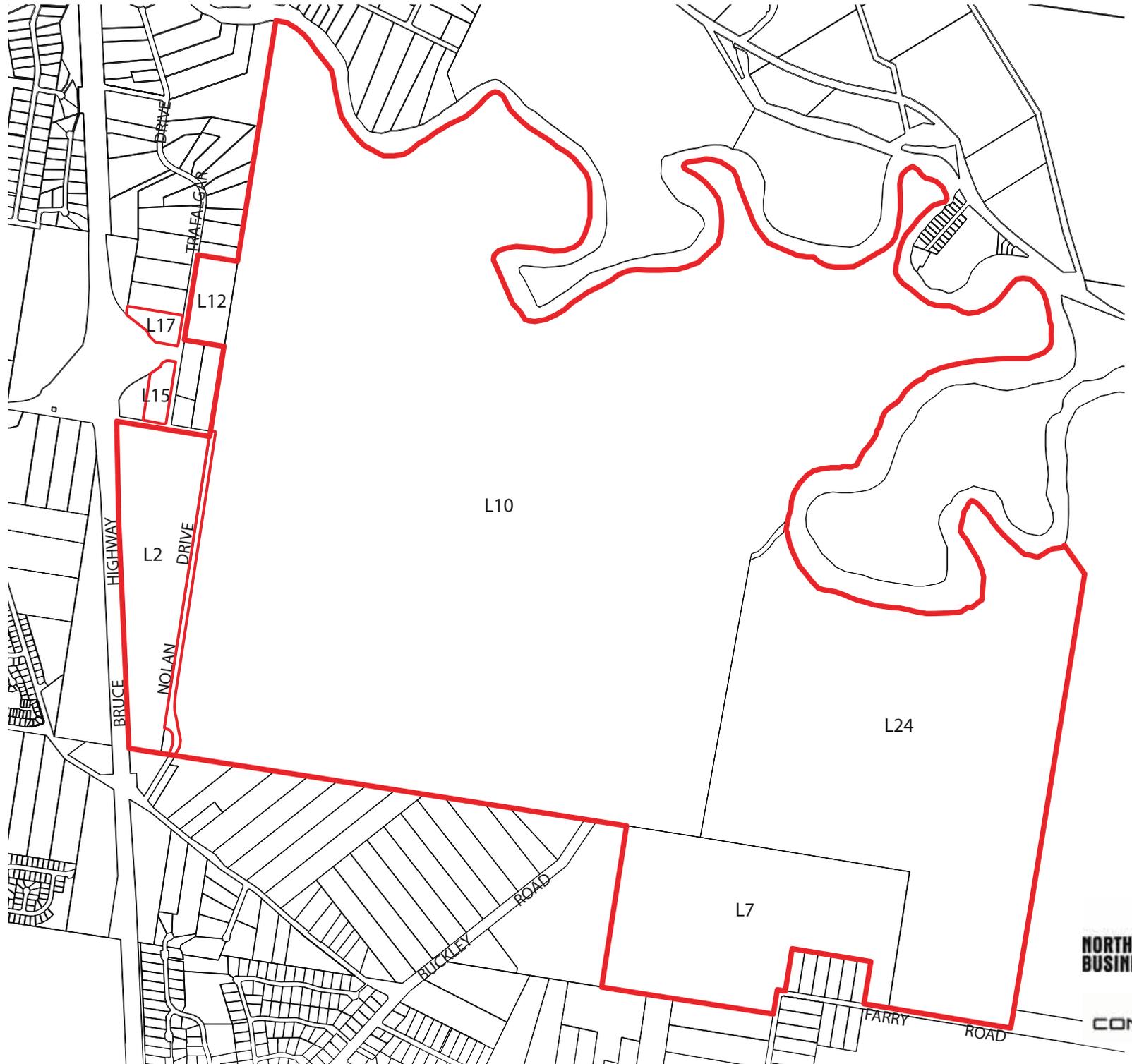
The NEBP Area Plan mapping consists of

- (i) The NEBP Area Cadastral Plan (Drawing No. 20430-31, dated September 2007).
- (ii) The NEBP Area Structure Plan (Drawing No. 20430-10 Rev J , dated 17 April, 2009).
- (iii) The MIBA Precincts Location Plan (Drawing No. 20430-41 dated September 2007)
- (iv) The Marina Precincts Location Plan (Drawing No.20430-42 dated September 2007)
- (v) The Residential Precincts Location Plan (Drawing No.20430-43 dated September 2007)
- (vi) The Open Space Precincts Location Plan (Drawing No.20430-44 dated September 2007)

