

Moreton Bay Regional Council
Major Amendment No 1.
Submission Summary and Changes Report
December 2017

As required under step 7 of MALPI this report provides a summary of matters raised in the properly made submissions and how MBRC have dealt with the matters. It also identifies changes to the planning scheme post consultation either as a result of a submission or a matter raised internally as well as information about whether MBRC considers the changes to affect a state interest. It should be noted that this major amendment does not align to the Planning Act 2016 as the major amendment process commencing prior to this Act taking effect. However, Council will amend this version of the planning scheme to align with the Planning Act prior to its commencement. Further, Council intend to make a Minor amendment to the planning scheme, commencing at the same time as this major amendment, that minor amendment will include changes to reflect the new SPP and SEQ Regional Plan.

On 1 December 2015 Council decided to commence a major amendment to the MBRC Planning Scheme. Since this time, planning officers have been working on the amendment which has included several workshops with Council as well as the State.

On 5 June 2017 Council resolved:

1. That Council comply with any conditions provided by the Deputy Premier and Minister for Infrastructure and Planning.
2. That Council publicly consult on the proposed major amendment to Planning Scheme, in accordance with Statutory Guideline 01/16 Making and amending local planning instruments.
3. That the public consultation period for the proposed major amendment start the day after the notice of the amendment appears in a local paper and run for a period of 30 business days (six weeks).
4. That the Chief Executive Officer be authorised to do all things specified in Statutory Guideline 01/16 Making and amending local planning instruments, to complete Step 6 of the process for making or amending a planning scheme.

On 11 August 2017, the Minister advised that Council may publicly consult on the proposed amendments subject to conditions. Public consultation for the proposed major amendment to the MBRC Planning Scheme and proposed major amendments to existing and new Planning Scheme Policies commenced on 21 August 2017 and finished on 6 October 2017. Having completed public consultation in accordance with steps 6.1 to 6.5 of Statutory Guideline 01/16 Making and amending local planning instruments (MALPI) Council are required to review the submissions and decide how to proceed with the proposed amendments.

Ministers condition

On 11 August 2017, the Minister advised that Council may publicly consult on the proposed amendments subject to conditions. The conditions (refer attachment A) relate the following matters:

1. Removal of notes relating to structure plans being located in Planning Scheme Policies;
2. Minor amendment to Section 3.6.8.7(b) in the Strategic Framework to ensure this provision advanced the purposes of the *Sustainable Planning Act 2009*;
3. All properly made submissions received by the council during the consultation period are to be provided to the minister at the same time as the summary under step 7.7 (a) of MALPI;
4. Make changes to the Dwelling house code (as requested by Council);
5. Amend the proposed communication strategy to provide public information in the form of a fact sheet, about the function of the coordinating infrastructure agreement, and send via post to all affected landowners within the Emerging Community zone.

Conditions 1, 2, 4, and 5 were complied with prior to or during the public consultation period. Condition 3 will be complied with once Council resolve to progress the proposed amendments.

Submissions received

During consultation 706 submissions were received, of these 17 were late and are therefore 'not properly made'. The submissions have been reviewed and themed, the number of submissions relating to each theme are as follows:

Planning Scheme Theme	Number of submissions	Planning Scheme Theme	Number of submissions
Warner investigation area	467	Coastal hazard	2
Road hierarchy overlay - Greensill Road	107	Limited development zone	2
Road hierarchy overlay - Narangba East	32	Zone codes and Tables of assessment (Rural zone)	1
Overlay mapping	19	Zone codes and Tables of assessment (Township zone)	1
Zone mapping	17	Draining investigation areas	1
Coordinating infrastructure agreement	17	Value and constraint criteria	1
Caboolture West Local Plan - Area 1	17	Work code	1
Dwelling house code	11	Other	33
Zone codes and Table of assessment (Emerging community zone)	10	Planning Scheme Policies	Number of submissions
Flood hazard	10	PSP - How to prepare a structure plan	1
Reconfiguring a lot code	8	PSP - Flood hazard, Coastal hazard and Overland flow	1
Zone codes and Tables of assessment (General residential zone)	7	PSP - Noise	1
Zone codes and Tables of assessment (Rural residential zone)	4	PSP - Environmental areas and corridors	2
Strategic framework	4		
Residential uses code	4		
Part 1	2		
Caboolture West Local Plan	2		

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Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)								
Part 1														
	MBRC	<p>Table 1.7.7.1. The major amendment included a new definition of 'topsoil'. This was to address concern that some exempt filling occurring as 'topsoiling' did not include 'organic material' necessary for topsoiling but was simply 'fill' to raise level of land.</p> <p>However, no level or amount of topsoil was prescribed as part of the major amendment which creates uncertainty.</p>	<p>Change The identification of a maximum depth of top soil will ensure that developers can not fill their site through the exempt development option by purporting that the fill is topsoil.</p>	<p>Table 1.7.7.1</p> <table border="1" data-bbox="1323 558 1967 772"> <thead> <tr> <th colspan="2">Operational-work</th> </tr> </thead> <tbody> <tr> <td>Operational work, filling or excavation (other than the placement of topsoil), not associated with a material change of use or reconfiguring a lot.</td> <td>If: ...</td> </tr> </tbody> </table>	Operational-work		Operational work, filling or excavation (other than the placement of topsoil), not associated with a material change of use or reconfiguring a lot.	If: ...	<p>Table 1.7.7.1</p> <table border="1" data-bbox="1997 558 2496 730"> <thead> <tr> <th colspan="2">Operational-work</th> </tr> </thead> <tbody> <tr> <td>Operational work, filling or excavation (other than the placement of topsoil up to a maximum depth of 150mm), not associated with a material change of use or reconfiguring a lot.</td> <td>If: ...</td> </tr> </tbody> </table>	Operational-work		Operational work, filling or excavation (other than the placement of topsoil up to a maximum depth of 150mm), not associated with a material change of use or reconfiguring a lot.	If: ...	
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Strategic Framework

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		<p>Map 3.6.1 Concerned an oversight has occurred as the land between Callaghan Road, Morgan Road, New Settlement Road and Burpengary Road has not been included as a 'Growth Area' in Map 3.6.1 -Settlement Pattern. Request that this area be included in the 'Growth Area' and be re-zoned to allow for anticipated expansion.</p>	<p>No change The area described is partly located within the Narangba East Growth Area and Emerging community zone. As part of the proposed changes to the MBRC Planning Scheme, an Investigation area has been identified between the Emerging community zone and Old Gympie Road. In addition to considering the future demand and supply of land available for urbanised purposes Council will also undertake further investigations in this area to determine the most appropriate land uses in accordance with the provisions of the State Planning Policy and associated guideline. The areas location within the separation distance of the high and medium impact industrial land uses in Narangba will need to be considered as part of these investigations. This investigation is unlikely to occur in the short to medium term and would be more appropriately undertaken in the lead-up to a future planning scheme in eight to ten years' time.</p>			N
		<p>Place Type Map Request the land at Robinson Road South, Ocean View (Lot 3 RP134214 and Lot 1 RP 44444) be rezoned from Rural zone to Rural residential zone, with a consequential change to the Place type of that land to be entirely Rural residential place type, to reflect existing approvals issued over the land.</p>	<p>No change - refer to mapping request No other Rural zoned land was rezoned to Rural Res in this Major Amendment. May be a consideration for a future amendment.</p>			N

	2	<p>Outcome 3.6.8 and 3.13.1 Concerns with regards to the following: appropriateness of wording in the Strategic Framework (Strategic Outcomes 3.6.8 and 3.13.1).</p>	<p>No change 3.6.8 Strategic Outcome Section 3.6.8 of the Strategic framework is aimed at establishing a sound planning framework for the development of land that is outside of Council's Priority Infrastructure Area (PIA). These sound planning principle are not representative of a 'back zoning' as the zone, place type and intent for future urban development remain unchanged. This outcome seeks the coordination of infrastructure provision and land use planning to ensure the safe, efficient, effective and equitable provision of infrastructure in these communities. In particular outcome 3.6.8.7 indicates there is an alternate path, accordingly this proposed change is not considered prohibitive. No changes is proposed in response to this portion of your submission.</p> <p>No change 3.13.1 Strategic Outcomes - Planning Areas The purpose of the land use strategies included in the proposed changes that you have listed is to ensure emerging community areas are investigated and planned for in their entirety. Further, as these areas are outside of Council's PIA, detailed and thorough investigation of all infrastructure requirements is warranted. No changes to the Strategic framework are proposed in response to this portion of your submission. Given the intent for holistic infrastructure and land use planning for these areas, identification of existing approvals as structure planned areas would be in accurate. As discussed below changes to the administrative definition for Service area are proposed which will account for existing development approvals in these areas. "</p>			N
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	MBRC	<p>3.13.4.4.1 Part of the Warner Investigation area has now been rezoned to Emerging Communities and identified as a Structure planned area and therefore is no longer an Investigation area but should rather be identified as a growth area.</p>	<p>3.13.4.4.1 - Warner is no longer identified as an Investigation area. It is now a Growth area.</p>	<p>9. An investigation area has been identified at Warner. The area is bound by Kremzow Road to the north, Old North Road and South Pine Road to the east, Eatons Crossing Road in the south and existing rural residential development to the west. Further investigations will be required to determine the development potential and future use of this area. The majority of the area, in the vicinity of Warner Road and to the south, is likely to remain largely rural residential in nature until the area can be developed in an efficient and cohesive manner.</p>	<p>Amend 3.13.4.4.1 to replace 'investigation' with 'growth'</p>	<p>N</p>
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Zone Codes and Tables of Assessment

Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)								
Rural Zone Code and Table of Assessment														
	MBRC	Note in SAO2 and AO3 The note referring to telecommunication facilities currently in SAO2 is not properly 'rolled over' and included in AO3.	Change For completeness and clarity, this note should be included in the relevant PO. This will avoid confusion, provide clarification and improve plan accuracy.	<table border="1"> <thead> <tr> <th colspan="2">Building-heights</th> </tr> </thead> <tbody> <tr> <td>PO3 Height of buildings and structures: a. → is consistent with ...</td> <td>AO3 Building height and all structures do not exceed the maximum height identified on Overlay map -- Building heights, free-standing car ports or garages do not exceed 3.5m</td> </tr> </tbody> </table>	Building-heights		PO3 Height of buildings and structures: a. → is consistent with ...	AO3 Building height and all structures do not exceed the maximum height identified on Overlay map -- Building heights, free-standing car ports or garages do not exceed 3.5m	<table border="1"> <thead> <tr> <th colspan="2">Building-heights</th> </tr> </thead> <tbody> <tr> <td>PO3 Height of buildings and structures: a. → is consistent with ...</td> <td>AO3 Building height and all structures do not exceed the maximum height identified on Overlay map -- Building heights, free-standing car ports or garages do not exceed 3.5m Note -- This provision does not apply to telecommunication facilities. For telecommunication facilities, see PO76/AO76</td> </tr> </tbody> </table>	Building-heights		PO3 Height of buildings and structures: a. → is consistent with ...	AO3 Building height and all structures do not exceed the maximum height identified on Overlay map -- Building heights, free-standing car ports or garages do not exceed 3.5m Note -- This provision does not apply to telecommunication facilities. For telecommunication facilities, see PO76/AO76	N
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Rural Residential Zone Code and Table of Assessment														
	1	Setbacks Support for amendments made to the setback provisions for dwellings in the Rural residential zone.	No change No response required.			N								
	MBRC	PO25 Change required to ensure alignment with Total Water Cycle Management Plan (TWCMP)	Change This is a greater requirements than the State Planning Policy provisions, however is generally consistent with the TWCMP provisions	<p>Stormwater location and design PO25</p> <p>Where development:</p> <p>a. is for an urban purpose; b. involves a land area greater than 2500m²; or c. results in 6 or more dwellings; or d. results in an impervious area greater than 25% of the net developable area, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - For development with imperviousness greater</p>	<p>Stormwater location and design PO25</p> <p>Where development:</p> <p>a. is for an urban purpose; a. involves a land area greater than 2500m²; b. results in 6 or more lots, d. results in an impervious area greater than 25% of the net developable area, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note – For development with imperviousness greater than 25%, the entire development site</p>	Y - however considered to adequately reflect the state interest.								

Zone Codes and Tables of Assessment

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				<p>than 25%, the entire development site is to be designed and constructed to achieve the stormwater design objectives outlined in Schedule 10 - stormwater management design objectives.</p> <p>Note - For development with less than 25% imperviousness, the development is to be designed and constructed to achieve the stormwater design objectives outlined in Schedule 10 - stormwater management design objectives for the road runoff.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Appendix C of Planning scheme policy - Integrated design.</p>	<p>is to be designed and constructed to achieve the stormwater design objectives outlined in Schedule 10 - stormwater management design objectives.</p> <p>Note - For development with less than 25% imperviousness, the development is to be designed and constructed to achieve the stormwater design objectives outlined in Schedule 10 - stormwater management design objectives for the road runoff.</p> <p>Note - For Rural residential development with a density of 1.25 lots/dwellings per hectare and above, the entire development area is to be treated by the stormwater quality management system/s. For Rural residential development with a density less than 1.25 lots/dwellings per hectare, the road reserve is to be treated by the stormwater quality management system/s.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy- Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Appendix C of Planning scheme policy - Integrated design.</p>	
1		<p>Domestic outbuildings Request amendment to the assessment criteria for domestic outbuildings in the Rural residential zone code to be consistent with the assessment criteria for Dwelling houses.</p>	<p>No change Generally domestic outbuildings area subject to the same built form controls in zone code, the only difference is height in recognition of the low intensity character of the zone.</p>			N

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1		Site cover Request amendment to the assessment criteria for site cover in the Rural residential zone code to limit the size of domestic outbuildings to 150m ² .	No change Submission is a return to superseded planning scheme approach which was overly onerous, too prescriptive and not performance based. It did not effectively manage the coverage of buildings over the whole of site.			N																				
MBRC		Table 6.2.11.6 Typographical error in Table 6.2.11.6 referring to 'Eagle-eyes' in the text.	Change Amendment to correct a typographical error.	Table-6.2.11.6 <table border="1"> <thead> <tr> <th>Lot-Size</th> <th>Maximum-roofed-area</th> </tr> </thead> <tbody> <tr> <td>Less than 1500m²</td> <td>50% of the lot</td> </tr> <tr> <td>1500m² to 3000m²</td> <td>750m²</td> </tr> <tr> <td>Greater than 3000 Eagle-eyes! m² to 6000m²</td> <td>25% of the lot</td> </tr> <tr> <td>Greater than 6000m²</td> <td>1500m²</td> </tr> </tbody> </table>	Lot-Size	Maximum-roofed-area	Less than 1500m ²	50% of the lot	1500m ² to 3000m ²	750m ²	Greater than 3000 Eagle-eyes! m ² to 6000m ²	25% of the lot	Greater than 6000m ²	1500m ²	Table-6.2.11.6 <table border="1"> <thead> <tr> <th>Lot-Size</th> <th>Maximum-roofed-area</th> </tr> </thead> <tbody> <tr> <td>Less than 1500m²</td> <td>50% of the lot</td> </tr> <tr> <td>1500m² to 3000m²</td> <td>750m²</td> </tr> <tr> <td>Greater than 3000 Eagle-eyes! m² to 6000m²</td> <td>25% of the lot</td> </tr> <tr> <td>Greater than 6000m²</td> <td>1500m²</td> </tr> </tbody> </table>	Lot-Size	Maximum-roofed-area	Less than 1500m ²	50% of the lot	1500m ² to 3000m ²	750m ²	Greater than 3000 Eagle-eyes! m ² to 6000m ²	25% of the lot	Greater than 6000m ²	1500m ²	N
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General Residential Zone Code and Table of Assessment																										
1		Next Gen precinct - Building height PO2 Request removal or further clarification regarding the interpretation of building height provisions under the General residential zone code (Next generation precinct PO2)	Change Amend 'note' to be an 'editor's note' as this will clarify that it is for guidance purposes and allow an applicant to justify an alternative against the PO as drafted.	Note - There are circumstances where the Next generation neighbourhood precinct is intended to have a low rise character or a medium to high rise character. These circumstances are identified as having a maximum building height less than 12m or more than 12m on Overlay map - Building heights. Alternatives are to be considered in relation to the intended low rise or medium to high rise character for that specific area.	Editor's n Note - There are circumstances where the Next generation neighbourhood precinct is intended to have a low rise character or a medium to high rise character. These circumstances are identified as having a maximum building height less than 12m or more than 12m on Overlay map - Building heights. Alternatives are to be considered in relation to the intended low rise or medium to high rise character for that specific area.	N																				
1		Table of assessment - Landing Request addition of landing as a self-assessable use under the Level of Assessment - General Residential Zone Next Generation Precinct (and other relevant zones) with assessment criteria being the Works Code	No change A pontoon associated with a dwelling house is not a land use in its own right, it is ancillary to the dwelling house. A landing not associated with a dwelling house is its own land use and should be impact assessable.			N																				