site cadastral plan



L2	RP902072
L7	RP845326
L10	RP902079
L12	RP145197
L15	RP902073
L17	RP902072
L24	SP158298

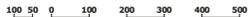


legend

 Site Boundary

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ref 20430-31
 date september 2007
 scale 1:5,000 @ A0, 1:20,000 @ A3





- LEGEND**
- STRUCTURE PLAN BOUNDARY
 - PRECINCT BOUNDARY
 - 1 MBA PRECINCTS
 - 1(1) MBA ESPLANADE
 - 1(2) MBA CORE
 - 1(3) MBA HIGHWAY
 - 1(4) MBA MARINE INDUSTRY
 - 2 MARINA PRECINCTS
 - 2(1) MARINA BASIN
 - 2(2) SHIPYARD
 - 2(3) MARINA VILLAGE
 - 2(4) MARINA RESIDENTIAL
 - 2(5) HOTEL
 - 2(6) MARINA PAVILION
 - 2(7) GOLF RESIDENTIAL
 - 3 RESIDENTIAL PRECINCTS
 - 3(1) RESIDENTIAL WEST
 - 3(2) RESIDENTIAL EAST
 - 4 OPEN SPACE PRECINCTS
 - 4(1) GOLF CLUB
 - 4(2) GOLF COURSE
 - 4(3) OPEN SPACE
 - 4(4) COMMUNITY MULTI USE
 - ✱ COMMUNITY NODE
 - ⊕ HERITAGE PARK
 - ◇ SPORTING FIELDS
 - ◆ EDUCATION & TRAINING
 - ⊗ ENVIRONMENT CENTRE
 - ▬ POSSIBLE FUTURE TRANSPORT CORRIDOR
 - ▬ ARTERIAL ROAD
 - ▬ SUB ARTERIAL ROAD
 - ▬ COLLECTOR ROAD
 - ▬ ACCESS ROAD
 - POSSIBLE FUTURE PUBLIC TRANSPORT ROUTE
 - MAIN STREET
 - LOAD LIMITED THRESHOLD

CLIENT
NORTHEAST BUSINESS PARK

PROJECT
NORTHEAST BUSINESS PARK

STRUCTURE PLAN

Level Datum
Origin

Date 17 APRIL 2009

Surveyed

Comp By: KCH

DWG Name: 20430STRUCTURE

Local Authority: CABOOLTURE SHIRE COUNCIL

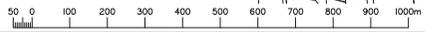
Job Reference: 20430

Scale
1:5000@A0

Plan Reference
20430-10J



Note:
Structure Plan is indicative only, intended to convey major land use precincts & development features. Detailed location of all precincts & features is subject to survey, detailed design, sector plans, DMR requirements for a possible future transport corridor & Council development approvals.



CONICS

CONICS (BRISBANE) PTY LTD
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web: www.conics.com.au

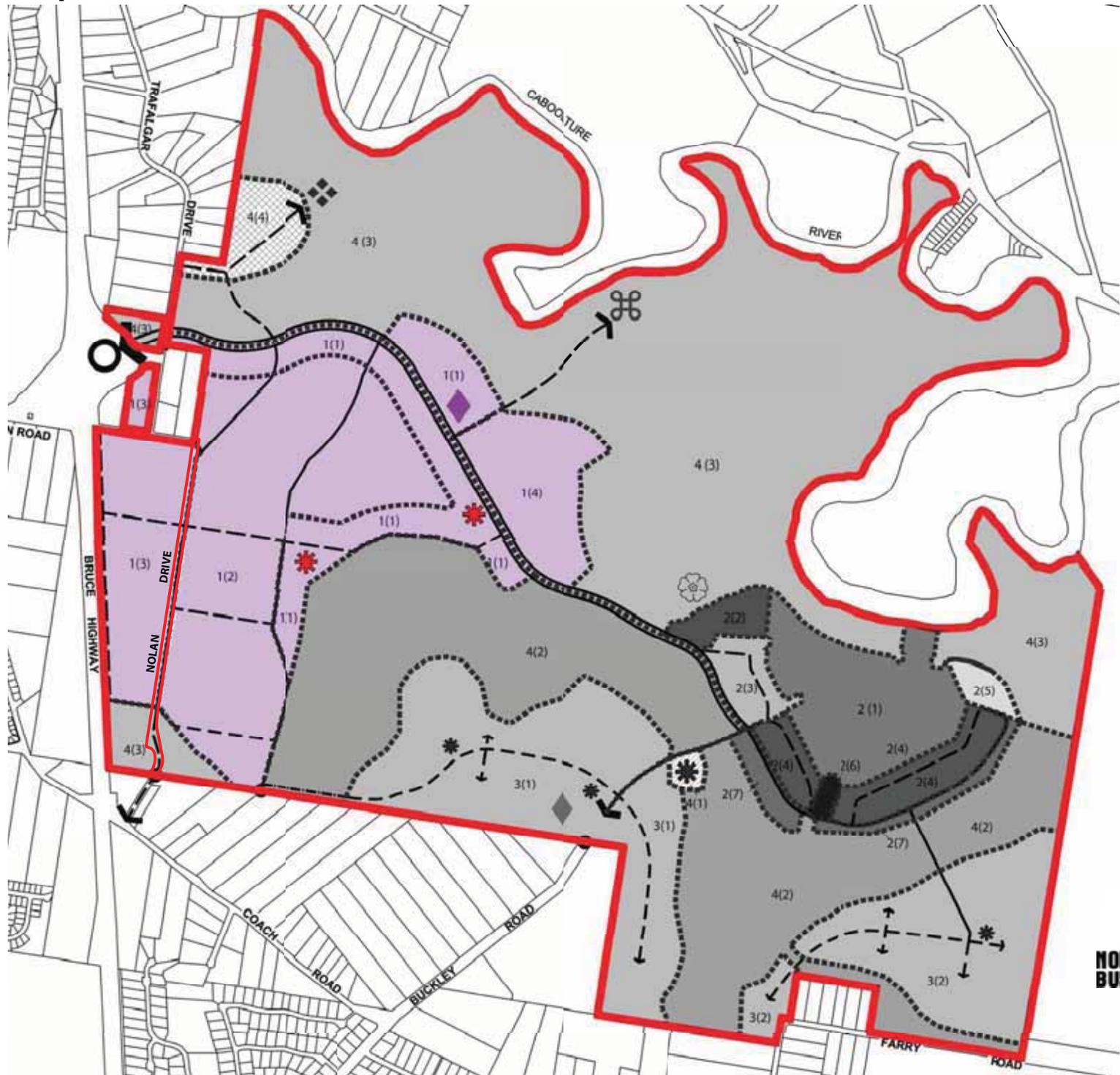
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ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL
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MIBA precincts location plan



Legend

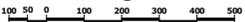
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- Precinct Boundary
- 1 MIBA Precincts**
- 1(1) MIBA Esplanade
- 1(2) MIBA Core
- 1(3) MIBA Highway
- 1(4) MIBA Marine Industry
- 2 Marina Precincts**
- 2(1) Marina Basin
- 2(2) Shipyard
- 2(3) Marina Village
- 2(4) Marina Residential
- 2(5) Hotel
- 2(6) Marina Pavillion
- 2(7) Golf Residential
- 3 Residential Precincts**
- 3(1) Residential West
- 3(2) Residential East
- 4 Open Space Precincts**
- 4(1) Golf Club
- 4(2) Golf Course
- 4(3) Open Space
- 4(4) Community Multi Use
- Community Node
- Heritage Park
- Sporting Fields
- Education & Training
- Environment Centre
- Arterial
- Sub Arterial
- Collector
- Possible Future Public Transport Route
- Load Limited Threshold