Zone Codes and Tables of Assessment

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	1	Noise Request that noise and vehicle repairs RAD's, similar to those in the Rural residential zone, be inserted into the General residential zone code	No change Council will undertake further investigations to inform consideration of this matter in the future.			N
	1	Table of assessment - Healthcare services and Indoor sport and recreation Request that "health care services" and "Indoor sport and recreation" not be limited by the allowance of 'retail and commercial GFA'. These uses should be permitted within mixed use buildings above ground level.	No change While it is acknowledged that these uses can occur above the ground floor the intent behind the amendment is to encourage and incentivise the activation of the ground floor through the location of these uses on the ground floor. While no change will be made at this time council will monitor the related outcomes and applications and may reconsider the matter. 1000m2 is considered an appropriate GFA allowance for code assessable applications. While no change will be made at this time council will monitor the related outcomes and applications and may reconsider the matter.			N
	1	Next Gen - Density PO Request the quantitative measure for site density be removed from the Next generation neighbourhood precinct zone code.	No change The proposed amendments already include the removal of the quantitative measure for site density from the Next generation neighbourhood precinct zone code.			N

Emerging Community Zone Code and Table of Assessment

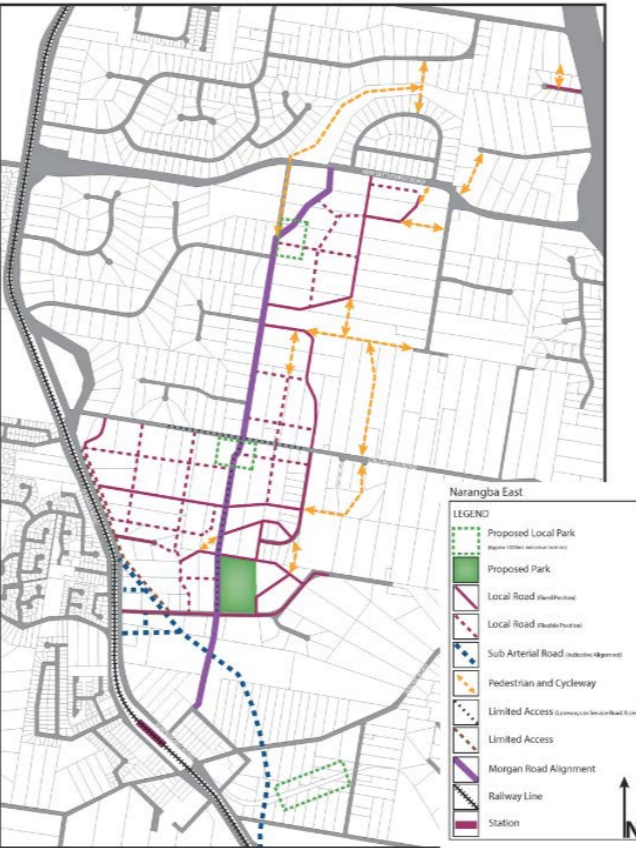
Zone Codes and Tables of Assessment

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		<p>Lot sizes Concerned with the size of new lots where they are created adjacent to existing lots and dwellings that are zoned Rural Residential. Consider rural residential lots should not be subject to overdevelopment along their boundary line. Request a minimum lot size of 500m² for those lots so that existing rural residential lots are not impacted with multiple neighbours.</p>	<p>No change The planning scheme seeks the creation of Next generation neighbourhoods with a mix of lot sizes and dwelling types. Accordingly, setting a standard minimum lot size is contrary to the intended outcomes for these areas. However, Council have considered the possible impacts of Next generation neighbourhood subdivisions on adjoining Rural residential zoned land. Through the structure planning process interface issues on Rural residential land will be considered, and where possible ameliorated. Further, Council have introduced a requirement in the planning scheme for this to also be considered at the development application stage (for example the provision of a 1.8m screen fence constructed along the boundary as part of the development). No change to the minimum lot size is proposed.</p>			N
		<p>Traffic assessments Request that when lots are created, a full traffic assessment should be undertaken for not only roads within the immediate access area, but roads which feed into should be assessed as to whether they will require upgrading.</p>	<p>No change "Through the structure planning process whole of network investigations must be undertaken to inform the infrastructure planning. These investigations consider potential impacts on the whole network and therefore extend beyond the immediate emerging community area. This requirement is further clarified through the proposed changes to the planning scheme provisions</p>			N

Zone Codes and Tables of Assessment

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			and Strategic framework. No further changes are proposed. "			
		Car parking rates Concern that the allocated car parking allowance for each developed lot is not sufficient, being usually less than 1 per lot. The Burpengary East area does not have enough transport infrastructure in place to support current car parking allowance. Request a car parking requirement of at least 2 car parking spaces for the majority of dwellings.	No change The planning scheme seeks the creation of Next generation neighbourhoods with a mix of lot sizes and dwelling types within Emerging community areas. While these Emerging community areas do not currently include public transport opportunities the provision of public transport and increased access to services is an essential part of these areas transitioning. These changes are planned for and will occur over time. No further changes to the planning scheme are proposed.			N
		Native vegetation retention Request that new development in the Emerging community zone should place large emphasis on maintaining all native trees and vegetation within the site so that existing animals are not displaced. Identify the Burpengary East area as having significant native wildlife and removal of large trees will destroy that system. Request that developers and Council visit all development sites and consultation with wildlife groups should be considered.	No change The identification and protection of existing areas of environmental significance is considered in the structure planning process. Through this process the presence of significant vegetation is ground truthed, then once the values are identified critical corridors are determined. No further changes to the planning scheme are proposed.			N

Zone Codes and Tables of Assessment

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		<p>Narangba East movement network figure - Park locations Concerning your property at 59 Boscoe Road is shown as a 'proposed park' in Figure 6.2.3.2.2.3 - Narangba East in the Planning Scheme. You question how this property can be identified as a 'proposed park' when the roads in the Narangba East area have not been determined, and no consideration is made for the landowner, planning coordination, investigations or implications for infrastructure.</p>	<p>Change Agree that the indication of a park and other indicative park locations on the Movement plan should be removed. Park networks will be considered as part of the Structure Plan process. Figure 6.2.3.2.2.3 of the Emerging Community Zone code AND Figure 2 - Narangba East (Movement diagram) in 9.4.1.3.2 of the Reconfiguring a lot code, are to be moved to the PSP - Neighbourhood Design.</p>	<p>Figure 2 - Narangba East (Popup full image)</p> 	<p>This Figure (in sections 6.2.3.2.2.3 and 9.4.1.3.2) was advertised to be moved to the PSP - Neighbourhood Design. Road layout changes are proposed to ensure consistency with the Road Hierarchy overlay (showing the bypass). Remove all parks and indicative parks. Figure required</p>	<p>N</p>
		<p>Koala habitat Concerned about the available habitat for residential koalas and other native wildlife around areas zoned Emerging Community. Request that surveys be undertaken of koala numbers before vegetation clearing commences and Council undertake the replanting of koala food trees and other natives within the zone to ensure that koalas and other native wildlife can live sustainably in these locations. Request that Council</p>	<p>No Change Matters of environmental significance are reflected in the planning scheme for assessment of development applications. This is also managed through other State and National legislation.</p>			<p>Y - considered to be adequately reflected.</p>

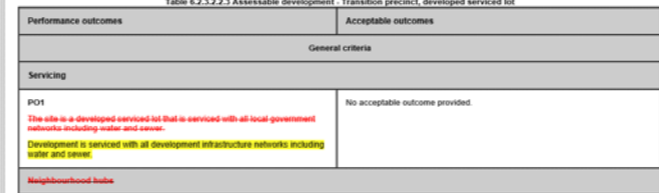
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		<p>undertake wild dog management programmes and domestic animal education to address koala attack and predation. Identify the changes made to the Environmental areas and corridors Planning Scheme Policy are difficult to understand. You recommend this document be revised. You also state your dissatisfaction with the State government setting population numbers for the region. You recommend that the community be consulted throughout the planning process and that Council establish and communicate their intent with respect to koala conservation given the current planning scheme has its major focus on development.</p>						
		<p>Level of assessment - Dwelling house, Dual Occ and Multiple dwelling Concerns with regard to the following: levels of assessment for Dwelling house and dual occupancy in the Emerging community zone, Transition precinct - Non-service area; and suggest reconsideration of current administrative definitions for a 'Service area' and 'Structure plan'.</p>	<p>Change It is proposed to change the administrative definition of Service area to reflect existing approvals. Accordingly, the matters raised in relation to conflicts between existing approvals, levels of assessment for MCU's, the Emerging community zone code and the administrative definition of Service area are considered to be resolved.</p>	<table border="1"> <tr> <td data-bbox="1291 1283 1403 1339">Service area*</td> <td data-bbox="1403 1283 1926 1339"> <p>The area within a structure planned area which is included within:</p> <ul style="list-style-type: none"> a. the priority infrastructure area; and b. the water connection area and sewer connection area in the Northern SEQ - Distributor Retailer Authority's connections policy in its Water network plan. </td> </tr> </table>	Service area*	<p>The area within a structure planned area which is included within:</p> <ul style="list-style-type: none"> a. the priority infrastructure area; and b. the water connection area and sewer connection area in the Northern SEQ - Distributor Retailer Authority's connections policy in its Water network plan. 	<p>Amend definition of service area to read: Service area*</p> <p>The area within the following: A structure planned area which is included within:</p> <ul style="list-style-type: none"> a. the priority infrastructure area; and b. the water connection area and sewer connection area in the Northern SEQ - Distributor Retailer Authority's connections policy in its Water network plan <p>OR</p> <ul style="list-style-type: none"> a. A future structure plan area which is on a lot that: <ul style="list-style-type: none"> i. was created by the subdividing of another lot authorised by a development approval which: 	<p>N</p>
Service area*	<p>The area within a structure planned area which is included within:</p> <ul style="list-style-type: none"> a. the priority infrastructure area; and b. the water connection area and sewer connection area in the Northern SEQ - Distributor Retailer Authority's connections policy in its Water network plan. 							

Zone Codes and Tables of Assessment

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					<p>A. took effect prior to [INSERT date amendment takes effect]; or</p> <p>B.is for a development application which was properly made prior to 31 August 2016; and</p> <p>ii. is provided with infrastructure and services (including reticulated water and sewer, stormwater, dedicated roads and electricity) of a standard and capacity required for the proposed development of the lot the subject of the development approval stated in (b)(i).</p> <p>Note - The date stated in (b)(i)(A) is the effective date for version 4 of the planning scheme.</p> <p>Note - The date stated in (b)(i)(A) is the date version 4 of the planning scheme was sent to the Minister for the first State interest review.</p>	
		<p>Part 6, 6.2.3.2.1.3 Transition precinct new PO Street design and layout does not provide flexibility.</p>	<p>No change The street design and layout provisions in the Transition precinct are consistent with those throughout the Next generation neighbourhoods. The Integrated design PSP is design based and provides an element of flexibility.</p>			<p>N</p>

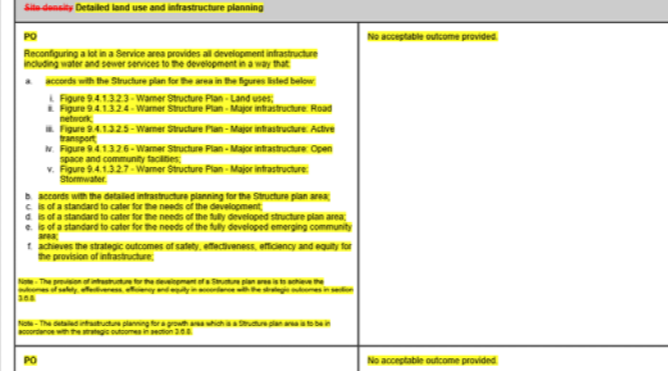
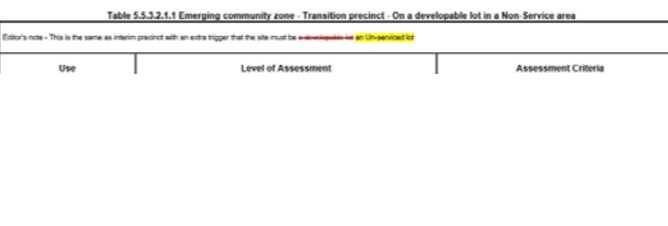
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	MBRC	<p>Overall outcome Need to amend the Overall outcomes for the EC zone code, Transition Precinct, Non-Service area to refer to Structure Plan figures for Warner</p>	<p>Change Amend 6.2.3.2.1.1 Purpose - Transition precinct, in a Non-Service Area for consistency of referring to Figures</p>	<p>1. For uses on developable lot in a Non-Service area the purpose of the Emerging Community Zone - transition precinct will be achieved through the following overall outcomes: a. For interim uses, development only occurs on a developable lot in a Non-Service area that is not serviced by all local government development infrastructure networks including water and sewer</p>	<p>Amend Section 1, item a. to read " For interim uses, development only occurs in a Non-Service area that is not serviced by all development infrastructure networks including water and sewer and generally accords with the detailed infrastructure planning for the Structure planned area, and with Figures 9.4.1.3.2.3 to 9.4.1.3.2.7 where located in the Warner Structure Planned area. "</p>	N
	MBRC	<p>PO PO in the Emerging Community zone code needs to be amended for consistency with the wording used in the ROL Code, Table 9.4.1.3.2.2 for Emerging community - Transition Precinct.</p>	<p>Change Amend Table 6.2.3.2.2.3 to include reference to Structure Plan Figures in the Zone Code to be applicable for MCUs and other development that is not ROL. See the ROL code for EC- Transition Precinct for reference.</p>		<p>PO Development is serviced with all development infrastructure networks including water and sewer in a way that: a. generally accords with the Structure plan for the area in the figures listed below: i. Figure 9.4.1.3.2.3 - Warner Structure Plan - Land uses; ii. Figure 9.4.1.3.2.4 - Warner Structure Plan - Major infrastructure Road network; iii. Figure 9.4.1.3.2.5 - Warner Structure Plan - Major infrastructure Active transport; iv. Figure 9.4.1.3.2.6 - Warner Structure Plan - Major infrastructure Open space and community facilities; v. Figure 9.4.1.3.2.7 - Warner Structure Plan - Major infrastructure Stormwater b. generally accords with the detailed infrastructure planning for the Structure plan area; c. is of a standard to cater for the needs of the development; d. is of a standard to cater for the needs of the fully developed structure plan area; e. is of a standard to cater for the needs of the fully developed emerging community area; f. achieves the strategic outcomes of safety, effectiveness, efficiency and equity for the</p>	N