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ref 20430-41
 date september 2007
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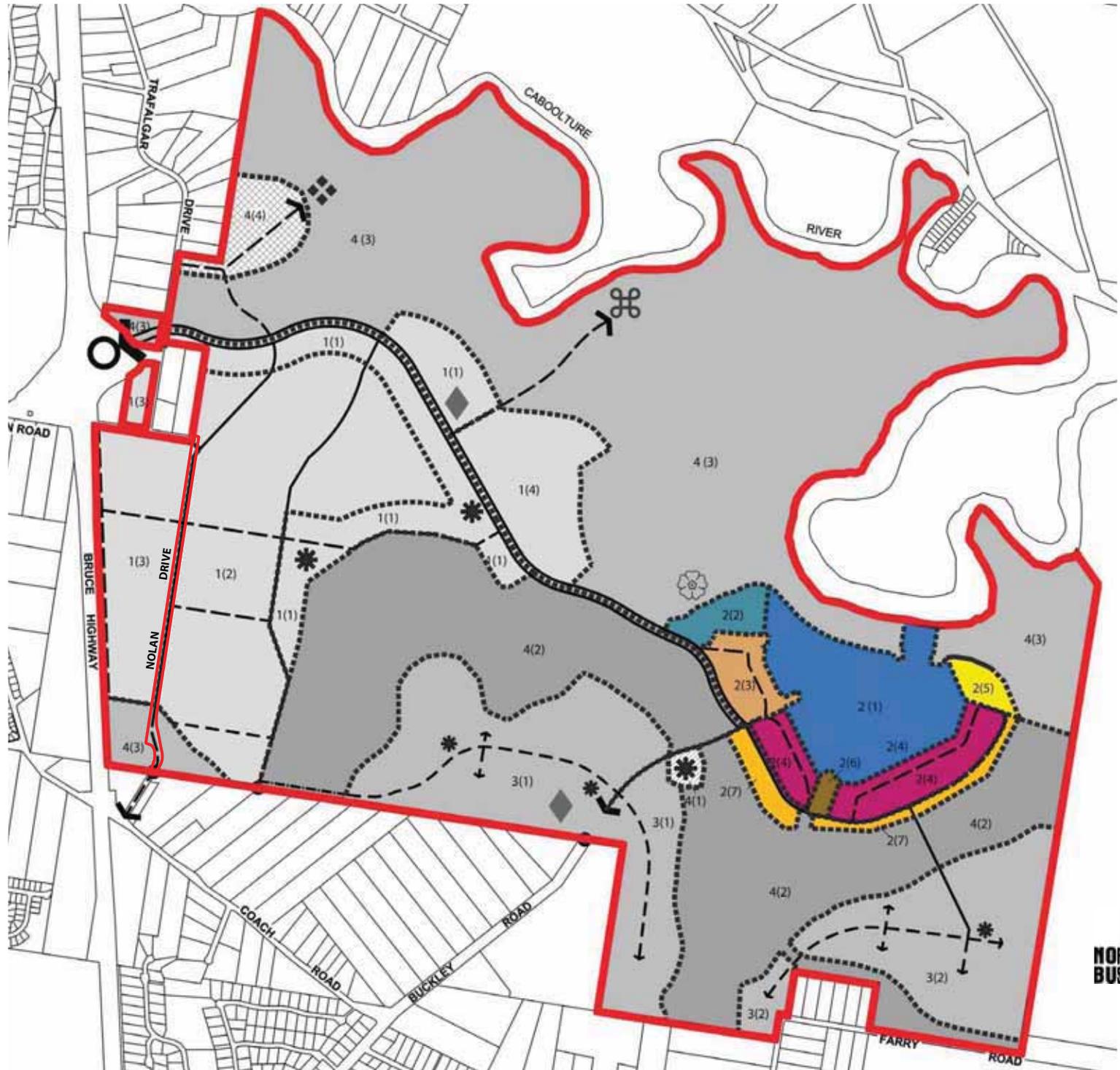