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					<p>provision of infrastructure.</p> <p>Note- The provision of infrastructure for the development of a Structure plan area is to achieve the outcomes of safety, effectiveness, efficiency and equity in accordance with the strategic outcomes in section 3.6.8.</p> <p>Note - The detailed infrastructure planning for a growth area which is a Structure plan area is to be in accordance with the strategic outcomes in section 3.6.8.</p>							
	MBRC	PO Correct typo	Change	<table border="1"> <tr> <td>PO Reconfiguring a lot in a service area provides all infrastructure contributions necessary to service the development consistent with the future planning intent for the development of the Structure plan area. Note - The future planning intent for the development of the Structure plan area is to be in accordance with the strategic outcomes in section 3.6.8.</td> <td>No acceptable outcome provided.</td> </tr> </table>	PO Reconfiguring a lot in a service area provides all infrastructure contributions necessary to service the development consistent with the future planning intent for the development of the Structure plan area. Note - The future planning intent for the development of the Structure plan area is to be in accordance with the strategic outcomes in section 3.6.8.	No acceptable outcome provided.	Correct typo to replace "provids" with "provides"	N				
PO Reconfiguring a lot in a service area provides all infrastructure contributions necessary to service the development consistent with the future planning intent for the development of the Structure plan area. Note - The future planning intent for the development of the Structure plan area is to be in accordance with the strategic outcomes in section 3.6.8.	No acceptable outcome provided.											
	MBRC	PO Correct typo	Change	<table border="1"> <tr> <th colspan="2">Table 6.2.1.2.2.1 Assessable development - Transition precinct, developed serviced lot</th> </tr> <tr> <td>Performance outcomes</td> <td>Acceptable outcomes</td> </tr> <tr> <td colspan="2">General criteria</td> </tr> </table>	Table 6.2.1.2.2.1 Assessable development - Transition precinct, developed serviced lot		Performance outcomes	Acceptable outcomes	General criteria		Title of Table needs to delete the word "developed"	N
Table 6.2.1.2.2.1 Assessable development - Transition precinct, developed serviced lot												
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	MBRC	<p>Overall Outcome - Zone and RAL codes</p> <p>The RAL Code for Emerging Community - Transition precinct needs amending. Amend the Overall Outcome which gives a head of power to the Structure Plan figures to accord with the similar provision of the EC Zone Code. That is, to make reference to "generally " in accordance with</p>	<p>Change</p> <p>response to submissions on EC zone code and therefore needs amending in the ROL code for consistency.</p> <p>Amend RAL code, 9.4.1.3.2.1</p> <p>Purpose - Emerging community - Transition Precinct, Item d. i</p>	<p>4. Reconfiguring a Lot in a Service area to create Serviced Lots provides all development infrastructure networks including water and sewer to service the development in a way that:</p> <ul style="list-style-type: none"> i. accords with the detailed infrastructure planning for the Structure planned area; ii. is of a standard to cater for the needs of the development; iii. is of a standard to cater for the needs of the fully developed Structure plan area; iv. achieves the strategic outcomes of safety, effectiveness, efficiency and equity for the provision infrastructure; <p>Note - Detailed land use and infrastructure planning for a growth area which is a Structure plan area is to be in accordance with the strategic outcomes in section 3.6.8.</p> <p>Note - The provision of infrastructure for the development of a Structure plan area is to achieve the outcomes of safety, effectiveness, efficiency and equity in accordance with the strategic outcomes in section 3.6.8.</p>	Amend item d. i. to read " generally accords with the detailed infrastructure planning for the Structure planned area, and with Figures 9.4.1.3.2.3 to 9.4.1.3.2.7 where located in the Warner Structure Planned area. "	N						

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	MBRC	Performance Outcome - Zone and RAL codes The RAL Code for Emerging Communities Transition precinct needs amending. Amend the PO which gives a head of power to the Structure Plan figures to accord with the similar provision of the EC Zone Code. That is, to make reference to "generally" in accordance with	response to submissions on EC zone code and therefore needs amending in the ROL code, Table 9.4.1.3.2.2 for consistency.		Amend point a. to read "generally accords...." Amend point b. to read "generally accords..."	N
	MBRC	Table 5.5.3.2.1.1 heading Amend to delete reference to "on a developable lot"	Change Error in drafting - for consistency with new definitions.		Amend title of table 5.5.3.2.1.1 Emerging community zone - Transition precinct - On a developable lot in a Non-Service area "	N
All Zones						
	1	Bed and breakfast - Various zone codes Request amendments to the provisions around bed and breakfast operations and short term accommodation as there is sufficient regulation in Council bylaws to manage negative behaviours.	No change Bed and breakfast operations and short term accommodation are already adequately provided for in the zone, both land uses being accepted development subject to requirements.			N
	1	Nest boxes Concern regarding the proposed reduction in the number of nest boxes to compensate for the removal of a habitat tree. Request a greater number of nest boxes than hollows removed and suggest the current nest box requirement be retained or the	No change The proposed amendments change the ratio of nest boxes that are required. From 1 nest box for every hollow to 2 boxes and from 3 nest boxes for every tree to 1 box. The proposed change to the ratios acknowledge that the hollows themselves have a higher environmental offset value than a			N

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		definition of a habitat tree be changed.	tree without a hollow but with a large trunk. Changing definition of a habitat tree from 80cm diameter to 50cm diameter will result in a significant increase in the number of trees being defined as 'habitat trees'. This will result in an unreasonable and overly onerous constraint on development.			
	MBRC	PO Stormwater Amendment required to ensure consistency across scheme and clarify requirement	Change To be consistent across the planning scheme	Development achieves the greater pollutant removal of: a. no increase in mean annual pollutant loads; or b. the stormwater management design objectives for post-construction as outlined in Schedule 10 - Stormwater management design objectives. Note - Achievement of this performance outcome may require the development to be in accordance with a stormwater management plan prepared for the structure plan area.	Development achieves the greater pollutant removal of: a. no increase in mean annual pollutant loads (TSS, TP, TN and gross pollutants) from the existing land uses; or b. the stormwater management design objectives for post-construction as outlined in Schedule 10 - Stormwater management design objectives. Note - Achievement of this performance outcome may require the development to be in accordance with a stormwater management plan prepared for the structure plan area.	

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1		<p>Table of assessment - Operational works Concern that the proposed amendment including the words “or Environmental management and conservation zone” in <i>Part 5, 5.8 Level of assessment - Operational work relating to clearing vegetation, not associated with a material change of use or reconfiguring a lot</i> has not been properly or correctly included in the Impact assessment column of the table.</p>	<p>Change Correct inconsistency in the table</p>	<table border="1"> <thead> <tr> <th>Development^α</th> <th>Level-of-assessment^α</th> <th>Assessment-criteria^α</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Clearing vegetation, not associated with a material change of use or reconfiguring a lot^α</td> <td>Exempt^α</td> <td></td> </tr> <tr> <td>If complying with the circumstances for exempt development in Table 1.7.7.1- 'Exempt development'^α</td> <td></td> </tr> <tr> <td>Code-assessment^α</td> <td></td> </tr> <tr> <td></td> <td>If:[¶] i. → Not in the Limited development and conservation zone or Environmental management and conservation zone;[¶] ii. → Not complying with the circumstances for exempt development.^α</td> <td>9.4.2- 'Works code'^α</td> </tr> <tr> <td colspan="2">Impact-assessment^α</td> <td></td> </tr> <tr> <td colspan="2">All Operational work in the limited development zone if not otherwise specified^α</td> <td>The planning scheme^α</td> </tr> <tr> <td colspan="3">Impact-assessment^α</td> </tr> <tr> <td colspan="3">All other development^α</td> </tr> </tbody> </table>	Development ^α	Level-of-assessment ^α	Assessment-criteria ^α	Clearing vegetation, not associated with a material change of use or reconfiguring a lot ^α	Exempt^α		If complying with the circumstances for exempt development in Table 1.7.7.1- 'Exempt development' ^α		Code-assessment^α			If: [¶] i. → Not in the Limited development and conservation zone or Environmental management and conservation zone; [¶] ii. → Not complying with the circumstances for exempt development. ^α	9.4.2- 'Works code' ^α	Impact-assessment^α			All Operational work in the limited development zone if not otherwise specified ^α		The planning scheme ^α	Impact-assessment^α			All other development ^α			<table border="1"> <thead> <tr> <th>Development^α</th> <th>Level-of-assessment^α</th> <th>Assessment-criteria^α</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Clearing vegetation, not associated with a material change of use or reconfiguring a lot^α</td> <td>Exempt^α</td> <td></td> </tr> <tr> <td>If complying with the circumstances for exempt development in Table 1.7.7.1- 'Exempt development'^α</td> <td></td> </tr> <tr> <td>Code-assessment^α</td> <td></td> </tr> <tr> <td></td> <td>If:[¶] i. → Not in the Limited development and conservation zone or Environmental management and conservation zone;[¶] ii. → Not complying with the circumstances for exempt development.^α</td> <td>9.4.2- 'Works code'^α</td> </tr> <tr> <td colspan="2">Impact-assessment^α</td> <td></td> </tr> <tr> <td colspan="2">All Operational work in the limited development zone or Environmental Management and conservation zone if not otherwise specified^α</td> <td>The planning scheme^α</td> </tr> <tr> <td colspan="3">Impact-assessment^α</td> </tr> <tr> <td colspan="3">All other development^α</td> </tr> </tbody> </table>	Development ^α	Level-of-assessment ^α	Assessment-criteria ^α	Clearing vegetation, not associated with a material change of use or reconfiguring a lot ^α	Exempt^α		If complying with the circumstances for exempt development in Table 1.7.7.1- 'Exempt development' ^α		Code-assessment^α			If: [¶] i. → Not in the Limited development and conservation zone or Environmental management and conservation zone; [¶] ii. → Not complying with the circumstances for exempt development. ^α	9.4.2- 'Works code' ^α	Impact-assessment^α			All Operational work in the limited development zone or Environmental Management and conservation zone if not otherwise specified ^α		The planning scheme ^α	Impact-assessment^α			All other development ^α			N
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1		<p>Value and constraint criteria - Riparian and wetland setback Concerns with the amendment made to the acceptable outcomes for riparian and wetland setback. Request that all development within the buffer should be assessed.</p>	<p>No change Retaining existing provision not address the overly restrictive nature of existing provision. The amendment recognises there is little value in restricting development on sites where development has already occurred, especially in an established, urban environment. Instead, control is properly directed to sites that are vacant and free from development, where the greatest and best</p>			N																																																		

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	MBRC	<p>Value and constraint criteria - Scenic amenity value and constrain provisions in all zone codes.</p> <p>Currently do not work well in relation to Colourbond steel colours as they do not use the AS standard colours. As a result the use of this widely used product requires DA when located in the scenic amenity overlay.</p> <p>Change required to make provision more workable.</p>	<p>Change</p> <p>Amendment will clarify to consider the colour palette of Colourbond steel in comparison to the AS standard colours.</p>	<p>Scenic amenity--Regionally significant (Hills) and Locally important (Coast)--(refer Overlay map-- Scenic amenity to determine if the following assessment criteria apply)¶</p> <p>SAO XX¶ Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours.¶</p> <table border="1"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700--2011¶</th> </tr> </thead> <tbody> <tr> <td>G12--Holly¶</td> <td>G54--Mist Green¶</td> <td>N44--Bridge Grey¶</td> </tr> <tr> <td>G13--Emerald¶</td> <td>G55--Lichen¶</td> <td>N45--Koala Grey¶</td> </tr> <tr> <td>...¶</td> <td>...¶</td> <td>...¶</td> </tr> <tr> <td>¶</td> <td>¶</td> <td>¶</td> </tr> </tbody> </table> <p>¶</p> <p>Scenic amenity--Regionally significant (Hills) and Locally important (Coast)--(refer Overlay map-- Scenic amenity to determine if the following assessment criteria apply)¶</p> <p>POXX¶ Buildings and structures incorporate colours and finishes that.¶</p> <p>...¶</p> <p>¶</p> <p>AOXX¶ Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours.¶</p> <table border="1"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700--2011¶</th> </tr> </thead> <tbody> <tr> <td>G12--Holly¶</td> <td>G54--Mist Green¶</td> <td>N44--Bridge Grey¶</td> </tr> <tr> <td>G13--Emerald¶</td> <td>G55--Lichen¶</td> <td>N45--Koala Grey¶</td> </tr> <tr> <td>...¶</td> <td>...¶</td> <td>...¶</td> </tr> <tr> <td>¶</td> <td>¶</td> <td>¶</td> </tr> </tbody> </table> <p>¶</p> <p>AOXX¶ Where located...¶</p> <p>¶</p> <p>SC1.2.1--Index of administrative definitions¶</p> <table border="1"> <thead> <tr> <th colspan="3">Index for administrative definitions¶</th> </tr> </thead> <tbody> <tr> <td>•→ Active frontage¶</td> <td>•→ Gross floor area¶</td> <td>•→ Primary frontage¶</td> </tr> <tr> <td>...¶</td> <td>...¶</td> <td>...¶</td> </tr> </tbody> </table> <p>¶</p> <p>Table SC1.2.2--Administrative definitions¶</p> <table border="1"> <thead> <tr> <th>Column-1¶ Term¶</th> <th>Column-2¶ Definition¶</th> </tr> </thead> <tbody> <tr> <td>Limited-line¶ Supermarket¶</td> <td>A supermarket generally stocking less than 18,000 line items and having a gross floor area less than 2,500m2.¶</td> </tr> <tr> <td>Main building line¶</td> <td>The line extending from the longest wall in the front elevation of the building.¶</td> </tr> <tr> <td>...¶</td> <td>...¶</td> </tr> </tbody> </table> <p>¶</p> <p>Scenic amenity--Regionally significant (Hills) and Locally important (Coast)--(refer Overlay map-- Scenic amenity to determine if the following assessment criteria apply)¶</p> <p>SAO XX¶ Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours*, or where the building manufacturer products are not produced in AS2700-2011 colours, adopt a visually equivalent or comparable colour.¶</p> <table border="1"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700--2011¶</th> </tr> </thead> <tbody> <tr> <td>G12--Holly¶</td> <td>G54--Mist Green¶</td> <td>N44--Bridge Grey¶</td> </tr> <tr> <td>G13--Emerald¶</td> <td>G55--Lichen¶</td> <td>N45--Koala Grey¶</td> </tr> <tr> <td>...¶</td> <td>...¶</td> <td>...¶</td> </tr> <tr> <td>¶</td> <td>¶</td> <td>¶</td> </tr> </tbody> </table> <p>¶</p> <p>¶Manufacturers product colour names may be different from the listed AS2700-2011 colour names. Regardless of colour name, that colour is required to be in accordance with the listed AS2700-2011 colour formula in Schedule 1, Definitions, 1.2 Administrative definitions.¶</p> <p>¶</p> <p>Note: Building product providers may not use the above colour names to describe the colour of their building products. This does not mean the colour of their building products does not comply with the SAO. While the building product may have a different colour name, provided it meets the colour formula associated with the listed AS2700-2011 colour formula in Schedule 1, Definitions, 1.2 Administrative definitions, the building product is complying with the SAO criteria.¶</p> <p>¶</p> <p>Scenic amenity--Regionally significant (Hills) and Locally important (Coast)--(refer Overlay map-- Scenic amenity to determine if the following assessment criteria apply)¶</p> <p>POXX¶ Buildings and structures incorporate colours and finishes that.¶</p> <p>¶</p> <p>AOXX¶ Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours*, or where the building manufacturer products are not produced in AS2700-2011 colours, adopt a visually equivalent or comparable colour.¶</p> <table border="1"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700--2011¶</th> </tr> </thead> <tbody> <tr> <td>G12--Holly¶</td> <td>G54--Mist Green¶</td> <td>N44--Bridge Grey¶</td> </tr> <tr> <td>G13--Emerald¶</td> <td>G55--Lichen¶</td> <td>N45--Koala Grey¶</td> </tr> <tr> <td>...¶</td> <td>...¶</td> <td>...¶</td> </tr> <tr> <td>¶</td> <td>¶</td> <td>¶</td> </tr> </tbody> </table> <p>¶</p> <p>¶Manufacturers product colour names may be different from the listed AS2700-2011 colour names. 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Zone Codes and Tables of Assessment

Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)																																																																																																																																																																																																																																																																														
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G23--Shamrock¶	43.6¶	-21.4¶	19.0¶	28.6¶	138.4¶																																																																																																																																																																																																																																																																															
G24--Fern Green¶	48.0¶	-19.6¶	26.4¶	32.9¶	126.7¶																																																																																																																																																																																																																																																																															
G25--Olive¶	42.5¶	-4.1¶	23.9¶	24.2¶	99.6¶																																																																																																																																																																																																																																																																															
G34--Avocado¶	54.5¶	-7.2¶	23.0¶	24.1¶	107.5¶																																																																																																																																																																																																																																																																															
G52--Eucalyptus¶	52.0¶	-7.4¶	11.2¶	13.4¶	123.6¶																																																																																																																																																																																																																																																																															
G53--Banksia¶	63.9¶	-3.1¶	13.4¶	13.7¶	102.9¶																																																																																																																																																																																																																																																																															
G54--Mist Green¶	57.9¶	-4.7¶	9.3¶	10.4¶	116.8¶																																																																																																																																																																																																																																																																															
G55--Lichen¶	71.3¶	-3.4¶	13.2¶	13.6¶	105.2¶																																																																																																																																																																																																																																																																															
G56--Sage Green¶	50.2¶	-7.8¶	20.8¶	22.3¶	110.6¶																																																																																																																																																																																																																																																																															
G62--River Gum¶	50.7¶	-6.0¶	5.8¶	8.3¶	131.2¶																																																																																																																																																																																																																																																																															
G64--Slate¶	46.0¶	-2.4¶	7.1¶	7.4¶	108.4¶																																																																																																																																																																																																																																																																															
G65--Sage Green¶	45.3¶	-2.6¶	9.2¶	9.6¶	105.5¶																																																																																																																																																																																																																																																																															
N25--Birch Grey¶	71.0¶	1.2¶	5.7¶	5.8¶	78.0¶																																																																																																																																																																																																																																																																															
N32--Green Grey¶	63.7¶	-3.2¶	8.1¶	8.7¶	111.4¶																																																																																																																																																																																																																																																																															
N33--Lightbox Grey¶	73.7¶	-0.5¶	0.2¶	0.6¶	160.2¶																																																																																																																																																																																																																																																																															
N35--Light Grey¶	71.4¶	-1.0¶	3.8¶	3.9¶	104.4¶																																																																																																																																																																																																																																																																															
N41--Oyster¶	63.3¶	1.0¶	12.7¶	12.7¶	85.6¶																																																																																																																																																																																																																																																																															
N42--Storm Grey¶	62.7¶	-4.1¶	3.0¶	5.1¶	143.7¶																																																																																																																																																																																																																																																																															
N43--Pipeline Grey¶	64.3¶	0.0¶	0.2¶	0.2¶	83.6¶																																																																																																																																																																																																																																																																															
N44--Bridge Grey¶	55.0¶	-0.2¶	-0.2¶	0.3¶	229.5¶																																																																																																																																																																																																																																																																															
N45--Koala Grey¶	63.5¶	0.2¶	3.5¶	3.5¶	86.2¶																																																																																																																																																																																																																																																																															
N52--Mid Grey¶	55.2¶	-2.8¶	0.9¶	3.0¶	181.3¶																																																																																																																																																																																																																																																																															
N54--Basalt¶	45.0¶	-0.8¶	3.4¶	3.5¶	257.3¶																																																																																																																																																																																																																																																																															
N55--Lead Grey¶	45.3¶	0.3¶	2.1¶	2.1¶	86.5¶																																																																																																																																																																																																																																																																															
X54--Brown¶	38.1¶	10.9¶	17.5¶	20.6¶	58.1¶																																																																																																																																																																																																																																																																															
X51--Wombat¶	46.3¶	4.6¶	8.3¶	9.5¶	60.8¶																																																																																																																																																																																																																																																																															
X62--Dark Earth¶	38.3¶	2.0¶	5.8¶	6.1¶	70.8¶																																																																																																																																																																																																																																																																															
X63--Iron Bark¶	32.3¶	3.1¶	4.4¶	5.4¶	54.8¶																																																																																																																																																																																																																																																																															
Y51--Bronze Olive¶	44.8¶	1.3¶	17.1¶	17.1¶	85.8¶																																																																																																																																																																																																																																																																															
Y61--Black Olive¶	36.0¶	-1.6¶	5.7¶	6.0¶	105.9¶																																																																																																																																																																																																																																																																															
Y63--Khaki¶	49.9¶	6.5¶	23.2¶	24.1¶	74.4¶																																																																																																																																																																																																																																																																															
Y66--Mudslide¶	39.8¶	2.0¶	7.4¶	7.7¶	75.3¶																																																																																																																																																																																																																																																																															
	MBRC	Works criteria Amendment required to provide consistency with State Planning Policy	Change To be in line with the State Planning Policy 2017 triggers.	Stormwater SAO provision Development: a. for an urban purpose; b. involves a land area greater than 2500m ² ; or c. that results in 6 or more dwellings; or d. that results in an impervious area greater than 25% of the net developable area, Incorporates a 'deemed to comply solution' to manage stormwater quality.	Stormwater SAO provision Where D development: a. is for an urban purpose that involves a land area greater than 2500m ² or greater in size; and b. that results in 6 or more dwellings; or c. that results in an impervious area greater than 25% of the net developable area, Incorporates a 'deemed to comply solution' to manage stormwater quality.	N																																																																																																																																																																																																																																																																														

Zone Codes and Tables of Assessment

Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
	MBRC	<p>Works criteria Amendment required to provide consistency with State Planning Policy</p>	<p>Change To be in line with the State Planning Policy 2017 triggers.</p>	<p>Stormwater PO provision Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose; b. involves a land area greater than 2500m²; or c. results in 6 or more dwellings; or d. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Appendix C of Planning scheme policy - Integrated design.</p>	<p>Stormwater PO provision Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area greater than 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Appendix C of Planning scheme policy - Integrated design.</p>	N
	MBRC	<p>Works criteria Amendment required to recognise other works that may impede stormwater flows</p>	<p>Change Amended to works to cover all scenarios</p>	<p>Stormwater SAO provision Development ensures that fencing and walls do not block, divert or concentrate the flow of stormwater.</p>	<p>Stormwater SAO provision Development ensures that fencing and walls works do not block, divert or concentrate the flow of stormwater to adjoining properties Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>	N

Zone Codes and Tables of Assessment

Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
	MBRC	Works criteria Clarification of requirement	Change Included sealed for clarity	Access AO provision Internal driveways, car parks and access ways are designed and constructed in accordance with:	Access AO provision Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:	N
	MBRC	Works criteria Alignment with state terminology	Change There isn't a definition for trafficable in QUDM, however there is a section with requirements for trafficability	Access AO provision Note - Refer to QUDM for trafficable definition.	Access AO provision Note - Refer to QUDM for requirements regarding trafficability trafficable definition	N
	MBRC	Works criteria Alignment with state requirements	Change Include Level IV as an alternative to V to bring in line with Qld Urban Drainage Manual	Stormwater AO and Overland flow path provision Industrial area – Level V; Commercial area – Level V;	Stormwater AO and Overland flow path provision Industrial area – Level IV and V ; Commercial area – Level IV and V ;	N
	MBRC	Works criteria "Annoyance" is not a lawful test or quantifiable.	Change Remove annoyance as it is not quantifiable and there is no lawful test. "Nuisance" is appropriate as it is referred to in Queensland Urban Drainage Manual	Stormwater PO Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no nuisance or annoyance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	Stormwater PO Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no nuisance or annoyance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	N
	MBRC	Works criteria Clarification of requirement	Change Provide clarity as to the appropriate appendix of the Integrated design PSP	Siteworks and construction management AO Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.	Siteworks and construction management AO Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and	N

Zone Codes and Tables of Assessment

Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
					adjusted as necessary at all times to ensure their ongoing effectiveness.	
	MBRC	Works criteria Stronger requirement is needed to support conditioning of development approvals in accordance with common practice.	Change Amendment will make this provision more enforceable and any related condition more defensible.	Siteworks and construction management PO A site specific Erosion and Sediment Control Plan (ESCP) may be required to demonstrate compliance with this PO. An Erosion and Sediment Control Plan is to be prepared in accordance with Planning scheme policy - Stormwater management	Siteworks and construction management PO A site specific Erosion and Sediment Control Plan (ESCP) may will be required to demonstrate compliance with this PO. An Erosion and Sediment Control Plan is to be prepared in accordance with Planning scheme policy - Stormwater management	N
	MBRC	Works criteria Amendment required to capture those applications that will not be subject to the Works Code (this provision is already in the Works Code)	Change Strengthening conditioning opportunities as MCUs and RALs in certain circumstances will not be assessed against the works code.	New provision in Earthworks	Earthworks PO All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements AO Retaining walls are designed and certified by a RPEQ so that: a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Table 3.1 of Australian Standard AS4678; b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.	N

Development Codes						
Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
Residential Uses Code						
	MBRC	Casual surveillance Require clarification of the casual surveillance provision. Interpretation issue e.g. If a dual occupancy is located at the rear of a site they don't need a window addressing the street as well as the laneway. The primary dwelling can have window addressing the street and the secondary dwelling can have a window addressing the laneway.	Change Interpretation issue e.g. If a dual occupancy is located at the rear of a site they don't need a window addressing the street as well as the laneway. The primary dwelling can have window addressing the street and the secondary dwelling can have a window addressing the laneway.	Current mark up: A minimum of one habitable room window having an area of at least 1m² on each level overlooks each adjoining public space (street, public open space or laneway). Each dwelling (primary and secondary) provides one habitable room window with an area of at least 1m ² or multiple habitable room windows having a combined area of at least 2.5m ² overlooking each adjoining public space (street, public open space or laneway).	Amend SAO12 (dual occ) and SAO 13 (Multiple dwelling) Each dwelling, excluding domestic outbuildings, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m ² or multiple habitable room windows having a combined area of at least 2.5m ² overlooking each adjoining public space (street, public open space or laneway).	N
	3	Integration Plan Concern the requirement for an integration plan which includes the provision of roads will impact developability, particularly for retirement villages and relocatable home parks and other uses of this nature.	Change The requirement to prepare an Integration plan is not specified in the performance outcome it is rather an acceptable outcome. However, the performance outcome does imply that public streets and pathways are to be extended or established. An amendment is proposed to allow flexibility in the requirement to establish or extend public streets or pathways into developments and these proposals will be considered on their merits.	PO New Development for large scale residential developments where the site area is more than 6000m ² result in neighbourhoods that: a. are interconnected by safe, legible and permeable movement networks including the establishment or extension of public streets and pathways; b. are integrated with surrounding existing and approved developments; c. develop in a manner that does not compromise the ability for adjoining sites to develop in a logical, sequential and integrated manner; d. provide or have convenient access to centrally located local parks and a network of open space; e. promote accessibility to parks and open space, transport facilities, neighbourhood hubs and community facilities.	PO New Development for large scale residential developments where the site area is more than 6000m ² result in neighbourhoods that: a. are interconnected by safe, legible and permeable movement networks, this may include ing the establishment or extension of public streets and pathways; b. are integrated with surrounding existing and approved developments; c. develop in a manner that does not compromise the ability for adjoining sites to develop in a logical, sequential and integrated manner; d. provide or have convenient access to centrally located local parks and a network of open space; e. promote accessibility to parks and open space, transport facilities, neighbourhood hubs and community facilities.	N
	3	Fencing Concern that PO12c should provide a more performance based option as there are certain circumstances in which fences may need to be higher than 1.2m	No change The performance outcome does not specify a height requirement, rather the provision is around ensuring visual connections which could be achieved through the type			N

Development Codes					
		in certain circumstances.	of fencing materials regardless of height.		
	3	<p>Casual surveillance Concern that proposed provisions SAO12 for dual occupancy and SAO13 for multiple dwellings relating to providing a combined window area overlooking the street will not significantly improve casual surveillance.</p>	<p>No change Council will monitor the outcomes for development of this nature and may consider amending in the future as part of a future amendment to the planning scheme.</p>		N
	1	<p>Car parking Concerns regarding car parking requirements as identified in the Dwelling house code, and an apparent administrative error between the car parking requirements for Dual occupancy between the Residential uses code and Schedule 7 - Car parking.</p>	<p>No Change If a dwelling is located in a zone or a precinct that has access to good public transport (centres, urban and next generational neighbourhoods) the minimum number of space required is 1 parking space per dwelling. Those zones and precincts have greater or improved access to active and public transport i.e. more people living in close proximity and alternative transport options have appropriately lower parking rates. However in all other locations that are not highly accessible by active or public transport (i.e. out of centre) they have a minimum parking rate is 3 car parking spaces per dwelling. These locations will have less opportunity for public transport access and consequently be more reliant on private vehicle access. Further, SAO6 of the Dwelling house code is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A8 and part MP1.2, A8. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.</p>		N
Dwelling House Code					