Marina precincts location plan



Legend

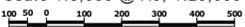
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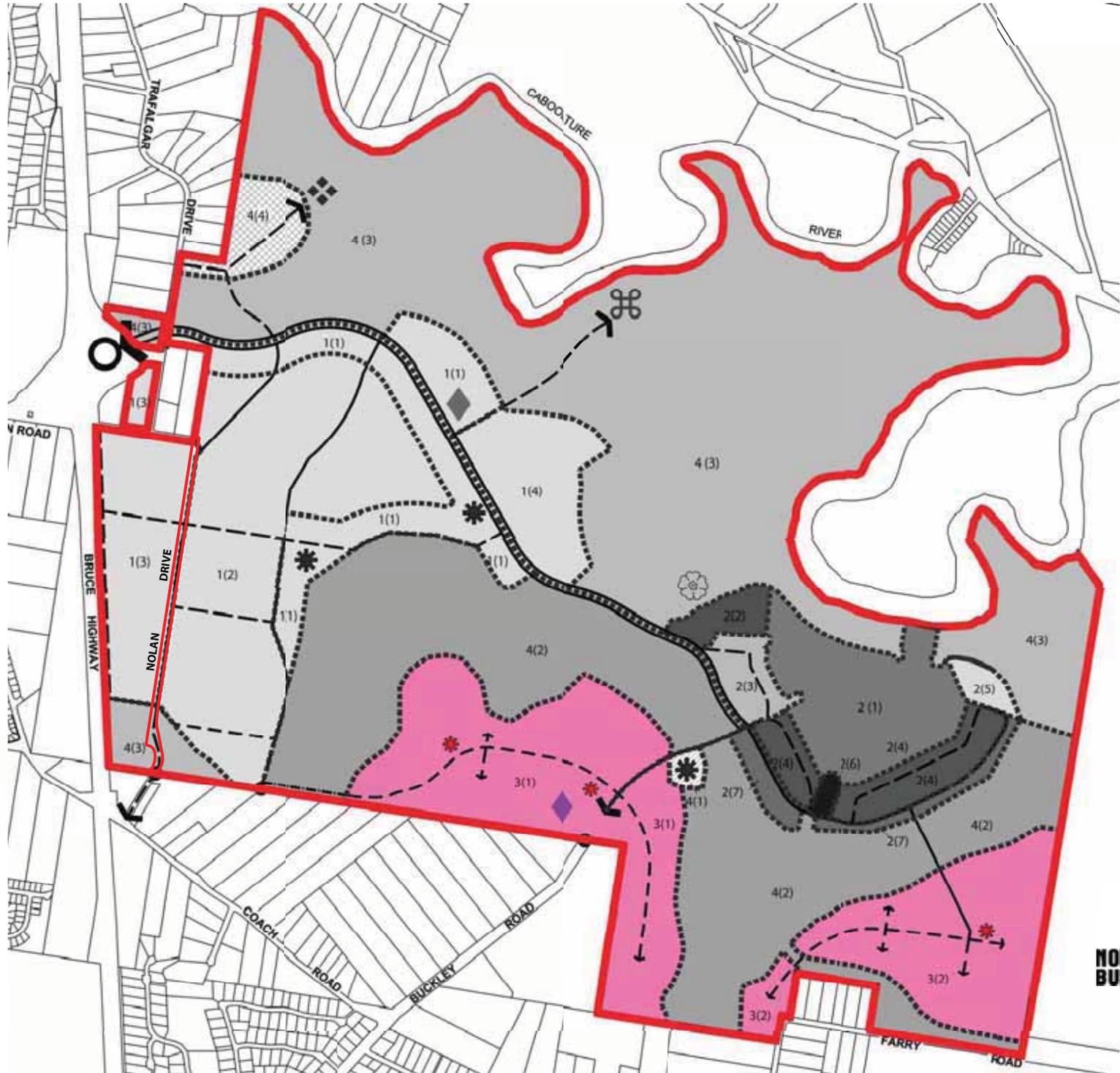