Development Codes					
1	Carport width - site specific Request an increase to the maximum carport width to 8.5m to allow the construction of a three car carport at 60 Hillenvale Avenue, Arana Hills.	No change Site has 30m frontage therefore the size of the opening is not regulated as long as the opening does not dominate the street.			N
1	Setbacks for carports Request the opportunity to build a car port close to the front boundary so a reasonably sized back yard is achievable.	Change No benefit in assessing applications of this nature as no value is added. This provision will also assist council to achieve good streetscape outcomes in new areas.	<p>PO3 Dwelling houses⁽²²⁾ and structures are setback to:</p> <p>a. be consistent with the intended character of the streetscape, precinct and zone;</p> <p>Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant precinct character intended.</p> <p>b. ensure parked vehicles do not restrict pedestrian and traffic movement and safety;</p> <p>c. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure;</p> <p>d. maintain the privacy of residents and adjoining properties;</p> <p>e. limit the length- and height and openings of boundary walls to maximise privacy and amenity of residents on adjoining properties;</p> <p>f. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character or the expected amenity of residents on adjoining properties;</p> <p>g. maintain private open space areas that are of a size and shape that is dimension to be useable and functional spaces-;</p> <p>h. Where in the Coastal communities precinct or Suburban neighbourhood precinct or Redcliffe Kippa-Ring local plan - Interim residential precinct, ensure covered car parking spaces and domestic outbuildings that are visible from the street or public space:</p> <p>i. visually integrate with the dwelling house;</p> <p>Note - For example, materials, colours, finishes and roof form are consistent with the existing dwelling;</p> <p>ii. are of a scale, location and built form that contributes positively to the streetscape;</p> <p>iii. have a design and built form that complements the low density character of the precinct;</p> <p>iv. are consistent with the established character of the precinct while not having an over powering or negative impact on the streetscape or adjoining properties; or</p> <p>i. for all other areas, ensure covered car parking spaces and domestic outbuildings do not dominate the street frontage.</p>	<p>Amend SAO3 /AO3.1 ... comply with setbacks tables... Except for carports where they:</p> <p>a. are setback a minimum of: i. 5.4m; or ii. if the dwelling was built before 2005, not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot having the same road frontage; or 0.5m. remain open and are not enclosed by walls, screens, doors or the like.</p> <p>b. where structures remain ...</p> <p>Amend PO3</p> <p>....</p> <p>h. Ensure covered car parking spaces and domestic outbuildings that are visible from the street or public space are of a scale, location and built form that is consistent with the existing streetscape and character of the precinct while not having an over powering or negative impact on the streetscape or adjoining properties.</p> <p>Editor's note - For example, materials, colors, finishes and roof form are consistent with the existing dwelling.</p> <p>i. <<delete>></p>	N
			<p>Setbacks</p> <p>SAO3 Setbacks (excluding built to boundary walls) comply with:</p> <p>a. Emerging community zone:</p> <p>i. Transition precinct (developed services) or Morayfield South urban area identified in Figure 9.3.1.1 Morayfield South - Urban area - Table 9.3.1.6 'Setbacks'</p> <p>ii. Transition precinct (developed services) or all other areas - Table 9.3.1.5 'Setbacks'</p> <p>b. General residential zone:</p> <p>i. Coastal communities precinct - Table 9.3.1.3 'Setbacks'</p> <p>ii. Suburban neighbourhood precinct - Table 9.3.1.4 'Setbacks'</p> <p>iii. Next generation neighbourhood precinct - Table 9.3.1.5 'Setbacks'</p> <p>iv. Urban neighbourhood precinct - Table 9.3.1.5</p> <p>c. Caboolture West local plan:</p> <p>i. Urban living precinct - Next generation sub-precinct - Table 9.3.1.5 'Setbacks'</p> <p>d. Redcliffe Kippa-Ring local plan:</p> <p>i. Interim residential precinct - Table 9.3.1.3 'Setbacks'</p> <p>Except for carports where located in the General Residential Zone - Suburban neighbourhood or Coastal Communities precincts or Redcliffe Kippa-Ring local plan - Interim residential precinct. Carports:</p> <p>a. Are setback a minimum of:</p> <p>i. 5.4m; or</p> <p>ii. Not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot; or</p> <p>iii. 1.0m, where there:</p> <p>A. is no existing car accommodation on-site and there has been no car accommodation on-site (e.g. if a garage has been converted to a habitable space this setback is not applicable); and</p> <p>B. is no alternative on-site location for the carport that achieves a setback complying with i or ii above that allows vehicle access having:</p> <p>1. a minimum width of 2.5 metres; and</p> <p>2. a maximum gradient of 1 in 5.</p> <p>b. Where structure remains open and is not to be enclosed by walls, screens, doors or the like.</p>		

Development Codes

1	<p>Carports Support allowing carports as self-assessable development but suggest a need for greater control over the size, form and use of them. Request the following amendments: if a carport is needed to shade a car, then it does not need to be higher than 3m; the width need not be greater than that required for 2 cars side by side (suggested maximum width of 5m); the carport should be located over an existing driveway.</p>	<p>No change The scheme regulates the openings for lots with frontages less than 18m to 6m or less. The size of frontages for carports on sites with frontages greater than 18m are not prescribed, however the performance criteria require that they cannot dominate the street frontage and contribute to the intended character of the streetscape. Different lifestyles dictate different carport requirements e.g. boat, caravan etc. Performance based planning should ensure that good streetscape outcomes are still achieved.</p>			N
1	<p>Cut and fill SAO16 Concerns with the proposed amendments to the Dwelling house code SAO16. The proposed clause would trigger a concurrence application on a high percentage of dwellings or require considerable additional cost in design and construction of the dwelling foundations to avoid cut and fill.</p>	<p>No change Initial investigations indicate that the instances in which this matter could potentially become an issue are so low as to not warrant a change at this time. This matter will be monitored and may be reconsidered in the future.</p>			N
4	<p>Schedule 1 - Definition of main building line Support the proposed changes to SAO7 of the Dwelling House Code. However, the use of the term 'main building line' for the setback distance is a point of concern. Recommend that the words "main building line" be deleted from SAO7 and replaced with the words "front facade".</p>	<p>Change Acknowledge that in practice main building line as defined typically includes the garage creating a contradiction.</p>	<p>Definition: <i>The line extending from the longest wall in the front elevation of the building.</i></p>	<p>The line extending from the longest wall excluding a garage, carport or other domestic outbuilding in the front elevation of the building.</p>	N
1	<p>Carparking Concerns regarding car parking requirements as identified in the Dwelling house code, and an apparent administrative error between the car parking requirements for Dual occupancy</p>	<p>No Change If a dwelling is located in a zone or a precinct that has access to good public transport (centres, urban and next generational neighbourhoods) the minimum number of space required is 1</p>			N

Development Codes

		between the Residential uses code and Schedule 7 - Car parking.	parking space per dwelling. Those zones and precincts have greater or improved access to active and public transport i.e. more people living in close proximity and alternative transport options have appropriately lower parking rates. However in all other locations that are not highly accessible by active or public transport (i.e. out of centre) they have a minimum parking rate is 3 car parking spaces per dwelling. These locations will have less opportunity for public transport access and consequently be more reliant on private vehicle access. Further, SA06 of the Dwelling house code is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A8 and part MP1.2, A8. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.																			
2	Garage and carport openings Support the garage door width changes made to the Dwelling house Code. However, do not support the requirement that the garage door be at least 2m behind the main building line as a good streetscape outcome can be achieved through a varied use of facade materials, entry porches and other architectural features.	Change Amendment to be made to allow for a garage or carport opening setback to be measured from a front portico or porch if it is no more than 2m in front of the main building line. This amendment will ensure that the relationship between the portico, the garage door and the main building line is retained.	SA07 Garage and carport openings, where located within 20m of the site frontage, are in accordance with the table below:	<table border="1"> <thead> <tr> <th>Primary or Secondary frontage</th> <th>Covered car space opening(s) per street frontage</th> </tr> </thead> <tbody> <tr> <td>Greater than 18m</td> <td>Not specified</td> </tr> <tr> <td>Greater than 12.5m to 18m</td> <td>6m wide maximum</td> </tr> <tr> <td>12.5m* or less</td> <td> <p>Single storey - 6.0m wide maximum:</p> <p>Single storey:</p> <ul style="list-style-type: none"> a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: <ul style="list-style-type: none"> i. at least 2.0m behind the main building line; or ii. at least 1.0m behind the main building line where the covered car space has an area of at least 0.450m² above it. <p>Two storey:</p> <ul style="list-style-type: none"> a. 6.0m wide maximum; and b. recessed 1.0m behind the front wall or balcony of upper level. <p><i>Editor's note: Front wall is to have a minimum length of 40% of the adjoining frontage.</i></p> <p>OR</p> <p>For a laneway lot (Single or two storey): no maximum</p> </td> </tr> </tbody> </table> <p><small>Note: *For a laneway lot, vehicle access and parking must be provided via the laneway.</small></p> <p><small>Note: Refer to Planning scheme policy - Residential design for details and examples.</small></p> <p><small>Note: This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (3). Non-compliance with this provision for a Dwelling house⁽¹⁾ on a lot under 450m² requires a concurrence agency response from Council.</small></p> <p><small>Note: This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. Non-compliance with this provision for a Dwelling house⁽¹⁾ on a lot over 450m² requires a concurrence agency response from Council.</small></p> <p><small>Editor's note: The location and design of the Dwelling house, secondary garage and covered car parking spaces are to ensure the design and location of any resultant on-street and on-street access are to comply with relevant streetscape design standards of the Planning scheme policy - Integrated Design for Streetscape, Vehicle and Pedestrian Circulation.</small></p>	Primary or Secondary frontage	Covered car space opening(s) per street frontage	Greater than 18m	Not specified	Greater than 12.5m to 18m	6m wide maximum	12.5m* or less	<p>Single storey - 6.0m wide maximum:</p> <p>Single storey:</p> <ul style="list-style-type: none"> a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: <ul style="list-style-type: none"> i. at least 2.0m behind the main building line; or ii. at least 1.0m behind the main building line where the covered car space has an area of at least 0.450m² above it. <p>Two storey:</p> <ul style="list-style-type: none"> a. 6.0m wide maximum; and b. recessed 1.0m behind the front wall or balcony of upper level. <p><i>Editor's note: Front wall is to have a minimum length of 40% of the adjoining frontage.</i></p> <p>OR</p> <p>For a laneway lot (Single or two storey): no maximum</p>	<table border="1"> <thead> <tr> <th>Primary or Secondary frontage</th> <th>Covered car space opening(s) per street frontage</th> </tr> </thead> <tbody> <tr> <td>Greater than 18m</td> <td>Not specified</td> </tr> <tr> <td>Carport - 12.5m to 18m</td> <td>6m wide maximum</td> </tr> <tr> <td>Less than 12.5m* or less</td> <td> <p>Single storey:</p> <ul style="list-style-type: none"> a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: <ul style="list-style-type: none"> i. at least 2.0m behind the main building line; or ii. at least 1.0m behind a front portico and no more than 2m in front of the main building line. <p>Two storey:</p> <ul style="list-style-type: none"> a. 6.0m wide maximum and b. recessed 1.0m behind the front wall or balcony of upper level. <p>.....</p> <p>.....</p> </td> </tr> </tbody> </table>	Primary or Secondary frontage	Covered car space opening(s) per street frontage	Greater than 18m	Not specified	Carport - 12.5m to 18m	6m wide maximum	Less than 12.5m* or less	<p>Single storey:</p> <ul style="list-style-type: none"> a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: <ul style="list-style-type: none"> i. at least 2.0m behind the main building line; or ii. at least 1.0m behind a front portico and no more than 2m in front of the main building line. <p>Two storey:</p> <ul style="list-style-type: none"> a. 6.0m wide maximum and b. recessed 1.0m behind the front wall or balcony of upper level. <p>.....</p> <p>.....</p>	N
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1	Casual surveillance Concerns regarding the requirement for each dwelling to provide one habitable room window with an area of at least 1m ² as this is difficult to provide on lots with 10m wide frontages.	Change Provisions amended to clarify that windows are not required in garages or domestic outbuildings.		AO13 and AO 12.2 Each dwelling (primary and secondary), excluding domestic outbuildings, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m ² or multiple habitable room windows having a combined	N																	

Development Codes													
					area of at least 2.5m ² overlooking each adjoining public space (street, public open space or laneway).								
3	Driveway crossovers Request amendment to new SAO regarding new crossovers and driveways as the provision should consider that some areas may have existing plans of development that include crossover and driveway specifications.	Change Agreed change required to consider all circumstances in which new crossovers and driveways are required.	<table border="1"> <thead> <tr> <th colspan="2">Access and driveways</th> </tr> </thead> <tbody> <tr> <td>SAO</td> <td>Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with Planning scheme policy - Integrated Design. Note - This is a quantifiable standard that relates to matters identified in section 26, table 1 schedule 7 of the Sustainable Planning Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.</td> </tr> <tr> <td>SAO8</td> <td>Crossover widths are: a. a maximum of 4.2m of top frontage access is being obtained from, or 4.5m whichever is the lesser, or b. 5m in any other situation. Note - This is a quantifiable standard that relates to matters identified in section 26, table 1 schedule 7 of the Sustainable Planning Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.</td> </tr> <tr> <td>SAO9</td> <td>Where there is a plan of development, driveway crossovers are located in accordance with a plan of development approved by Council as part of a development approval or as otherwise amended by Council in writing. Note - This is a quantifiable standard that relates to matters identified in section 26, table 1 schedule 7 of the Sustainable Planning Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.</td> </tr> </tbody> </table>	Access and driveways		SAO	Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with Planning scheme policy - Integrated Design. Note - This is a quantifiable standard that relates to matters identified in section 26, table 1 schedule 7 of the Sustainable Planning Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.	SAO8	Crossover widths are: a. a maximum of 4.2m of top frontage access is being obtained from, or 4.5m whichever is the lesser, or b. 5m in any other situation. Note - This is a quantifiable standard that relates to matters identified in section 26, table 1 schedule 7 of the Sustainable Planning Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.	SAO9	Where there is a plan of development, driveway crossovers are located in accordance with a plan of development approved by Council as part of a development approval or as otherwise amended by Council in writing. Note - This is a quantifiable standard that relates to matters identified in section 26, table 1 schedule 7 of the Sustainable Planning Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.	<p>SAO</p> <p>Any new crossovers and driveways or changes to existing crossovers and driveways:</p> <p>a. if there is an approved plan of development, are located in accordance with the plan of development approved by council as part of a development approval or as otherwise amended by Council in writing;</p> <p>OR</p> <p>b. if no approved plan of development applies to the land, are designed, located and constructed in accordance with Planning scheme policy - integrated design.</p> <p>Note - This is a quantifiable standard that relates to matters identified in section 26, table 1 schedule 7 of the Sustainable Planning Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.</p> <p>SAO9 to be deleted entirely</p>	N
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3	Casual Surveillance Concern that proposed provisions SAO13 and AO10.2 relating to providing a combined window area overlooking the street will not significantly improve casual surveillance.	No change Council will monitor the outcomes for development of this nature and may consider amending in the future as part of a future amendment to the planning scheme.											
1	Addressing primary frontage Concerns are raised with the requirement for houses to address the primary frontage which unnecessarily constrains the development of houses with two road frontages	No change Based on applications received, this matter is not considered significant enough to make changes at this time. Also, insufficient detail was provided by submitters to clarify or justify the matter.											