Residential precincts location plan



Legend

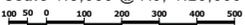
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 - 1(2) MIBA Core
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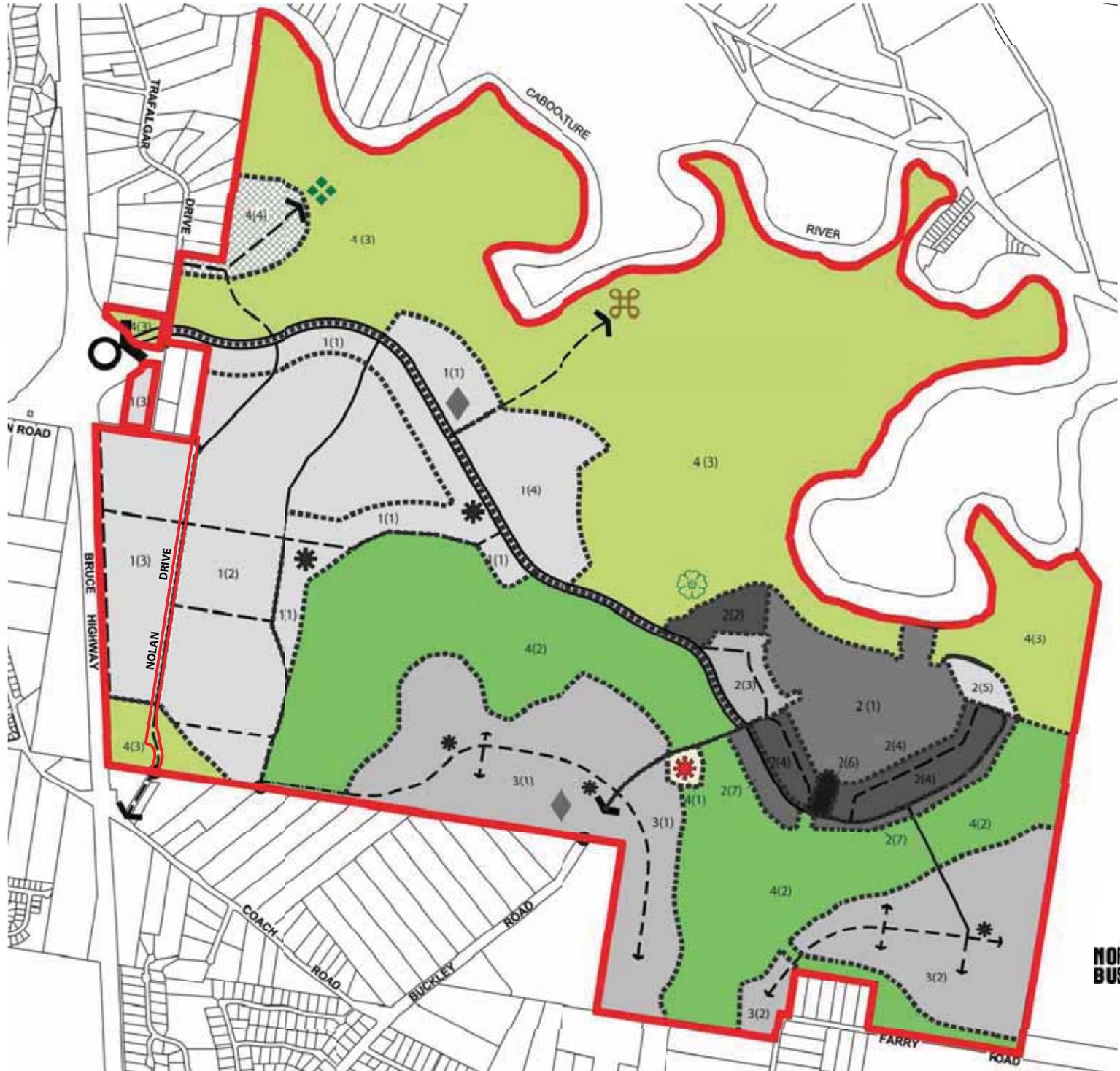