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1	Setbacks Request the note allowing a reduced minimum setback to 4.5m for lots between 7.5m and 10m in certain circumstances be applied universally	No change The note allowing a reduced minimum setback to 4.5m for lots between 7.5m and 10m is allowed only where there are circumstances that ensure that when a car is parked in the driveway there is still 1m of the footpath available for pedestrian use. This level of pedestrian access, while not ideal, is balanced against the smaller size of the lots and the likely single car garage provided. This reduction is not considered appropriate on a broader scale as pedestrian imposition of this nature should not be encouraged and two car garages are typically provided for lots of 12.5m or greater.				N																												
1	Side setbacks Request QDC side setbacks be measured to the wall rather than OMP	No change In the circumstances that these provisions apply the typical purpose of eaves (ie shade) is no longer relevant given proximity to adjoining dwellings. Further, should this measure be applied there would be potential for an outcome that would see eaves being very close together over the boundary.				N																												
1	Built to boundary walls Request application of 80% built to boundary wall length provisions to Type A lots adjoining Type B lots	Change Amend to allow lots forming the end of a block to have the same built to boundary wall length as an adjoining building to boundary wall if that adjoining lot is 7.5m of less.	<table border="1"> <thead> <tr> <th rowspan="2">Lot frontage width</th> <th rowspan="2">Mandatory / Optional</th> <th colspan="3">Table 9.3.4.7 Built to boundary walls Length and height of built to boundary wall</th> </tr> <tr> <th>General residential zone: • Coastal communities precinct • Suburban neighbourhood precinct Rock/Mt Wappa Ring local plan: • Interim residential precinct</th> <th>Emerging community zone: • Expansion precinct (Developed serviced lots) General residential zone: • Next generation neighbourhood precinct Cabocharre West local plan: • Urban living precinct (Next generation sub-precincts)</th> <th>Emerging community zone: • Transition precinct • Expansion precinct • General residential zone • Urban living precinct General residential zone: • Interim neighbourhood precinct</th> </tr> </thead> <tbody> <tr> <td>7.5m or less</td> <td>Mandatory - both sides unless a corner lot</td> <td>Not permitted¹</td> <td>Max Length: 90% of the length of the boundary Max Height: 7.5m</td> <td>Max Length: 90% of the length of the boundary Max Height: 8.5m</td> </tr> <tr> <td>More than 7.5m to 12.5m</td> <td>Mandatory - one side</td> <td>Not permitted²</td> <td>Max Length: 60% of the length of the boundary Max Height: 7.5m</td> <td>Max Length: 70% of the length of the boundary Max Height: 10.5m</td> </tr> <tr> <td>More than 12.5m to 15m</td> <td>Optional: i. 1m boundary only; ii. where the built to boundary wall is/are at lot with a frontage less than 15m.</td> <td>Not permitted²</td> <td>Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m</td> <td>Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 10.5m</td> </tr> <tr> <td>Greater than 15m</td> <td>Not permitted - Otherwise</td> <td>Not permitted²</td> <td>Not permitted²</td> <td>Not permitted²</td> </tr> </tbody> </table>	Lot frontage width	Mandatory / Optional	Table 9.3.4.7 Built to boundary walls Length and height of built to boundary wall			General residential zone: • Coastal communities precinct • Suburban neighbourhood precinct Rock/Mt Wappa Ring local plan: • Interim residential precinct	Emerging community zone: • Expansion precinct (Developed serviced lots) General residential zone: • Next generation neighbourhood precinct Cabocharre West local plan: • Urban living precinct (Next generation sub-precincts)	Emerging community zone: • Transition precinct • Expansion precinct • General residential zone • Urban living precinct General residential zone: • Interim neighbourhood precinct	7.5m or less	Mandatory - both sides unless a corner lot	Not permitted ¹	Max Length: 90% of the length of the boundary Max Height: 7.5m	Max Length: 90% of the length of the boundary Max Height: 8.5m	More than 7.5m to 12.5m	Mandatory - one side	Not permitted ²	Max Length: 60% of the length of the boundary Max Height: 7.5m	Max Length: 70% of the length of the boundary Max Height: 10.5m	More than 12.5m to 15m	Optional: i. 1m boundary only; ii. where the built to boundary wall is/are at lot with a frontage less than 15m.	Not permitted ²	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 10.5m	Greater than 15m	Not permitted - Otherwise	Not permitted ²	Not permitted ²	Not permitted ²	Amend 'Gen Res - Next gen' column and 'More than 7.5m to 12.5m row' to read: Max Length: 60% of the length of the boundary OR 80% if the lot adjoining that boundary has a frontage of 7.5m or less.		N
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4	<p>Garage and carport opening Request that the frontage range in relation to garages be amended to allow lots of 12.5m and greater to 18m to have a 6m wide car space opening</p>	<p>Change Agreed change appropriate to allow 12.5m lots to have double garages given standard lot size and products.</p>	<table border="1"> <thead> <tr> <th>Primary or Secondary frontage</th> <th>Covered car space opening(s) per street frontage</th> </tr> </thead> <tbody> <tr> <td>Greater than 18m</td> <td>Not specified</td> </tr> <tr> <td>Greater than 12.5m to 18m</td> <td>6m wide maximum</td> </tr> <tr> <td>12.5m* or less</td> <td> <p>Single storey: 3.0m wide maximum; Single storey: a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: i. at least 2.0m behind the main building line; or ii. at least 1.5m behind the main building line where the covered car space has an eave of at least 0.450m directly above it.</p> <p>Two storey: a. 6.0m wide maximum and b. recessed 1.0m behind the front wall or balcony of upper level.</p> <p>Editor's note - Front wall is to have a 40% of the adjoining frontage. OR For a laneway lot (Single or two storey): no maximum</p> </td> </tr> </tbody> </table>	Primary or Secondary frontage	Covered car space opening(s) per street frontage	Greater than 18m	Not specified	Greater than 12.5m to 18m	6m wide maximum	12.5m* or less	<p>Single storey: 3.0m wide maximum; Single storey: a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: i. at least 2.0m behind the main building line; or ii. at least 1.5m behind the main building line where the covered car space has an eave of at least 0.450m directly above it.</p> <p>Two storey: a. 6.0m wide maximum and b. recessed 1.0m behind the front wall or balcony of upper level.</p> <p>Editor's note - Front wall is to have a 40% of the adjoining frontage. OR For a laneway lot (Single or two storey): no maximum</p>	<p>• Amend SAO/AO to</p> <table border="1"> <thead> <tr> <th>Primary or Secondary frontage</th> <th>Covered car space opening(s) per street frontage</th> </tr> </thead> <tbody> <tr> <td>Greater than 18m</td> <td>Not specified</td> </tr> <tr> <td>Greater than 12.5m to 18m</td> <td>6m wide maximum</td> </tr> <tr> <td>Less than 12.5m* or less</td> <td> <p>Single storey: a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: i. at least 2.0m 1.0m behind the main building line; or ii. at least 1.0m behind a front portico and no more than 2m in front of the main building line.</p> <p>Two storey a. 6.0m wide maximum and b. recessed 1.0m behind the front wall or balcony of upper level. </p> </td> </tr> </tbody> </table>	Primary or Secondary frontage	Covered car space opening(s) per street frontage	Greater than 18m	Not specified	Greater than 12.5m to 18m	6m wide maximum	Less than 12.5m* or less	<p>Single storey: a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: i. at least 2.0m 1.0m behind the main building line; or ii. at least 1.0m behind a front portico and no more than 2m in front of the main building line.</p> <p>Two storey a. 6.0m wide maximum and b. recessed 1.0m behind the front wall or balcony of upper level. </p>	N
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MBRC	<p>Casula surveillance interpretation Require clarification of the casual surveillance provision. Interpretation issue e.g. If a dual occupancy is located at the rear of a site they don't need a window addressing the street as well as the laneway. The primary dwelling can have window addressing the street and the secondary dwelling can have a window addressing the laneway.</p>	<p>Change Interpretation issue e.g. If a dual occupancy is located at the rear of a site they don't need a window addressing the street as well as the laneway. The primary dwelling can have window addressing the street and the secondary dwelling can have a window addressing the laneway.</p>	<p>Current mark up:</p> <p>A minimum of one habitable room window having an area of at least 1m² on each level overlooks each adjoining public space (street, public open space or laneway).</p> <p>Each dwelling (primary and secondary) provides one habitable room window with an area of at least 1m² or multiple habitable room windows having a combined area of at least 2.5m² overlooking each adjoining public space (street, public open space or laneway).</p>	<p>Amend SAO13 and AO 12.2</p> <p>Each dwelling (primary and secondary), excluding domestic outbuildings, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m² or multiple habitable room windows having a combined area of at least 2.5m² overlooking each adjoining public space (street, public open space or laneway).</p>	N																
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Development Codes						
	MBRC	<p>Sloping land Amendment required to capture those applications that will not be subject to the Works Code (this provision is already in the Works Code)</p>	<p>Change Strengthening conditioning opportunities as MCUs and RALs in certain circumstances will not be assessed against the works code.</p>	No current provisions.	<p>Sloping land PO All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements AO Retaining walls are designed and certified by a RPEQ so that: a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Table 3.1 of Australian Standard AS4678; b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p>	N
	MBRC	<p>Stormwater location and design Amendment required to be consistent with QDC which removed the water tank requirement. Amendment required to remove inconsistency between g and f as integrated water solutions can often incur high capital and maintenance costs for Council. However, developers may still propose measures of this nature which will be assessed on a case by case basis.</p>	<p>Change e - Removing reference to water tanks is consistent with the amendments made to the QDC. g - Remove potential inconsistency with f however, developers may still propose measures of this nature which will be assessed on a case by case basis.</p>	<p>Stormwater Location and Design PO Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising demand on the reticulated water supply; f. minimising capital and maintenance costs of stormwater infrastructure; g. integrating water into the landscape to enhance visual, social cultural and ecological values. Note - Refer to Appendix C of Planning scheme policy - Integrated design for more information and examples on water sensitive urban design. Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.</p>	<p>Stormwater Location and Design PO Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising demand on the reticulated water supply; e. minimising capital and maintenance costs of stormwater infrastructure; g. integrating water into the landscape to enhance visual, social cultural and ecological values.</p> <p>Note - Refer to Appendix C of Planning scheme policy - Integrated design for more information and examples on water sensitive urban design.</p>	N

Development Codes						
					Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.	
	MBRC	Amendment to improve clarity	Change Amendment to provide clarity to which appendix of the PSP	Stormwater location and design AO Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	Stormwater location and design AO Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	
	MBRC	"Annoyance" is not a lawful test or quantifiable.	Change Remove annoyance as it is not quantifiable and there is no lawful test. "Nuisance" is appropriate as it is referred to in Queensland Urban Drainage Manual	Stormwater Location and Design PO Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no nuisance or annoyance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	Stormwater Location and Design PO Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no nuisance or annoyance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	
	1	Extent of tree clearing Concerns with the extent of tree clearing for new development underway in the Region and recommend that should this continue provisions be put in place requiring users of this land to create a habitat for insects and wildlife.	No change The Planning Scheme seeks to protect, maintain and enhance areas of environmental significance, ecological corridors, priority species habitat and healthy waterways. These areas are mapped on Overlay map - Environmental areas. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that the environmental values inherent to the area are not lost or degraded, as well as incorporating on-site measures demonstrating that these values are maintained.			N

Development Codes

		<p>Rural zone - minimum lot size Request that subdivision of large properties in Dayboro be allowed.</p>	<p>No change A large portion of Dayboro allows subdivision down to 6000m2 Reconfiguration below 100ha in Rural zone is not supported by the SEQ Regional Plan 2017. Dayboro zoning reflects SPP water supply buffer.</p>			N
3	<p>Emerging community zone and TOA and existing approvals</p> <p>5.6 Reconfiguring a lot - Levels of assessment Emerging community zone RAL table of assessment - change to impact assessable will have an adverse impact on existing approvals.</p> <p>9.4.1 Reconfiguring a lot code - 9.4.1.3.2.1 (a)(ii) Overall outcome for non-service area requires that development does not result in additional lots. This will prejudice existing approvals.</p> <p>9.4.1 Reconfiguring a lot code - 9.4.1.3.2.1 (c) Overall outcome for the creation of serviced lots is that they are in accordance with the land use and infrastructure planning for the structure planned area. Existing approvals in Morayfield south and Narangba east should be reflected as structure planned areas or included in the Gen res zone.</p>	<p>Change</p> <p>The planning scheme seeks the coordination of infrastructure and land use planning to enable the development of emerging community areas located outside of Council's Priority Infrastructure Area (PIA). This intent is supplemented by the sound planning principles of safe, effective, efficient and equitable provision of infrastructure. No further change are proposed to the Reconfiguring a lot code or tables of assessment as the holistic structure planning of emerging community areas is considered critical to achieve these outcomes and intents. Further, with the proposed changes to the definition of Service area the amended planning scheme is not considered to prejudice existing approvals.</p>			N	
3	<p>Integration plan</p> <p>9.4.1 Reconfiguring a lot code - Table 9.4.1.3.2.2 Street design and layout new PO's relating to integration plan The requirement for an integration plan for lots greater than 6000m2 is excessive and will</p>	<p>The requirement to prepare an Integration plan is not specified in the performance outcome. It is an acceptable outcome. However, the performance outcome does imply that public streets and pathways are to be extended or established. An amendment is proposed to allow flexibility in the requirement</p>			N	

Development Codes					
		restrict the development potential of properties and does not provide performance solutions.	to establish or extend public streets or pathways into developments and these proposals will be considered on their merits.		
4	NEW PO after PO26 9.4.1 Reconfiguring a lot code - Table 9.4.1.3.2.2 New PO after PO26 (a) and (b) the POs requiring streets be designed and constructed in accordance with PSP - Integrated design and PSP - Operational works, inspection, maintenance and bonding procedures are not a performance solution.	Planning scheme policy - Integrated design is a design based policy where flexibility and site specific solutions are catered for during the design process. Accordingly, requiring streets to be designed in accordance with this Planning scheme policy is considered to be performance based. Further Planning scheme policy - Operational works inspection, maintenance and bonding procedures is a procedural policy. No further changes are proposed.			N
1	New performance outcome in Emerging community zone Concerns with newly introduced performance outcome in the Reconfiguring a lot code, Emerging community Precinct-Transition precinct.	No change. These provisions and corresponding levels of assessment are intrinsic to the CIA framework which seeks to ensure the safe, effective, efficient and equitable provision of infrastructure.			N
1	Access via a constructed road Concerns regarding provisions which may have impacts on the intended future development of land in interest in Newport and Rothwell. Request flexibility for the provision of vehicle access to lots.	No change Currently there are no provisions that require all lots to have road frontage. The new PO will restrict increasingly common development applications proposing community title schemes of lots accessed by an easement only (with no frontage), an outcome contrary to the urban design principles embedded in the planning scheme. It is recognised that there are scenarios where lots are created that will not have access to a gazetted public road. However, these scenarios are the exception to the rule and will be assessed accordingly.			N

Development Codes										
1	Emerging community interface with Rural residential Request that upon development of small lots in the Emerging community zone where they adjoin properties zoned Rural residential, a 1.8m high fence be constructed on the property boundary at the developer's expense. You believe this will ensure adequate privacy and security to existing residential as previously enjoyed prior to the new development.	Change The inclusion of an AO and PO in the RAL code to respond to potential amenity issues where development in the Emerging community zone adjoins land in the Rural residential zone. This is not considered to be a significant change as it is minor and would form a reasonable and relevant condition in any case.	No PO or AO relating to fencing for RAL in the Emerging community zone.		<table border="1"> <tr> <td>Fencing</td> <td></td> </tr> <tr> <td>PO70 Lots that adjoin land in the Rural residential zone establish mitigation measures to reduce potential amenity issues on Rural residential lots.</td> <td>AO70 A 1.8m high solid screen fence is provided on any boundary that directly adjoins land within the Rural residential zone.</td> </tr> </table>	Fencing		PO70 Lots that adjoin land in the Rural residential zone establish mitigation measures to reduce potential amenity issues on Rural residential lots.	AO70 A 1.8m high solid screen fence is provided on any boundary that directly adjoins land within the Rural residential zone.	N
Fencing										
PO70 Lots that adjoin land in the Rural residential zone establish mitigation measures to reduce potential amenity issues on Rural residential lots.	AO70 A 1.8m high solid screen fence is provided on any boundary that directly adjoins land within the Rural residential zone.									
Works Code										
1	Decks Allow decks within a non-tidal artificial waterway under the Works code to extend further seaward and be measured from the revetment wall.	No change. The matters raised are specific to the development and a result of the development having a private lake.				N				
MBRC	Soil disturbance Amendment required to clarify requirement as relevant applications are typically greater than 1ha.	Change Remove any doubt on erosion sediment control plans being provided.	PO5 Note - Soil disturbances of greater than 1 hectare require A site specific Erosion and Sediment Control Plan (ESCP) may be required to demonstrate compliance with this PO. An Erosion and Sediment Control Plan is to be prepared in accordance with Planning scheme policy - Stormwater management	PO5 Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An Erosion and Sediment Control Plan is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).		N				
MBRC	Typo Amendment required to fix spelling error	Change Fix spelling mistake	PO12 Cut and fill batters (other than batters to dams and water impoundments) have a finished slope no steeper than the following: a. any cut batter is no steeper than: i. for sand – 2H to 1V; ii. for silt – 4H to 1V; iii. for firm clay – 1H to 1V; iv. for soft clay – 3H to 2V; b. any fill batter, (other than a compacted fill batter), is no steeper than 4 H to 1V; c. any compacted fill batter is no stepper than: i. for sand – 5H to 2V; ii. for silt – 4H to 1V; iii. for firm clay – 2H to 1V.	PO12 Cut and fill batters (other than batters to dams and water impoundments) have a finished slope no steeper than the following: a. any cut batter is no steeper than: i. for sand – 2H to 1V; ii. for silt – 4H to 1V; iii. for firm clay – 1H to 1V; iv. for soft clay – 3H to 2V; b. any fill batter, (other than a compacted fill batter), is no steeper than 4 H to 1V; c. any compacted fill batter is no stepper steeper than: i. for sand – 5H to 2V; ii. for silt – 4H to 1V; iii. for firm clay – 2H to 1V.		N				

Development Codes						
	MBRC	Access Amendment required to ensure consistency across scheme.	Change To be consistent across the planning scheme	PO21 Sealed and trafficable flood free road access during the minor storm event is available to the site from the nearest Major Road.	PO21 Sealed and flood free road access during the minor storm event is available to the site from the nearest Major Road arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	N
	MBRC	Access Amendment required to ensure consistency across scheme.	Change To be consistent across the planning scheme	AO21 Roads or streets giving access to the development from the nearest major road are flood free during the minor storm event and sealed to a minimum width of 6.0 metres.	AO21 Roads or streets giving access to the development from the nearest major arterial or sub-arterial road are flood free during the minor storm event and are sealed to a minimum width of 6.0 metres.	N
	MBRC	Access Amendment required to ensure consistency across scheme.	Change To be consistent across the planning scheme	PO23 Road cross drainage ensures that roads which provide access to the site from a major road remain trafficable during major and minor storm events without flooding or impacting upon residential properties or other premises.	PO23 Road cross drainage ensures that r Roads which provide access to the site from a major an arterial or sub-arterial road remain trafficable during major and minor storm events without flooding or impacting upon residential properties or other premises.	N
	MBRC	Access Amendment required to provide clarity.	Change Amendment provides a reasonable example of how best to achieve the PO rather than simply referring to the PSP.	AO23.1 Road cross-drainage is designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	AO23.1 Road cross drainage is designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability	N

Overlays						
Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
Coastal Hazard Overlay						
	1	Climate change Concern with the use of climate change in the storm tide inundation mapping and the accuracy of the erosion prone mapping.	No change Climate change is not included in the Coastal hazard mapping. Erosion prone areas are State government controlled. Council is undertaking a locally specific coastal erosion study. Upon study completion erosion prone areas will be re-established.			Y - considered to be adequately reflected.
	1	Erosion Prone Area overlay map Concern there is an inconsistency between Council's Erosion Prone Area overlay map and the State governments SPP Coastal hazards (Erosion prone areas) mapping.	No change Erosion prone areas are State government controlled. Council doing a locally specific coastal erosion study. Upon study completion erosion prone areas will be re-established.			Y - considered to be adequately reflected.
Flood Hazard Overlay						
	1	Extent of flood risk Concerns that flood hazard risk has been artificially increased by a combination of inadequacy of the open drainage system and the Manley/McKean/Bury Street area and the addition of large paved and roofed areas draining into this system. Request an update on progress regarding Drainage Investigation Areas (DIA's) in the area particularly in relation 7 Manley Street.	No change The major amendment to the Planning Scheme has sought to reduce the area of this Drainage Masterplan Area, the property at 7 Manley Street remains therein. Council is currently preparing a project program for this drainage investigation area, known as DIA 18b - Hayes Street. The detailed investigations have yet to commence, and the outcomes from these will inform the future delivery timetable.			N

Overlays

MBRC	Typographical error.	Change Amendment to correct a typographical error.	<table border="1"> <tr> <th colspan="2">Additional criteria for development of premises subject to a drainage master plan</th> </tr> <tr> <td>PO27 Development of premises included in the General residential zone....</td> <td>If the Council has an adopted drainage master plan for the Drainage master plan area</td> </tr> <tr> <td></td> <td>AO27.1 Development: a. →</td> </tr> </table>	Additional criteria for development of premises subject to a drainage master plan		PO27 Development of premises included in the General residential zone....	If the Council has an adopted drainage master plan for the Drainage master plan area		AO27.1 Development: a. →	<table border="1"> <tr> <th colspan="2">Additional criteria for development of premises subject to a drainage master plan</th> </tr> <tr> <td>PO27 Development of premises included in the General residential zone....</td> <td>If the Council has an adopted drainage master plan for the Drainage master plan Investigation area</td> </tr> <tr> <td></td> <td>AO27.1 Development: a. →</td> </tr> </table>	Additional criteria for development of premises subject to a drainage master plan		PO27 Development of premises included in the General residential zone....	If the Council has an adopted drainage master plan for the Drainage master plan Investigation area		AO27.1 Development: a. →	N
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	AO27.1 Development: a. →																
1	Flood modelling- site specific Concern about the accuracy of the flood modelling for your property at 14 Oxford Street, Joyner. You are particularly concerned that your property is designated medium risk while nearby properties on Youngs Crossing Road are within the balance flood planning area.	No change A thorough investigation of Council's flood model and associated flood data was undertaken and no model errors or unexpected flood behaviour was found for this property. Council's flood mapping and the associated flood hazard overlay are therefore considered an accurate representation of flood behaviour and flood risks on the property.			N												
1	Flood modelling- site specific Request the Flood Hazard Overlay be revised on the properties of 12, 14, and 16 Oxford Street, Joyner to be subject to no flooding. You suggest better mitigation flood strategies are the responsibility of future developers in the Joyner Emerging Community Zone.	No change A thorough investigation of Council's flood model and associated flood data was undertaken and no model errors or unexpected flood behaviour was found for this property. Council's flood mapping and the associated flood hazard overlay are therefore considered an accurate representation of flood behaviour and flood risks on the property. To enable the future development of the Joyner Emerging Community a Structure Plan incorporating necessary flood mitigation measures to remove any existing and potential flood risks is required.			N												

Overlays

1	Flood modelling- site specific Request the flood hazard and Overland flow path overlay maps be amended in relation to 110 Greensill Road, Albany Creek to reflect outcomes of the survey commissioned by land owner.	No change A thorough investigation of Council's flood model and associated flood data was undertaken and no model errors or unexpected flood behaviour was found for this property. Council's flood mapping and the associated flood hazard overlay are therefore considered an accurate representation of flood behaviour and flood risks on the property.			N
1	Flood modelling- site specific Concern about the flood hazard mapping applying to your property at 21 Hidden Valley Drive, Eatons Hill and request that it be changed.	No change A thorough investigation of Council's flood model and associated flood data was undertaken and no model errors or unexpected flood behaviour was found for this property. Council's flood mapping and the associated flood hazard overlay are therefore considered an accurate representation of flood behaviour and flood risks on the property.			N
1	Flood modelling- site specific Request Flood hazard overlay mapping be amended for the property at 8 Greens Road, Griffin to reflect both the completed works on the subject site, as well as the attached modelling that shows how the required development levels will be provided on the Balance Lot 991 without creating any adverse flood impact.	No change Once a new development has been completed and the As Constructed ground level data has been provided to Council in a suitable GIS format, then this information can be incorporated into future updates of Council's Flood Check Reports and potentially into the next scheduled flood modelling update.			N
1	Flood modelling- site specific Concern the Flood hazard, Coastal hazard and Overland flow Planning Scheme Policy requests site based (localised) flood reports for Balance flood planning areas.	No change The performance outcomes include a note that directs plan users to the Planning scheme policy. The role and purpose of the Planning scheme policy is to inform, provide guidance and clarity as to how the performance outcome can be achieved. The performance outcomes currently reads in a clear and concise manner therefore no			N

Overlays

			change is needed. Being a performance outcome, it is at the applicants discretion to determine/provide the technical information they consider necessary to achieve the outcome. The PSP provides a guide as to how to achieve this.			
1	Flood modelling- site specific Request the Environmental areas overlay map and the Flood hazard overlay map be amended to reflect development application approvals for the following properties: Lot 1 RP160721, Lot 3 RP96824, Lot 2 SL9127, Lot 504 SP284808. You consider the Balance area in the Flood hazard overlay does not appear to be correct for these sites.	No change Once a new development has been completed and the As Constructed ground level data has been provided to Council in a suitable GIS format, then this information can be incorporated into future updates of Council's Flood Check Reports and potentially into the next scheduled flood modelling update.				N
1	Fill in medium risk flood and coastal Support for the changes that allow limited filling in the medium hazard area.	No change No response required				N
1	Compensatory fill Request allowing compensatory earthworks in low risk areas. You consider this would allow for areas on the periphery of the flood plain to be developed in a more regular manner and potentially improve the yield of development site. Request allowing infrastructure such as roads to be provided through flood hazard overlay areas	No change Provision for compensatory earthworks in low risk areas (Balance flood planning area) is provided for in the Flood hazard overlay code, and in accordance with the Planning scheme policy - Section 4.2 Compensatory Earthworks. The Planning Scheme currently makes provision for infrastructure to establish in medium and high risk flood areas where it is demonstrated it will function during and after all flood events.				N

Overlays

1	<p>Level of assessment Request the natural ground level in relation to the flood planning level be incorporated into the level of assessment triggers under the Coastal hazard overlay and Flood hazard overlay</p>	<p>No change The matter can be addressed by alternative methods sitting outside the Planning Scheme.</p>				N																																		
MBRC	<p>DIA's in Emerging community zone The current provisions result in unnecessary application processes or prohibits council from considering, let alone supporting development in areas where solutions to flood risk (in medium risk) have been identified and assessed as appropriate by Council.</p>	<p>Change To resolve the issues, the following amendment are being made: 1. Map the relevant areas as DIA's - to give effect to alternate levels of assessment and Overlay code requirements. 2. Amend level of assessment triggers and code provisions to:</p> <ul style="list-style-type: none"> enable the considerations of solutions that remove risks associated with flooding; remove the duplication and road blocks currently present; and ensure levels of assessment and code provisions reflect the Emerging Community Zone in relation to DIA's 		<p>Part 5, Table of Assessment, 5.10.2 Flood hazard overlay</p> <table border="1"> <tr> <th colspan="2">All other material change of Use (MCU)</th> </tr> <tr> <td>Material change of use in the Medium risk area</td> <td>Code assessment If not - impact assessment Note - For clarity, Dwelling house code is code assessable in the Medium risk area Note - If the MCU is assessable development - impact assessment in the zone or local plan, then the level of assessment is not lowered to assessable development - code assessment</td> </tr> <tr> <td></td> <td>Flood hazard overlay code</td> </tr> </table> <p>Reconfiguring a lot</p> <table border="1"> <tr> <td>Reconfiguring a lot for creating lots by subdividing another lot</td> <td>No change If not impact assessment Assessable development - impact assessment</td> <td>If code assessment - Flood hazard overlay code If impact assessment - The planning scheme</td> </tr> </table> <p>Part 8, 8.2.2 Flood hazard overlay code</p> <table border="1"> <tr> <th colspan="2">Additional criteria for development of premises subject to a drainage master plan</th> </tr> <tr> <td>PO27 Development of premises included in the General residential zone - Next generation neighbourhood precinct, or General residential zone - Urban neighbourhood precinct located in a Drainage investigation area identified on Figures 8.2.2.1 to 8.2.2.10 is supported by drainage works and specific building design responses to mitigate the risk posed by the flood hazard.</td> <td>If the Council has an adopted drainage master plan for the Drainage master plan area AO27.1 Development a -> undertakes ... b -> is designed ... If the Council does not have an adopted drainage master plan for the Drainage investigation area E27.2 Development a -> ...</td> </tr> <tr> <td>Note - Planning scheme ...</td> <td></td> </tr> <tr> <td>PO28 Development of premises included in General residential zone - Next generation neighbourhood precinct, or General residential zone - Urban neighbourhood precinct located in a Drainage investigation area identified on Figures 8.2.2.1 to 8.2.2.10 must ensure that the land is filled: a -> where there is an adopted drainage master plan, in accordance with the levels in the drainage master plan b -> where there is no adopted drainage master plan, in accordance with the requirements in Table 8.2.2.4 - Fill Requirements or such that the filling of the land does not i -> directly ...</td> <td>AO28 No example provided</td> </tr> </table>	All other material change of Use (MCU)		Material change of use in the Medium risk area	Code assessment If not - impact assessment Note - For clarity, Dwelling house code is code assessable in the Medium risk area Note - If the MCU is assessable development - impact assessment in the zone or local plan, then the level of assessment is not lowered to assessable development - code assessment		Flood hazard overlay code	Reconfiguring a lot for creating lots by subdividing another lot	No change If not impact assessment Assessable development - impact assessment	If code assessment - Flood hazard overlay code If impact assessment - The planning scheme	Additional criteria for development of premises subject to a drainage master plan		PO27 Development of premises included in the General residential zone - Next generation neighbourhood precinct, or General residential zone - Urban neighbourhood precinct located in a Drainage investigation area identified on Figures 8.2.2.1 to 8.2.2.10 is supported by drainage works and specific building design responses to mitigate the risk posed by the flood hazard.	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Overlays

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Mapping Requests

Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
Zones						
	1	Request amendment to the proposed rezoning of your property, 1 Paddy Road, Warner, to the Limited Development Zone. You advise that your property has never experienced flooding and that Council should be responsible for ensuring that appropriate drainage infrastructure is in place and maintained	No change A thorough investigation of Council's flood model and associated flood data was undertaken and no model errors or unexpected flood behaviour was found for this property. Council's flood mapping and the associated Limited Development Zone are therefore considered an accurate representation of flood behaviour and flood risks on the property. As such, no changes to the flood information, flood hazard overlay or the application of the Limited Development Zone on your property will be undertaken.			N
	1	Concern regarding the change of zone from Rural residential zone to Limited development zone. You are also concerned about the flood hazard mapping applying to your property at 21 Hidden Valley Drive, Eaton's Hill and request that it be changed	No change A thorough investigation of Council's flood model and associated flood data was undertaken and no model errors or unexpected flood behaviour was found for this property. Council's flood mapping and the associated Limited Development Zone are therefore considered an accurate representation of flood behaviour and flood risks on the property. As such, no changes to the flood information, flood hazard overlay or the application of the Limited Development Zone on your property will be undertaken.			N

Mapping Requests

1	Concern about the Emerging Community zoning of properties on, and around, Old Bay Road. In particular, concern about the traffic impact on Old Bay Road from increased housing in the area.	<p>No change</p> <p>The Emerging community zoned area at Burpengary East is identified as a 'Future structure plan area'. This means that before urban development can occur, whole of catchment infrastructure solutions are required for the five networks (water, sewerage, transport, stormwater and community infrastructure). This will involve collaboration between Council, Unitywater and possibly the Department of Transport and Main Roads. Once solutions have been identified and a coordinating infrastructure agreement is in place, Council will undergo a future amendment to the Planning Scheme proposing to place the area into a 'Structure plan area'. This future amendment will be publicly notified and allow the community to make submissions.</p>				N
1	Request that 271-275 Deception Bay Road, Deception Bay be rezoned to the General Residential Zone.	<p>No change</p> <p>Council's approach to zoning has been not to spot zone to reflect development approvals. Further investigations into infrastructure servicing and capacity, environmental values and buffering from the nearby industrial uses and activities would be warranted before any Planning Scheme changes to the area bounded by Deception Bay Rd to the north, Jason St to the west, Domino St to the south and Tallagon Court to the east can occur.</p>				N

Mapping Requests

1	Request the whole of Narangba East be rezoned to General Residential.	No change As part of the Major Amendments to the Planning Scheme, an Investigation area has been identified at Narangba, west of Old Gympie Road. In addition to considering the future demand and supply of land available for development, Council will also undertake further investigations in this area to determine the most appropriate land uses in accordance with the provisions of the State Planning Policy and associated guideline. This investigation is unlikely to occur in the short to medium term and would be more appropriately undertaken in the lead-up to a future planning scheme in eight to ten years time.			N
1	Request that the land north of Boundary Road, Narangba that is currently in the General industry precinct be rezoned to the Restricted industry precinct.	No change The General industry between the Restricted industry and the residential community south of Boundary Road provides a suitable buffer between these two incompatible uses. Encroachment of the Restricted industry precinct into the General industry precinct would erode this buffer and potentially conflict with the State Planning Policy. However, further investigation on location of Restricted industry and existing lawful Special industry uses is warranted.			N
1	Request that your property at 89 Wain Road, Burpengary be rezoned from Rural residential zone to General residential zone - Next generation precinct, consistent with the zoning of property on your northern	No Change The next generation zoning has been applied to land adjoining Pitt Road to reflect the townhouse style development present as well as reflecting development approvals on this land for similar style development. Further			N

Mapping Requests

		boundary, and properties fronting Pitt Road.	investigation to determine the best fit zone and land uses for land on Wain Rd will occur to inform a future amendment to the Planning Scheme.			
1		Request the following amendments to the planning scheme: - Zoning - include the land at 83-97 King Street, Caboolture within the Caboolture Centre precinct of the Centre Zone; - Height - include the land at 83-97 King Street, Caboolture within the 'Max 21m and Min 5m' precinct of the Building height overlay map.	No change In accordance with section 260 of the Planning Act 2016, the proposed zoning of General residential does not stop or further regulate development or affect the development approval on the site to any extent to which the approval remains in effect. The approved uses and activities have yet to be commenced and therefore it would be premature to zone the subject site to reflect the development approved on site. Once the development approval is acted upon, then council will consider amending the Planning Scheme to reflect the uses and activities on site.			N
1		Request a change to the current zoning of the following properties (62 Male Road, 70 Male Road, 76 Male Road, 80 Male Road, 86 Male Road, 94 Male Road, 110 Male Road, and 118 Male Road, Caboolture) from Limited development zone to General residential zone. You believe that with the retention basin being upgraded to its original approved design capacity, and the Bruce highway upgrade being completed there will be a materially and significant reduction in the effects of future rain events on the Male Road properties identified.	No change Drainage Investigation Areas (DIAs) are located in areas where council has identified (through zoning) a desire for development or intensification. DIAs are located in the General residential zone - Next generation neighbourhood and Urban neighbourhood precincts where there is a high and/or medium risk area as per the Flood hazard overlay. As the subject land is zoned Rural residential, it is considered premature to allocate a DIA to this land at this point in time. Rather, it is proposed to include the area in a 'Future Drainage Investigation Area'. This will be identified in Planning			N

Mapping Requests

			scheme policy - Flood hazard, Coastal hazard and Overland flow.			
	1	Concern regarding the rezoning of land from rural residential to high density living (and its various other configurations) as it destroys residents chosen lifestyles	<p>No change Council, through its Planning Scheme, seeks to support growth and maintain the region's unique characteristics. Planning for growth is also a requirement of the Queensland Government's ShapingSEQ 2031 regional plan which sets dwelling targets for our region to accommodate the expected supply of new population.</p> <p>The intent for this area is that it will transition to a Next generation neighbourhood. These neighbourhoods are intended to provide housing choice and diversity in the form of detached housing on a range of lot sizes and attached housing. Next generation neighbourhoods often also have local, neighbourhood and district parks, primary schools and community activities and are complemented by adjacent open space areas and areas of environmental value.</p>			N
	1	Request the Council amend the planning scheme by rezoning the property at 50 Hornibrook Esplanade, Clontarf from General residential zone - Next generation neighbourhood precinct to Local centre zone or be subject to a Neighbourhood hub overlay.	<p>No change Council will be undertaking a Clontarf Local Centre strategy in the near future to determine, amongst other things, whether the Local Centre requires expansion to properly cater for the commercial/retail growth and needs for the area.</p>			N

Mapping Requests

1	Request that the property at 1859 Anzac Ave, Mango Hill be rezoned from Centre zone (Specialised Centre Precinct) to Centre zone (Local centre precinct) to ensure the ongoing investment in the site can be facilitated with a range of complementary uses that will serve the needs of the local community and passing traffic.	No change The development approval for the site allows for Showroom, Service industry, Food outlet, Office, Hardware shop and Vehicle Sales. These uses are generally consistent with the intent of the Specialised centre precinct.			N
1	Request the land at 793 Oakey Flat Road, Morayfield be either rezoned either General residential zone with a Community activity overlay, or rezoned Community facilities zone to main consistency with the approved use of the land.	No change Council recognises the subject land is now in the Urban Footprint, however further investigations would be warranted before the land can be rezoned from its current Rural zoning.			N
1	Request that 38 Atherton Road, Caboolture (Lot 5 SP255120) be rezoned from Rural residential zone to Emerging community zone, and consequential changes be made to the Strategic framework - Place type and relevant overlays.	No change Investigations, especially into infrastructure servicing and capacity, are necessary before any change to the site's zoning could occur.			N
1	Request the land at Robinson Road South, Ocean View (Lot 3 RP134214 and Lot 1 RP 44444) be rezoned from Rural zone to Rural residential zone, with a consequential change to the Place type of that land to be entirely Rural residential place type, to reflect existing approvals issued over the land.	No change In accordance with section 260 of the Planning Act 2016, the proposed zoning of Rural does not stop or further regulate development or affect the development approval on the site to any extent to which the approval remains in effect. The development approved has yet to be commenced and therefore it would be premature to zone the subject site to reflect the development approved on site. Once the development approval is acted upon, then Council will consider amending the Planning			N

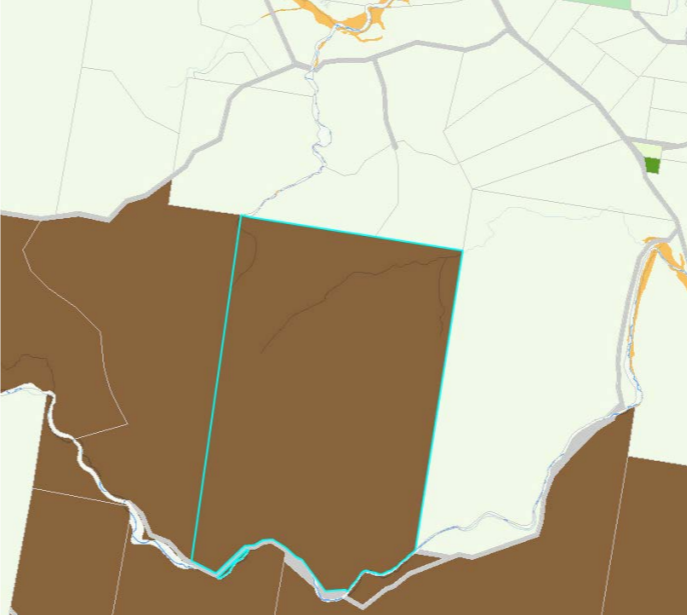
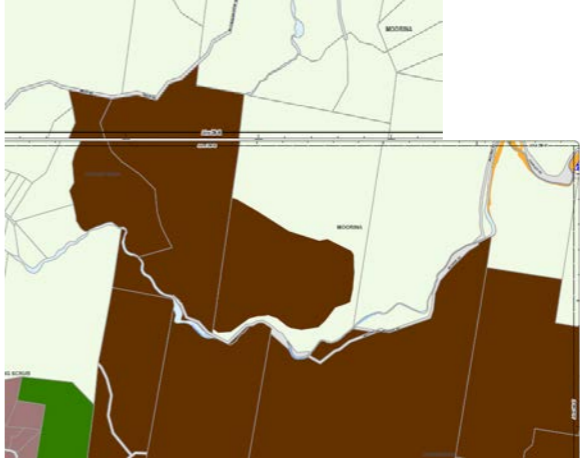
Mapping Requests

			Scheme to reflect the uses and activities on site.			
	1	Request amendment to the zone of 1069 South Pine Road, Everton Hills from General Residential (Suburban Neighbourhood) to General Residential (Next Generation Neighbourhood). You also request a reduction in the area identified as being subject to the MSES - Matters of State Environmental Significance overlay and the MLES - Waterway buffer.	No change The subject land has been designated Suburban due to the area generally being of a Suburban neighbourhood character. The land to the east has been designated Next generation neighbourhood precinct as the lots are larger and less fragmented.			N
	1	Request that as DA/34429/2017/V2K is in decision stage and likely to be granted for a local centre, the subject site should be identified as a Local centre on planning scheme mapping to keep mapping up to date and accurate.	No change In accordance with section 260 of the Planning Act 2016, the proposed zoning of Rural does not stop or further regulate development or affect the development approval on the site to any extent to which the approval remains in effect. The development approved has yet to be commenced and therefore it would be premature to zone the subject site to reflect the development approved on site. Once the development approval is acted upon, then Council will consider amending the Planning Scheme to reflect the uses and activities on site.			N
	1	Concern with the impact the MBRC Planning Scheme is having on the ongoing development of the Pacific Harbour Golf Course. You are concerned the current General residential zone - Suburban precinct does not	No change In accordance with section 260 of the Planning Act 2016, the proposed zoning of Rural does not stop or further regulate development or affect the development approval on the site			N

Mapping Requests

		reflect the approved development rights and request this issue be investigated for resolution.	to any extent to which the approval remains in effect. The development approved has yet to be commenced and therefore it would be premature to zone the subject site to reflect the development approved on site. Once the development approval is acted upon, then Council will consider amending the Planning Scheme to reflect the uses and activities on site. As the parcels of land identified as accommodating Multiple dwellings are created, Council will undertake minor amendments to ensure the planning scheme correctly reflects the existing approval.			
	1	Concern with the current part Rural Residential and part Limited Development zoning of your land at 11 - 19 Hanson Street, Caboolture. You request that the property be rezoned as low impact commercial or light industry.	No change The Rural residential zone has been carried forward from the 2005 Caboolture Shire Planning Scheme. Further, the subject land is heavily constrained by flood hazard. A rezoning to Industry zone would severely limit the uses that could establish on the land whereas a Dwelling house (domestic outbuilding, secondary dwelling, etc.) is an appropriate use (subject to design/engineering).			N


Mapping Requests

	MBRC	<p>The subject land, 506 Moorina Road, Moorina, is zoned Extractive industry to reflect the Key Resource Area and to appropriately integrate the State Planning Policy. A Material Change of Use for a Dwelling house would require Impact Assessment.</p>	<p>Change</p> <p>The Resource Processing Area will remain zoned as Extractive industry to ensure the ongoing operation and efficiency of the KRA is maintained and not compromised. Only the 'separation area' is proposed to change to Rural zone. None of the land uses that are categorised as "Accepted development" in the Rural zone are "sensitive land uses" or involve significant amounts of permanent built infrastructure. The "Rural zone code" is listed as an assessment benchmark for assessable development and as containing the applicable requirements for accepted development. The specific RAD requirements and POs for development within the extractive resources "separation area" within the Rural zone code are the same as those in the Extractive industry zone code.</p> <p>The landowner has previously requested this change. Advice supporting this changes has been received from DEHP and DILGP.</p>	 <p>Zone map</p>	 <p>Zone map - amended</p>	<p>Y -support from DEHP and DILGP for this change has been provided</p>
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Overlays

1		<p>Request that 413 Oakey Flat Road, Morayfield be listed as a Community activity or a Neighbourhood hub as there is an approved commercial activity (landscape supply/garden centre) currently operating from the site.</p>	<p>No change</p> <p>Neighbourhood hub is defined in the Planning Scheme as 'A cluster of non-residential activities. A conveniently located public place that is recognised and valued in the local community as a gathering place for people, and an access point for a wide range of community activities, programs, services and events. Includes a lot shown on Overlay map -</p>			N
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Mapping Requests

			Community activities and neighbourhood hubs'. A landscape supply store does not fit this definition nor is it consistent with how the Neighbourhood hub overlay has been applied elsewhere in the region.			
1	Request amendment to the minimum lot size for subdivision in the Rural residential zone to be reduced to 2000m2.	No change The purpose of the Rural residential zone is to provide for residential development on large lots and where the intensity of residential development is generally dispersed. Introducing a minimum 2000m ² lot size would undermine this purpose. Further, 2000m ² would not provide sufficient space for the necessary on-site sewerage facilities.				N
1	Concern with the 8.5m building height restriction imposed by the Building heights overlay on 35 Wheaton Street, Narangba. Request the 8.5m height restriction be removed.	No change The purpose of the Emerging community zone - Interim precinct is to maintain a semi-rural character until such time as infrastructure is delivered and relevant site specific constraints are resolved. The 8.5m maximum building height reflects this intention.				N
1	Request amendment to the Overlay Map - Community Activities and Neighbourhood Hubs to include the Deception Bay Squash Club.	Change Recent approval for Child care centre. Child care centres are generally applied the Community activity on Overlay map - Community activities and neighbourhood hubs.		Will change overlay map to include site as a Community activity.		N


Mapping Requests

1	Request amendments to the building height overlay to allow only single storey height development where adjoining semi-rural sites such as 12 Ryloch Court, Burpengary East.	No change The Emerging community zone area at Burpengary East is identified as a 'Future structure plan area'. Interface issues between future potential Next generation neighbourhood and existing Rural residential will be addressed during the Structure planning for this area.			N
1	Request amendment for 83-97 King Street, Caboolture to be included within the 'Max 21m and Min 5m' precinct of the Building height overlay map.	No change In accordance with section 260 of the Planning Act 2016, the proposed zoning of General residential does not stop or further regulate development or affect the development approval on the site to any extent to which the approval remains in effect. The approved uses and activities have yet to be commenced and therefore it would be premature to zone the subject site to reflect the development approved on site. Once the development approval is acted upon, then council will consider amending the Planning Scheme to reflect the uses and activities on site.			N
1	Request that the flood hazard and Overland flow path overlay maps be amended to reflect survey information relating to 110 Greensill Road, Albany Creek.	No change The flood modelling that informs Overlay map - Flood hazard is reviewed and updated regularly to ensure that the most up to date flood information is provided. In between the scheduled flood model maintenance updates if the flood modelling is found to not provide an accurate representation of the flood behaviour this is acknowledged through the inclusion of notes in the Flood Check Property Reports and Flood Check Development Reports and a reduction in the flood data			N



Mapping Requests

			reliability rating. The next flood model updates to be undertaken for the Lower Pine River basin will incorporate the detailed survey information for the subject lot and surrounds. Once a flood mapping update has been completed the results are then incorporated into a future planning scheme amendment.			
1	Concerned with the provision of new roads from New Settlement Road south to Boundary Road. Concern the Active Transport Overlay shows a secondary active transport network going through Barlow Reserve. Concern that the maps of Alma Road are incorrect as they show flora and fauna corridors that do not exist.	No change - No new roads are proposed that connect New Settlement Road to Boundary Road. The truck haulage route as mapped in the planning scheme reflects SPP mapping and is identified in the current planning scheme. - The 'new road' mentioned in the submission is a Secondary Active Transport Network on Overlay map - Active transport. - Overlay map - Environmental areas identifies Matters of State Environmental Significance. This mapping is reflective of the vegetation in and around the Saltwater Creek tributary that traverses the housing estate at Alma Road.				N
1	Request the removal of the Bushfire hazard mapping from 1839 Anzac Avenue, Mango Hill as there is no vegetation that warrants the hazard mapping.	No change Future amendments will be undertaken to reflect the most recent SPP bushfire hazard.				N
1	Concerned that the Environmental areas overlay map and the Flood hazard overlay map apply to the property of Lot 958 SP283494.	No change The flood modelling that informs Overlay map - Flood hazard is reviewed and updated regularly to ensure that the most up to date flood information is provided. In between the scheduled flood model maintenance updates if the				N

Mapping Requests

			<p>flood modelling is found to not provide an accurate representation of the flood behaviour this is acknowledged through the inclusion of notes in the Flood Check Property Reports and Flood Check Development Reports and a reduction in the flood data reliability rating. Once a flood mapping update has been completed the results are then incorporated into a future planning scheme amendment. Once the development has been granted approval and is acted upon, then Council will consider amending the Planning Scheme to reflect existing values and constraints on the site.</p>			
1	<p>Request the Environmental areas overlay map and the Flood hazard overlay map be amended to reflect development application approvals for the following properties: Lot 1 RP160721, Lot 3 RP96824, Lot 2 SL9127, Lot 504 SP284808. You consider the