Open space precincts location plan



Legend

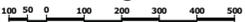
- Site Boundary
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- 1 MIBA Precincts**
 - 1(1) MIBA Esplanade
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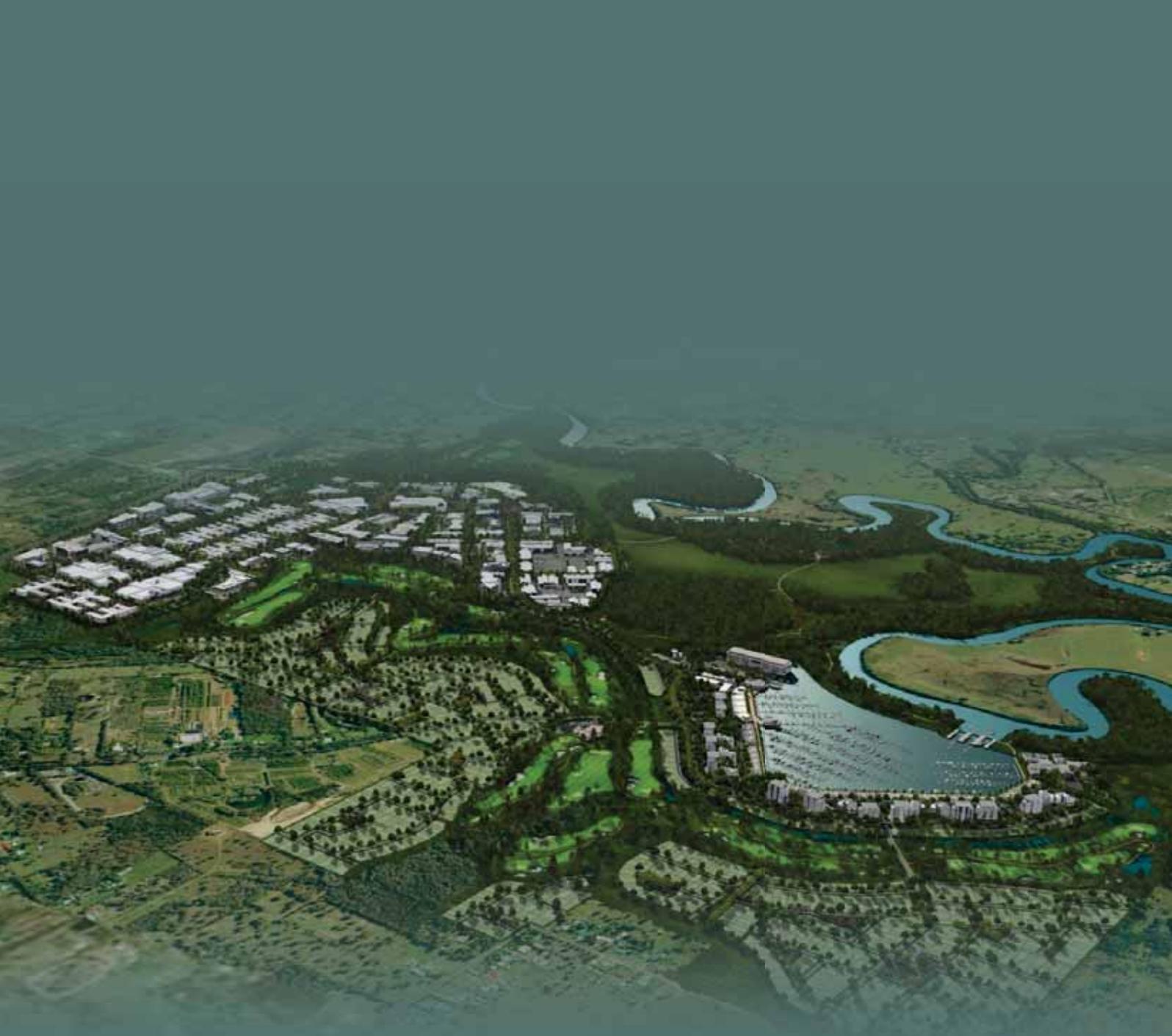


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ref 20430-44
 date september 2007
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**NORTHEAST
BUSINESS PARK**

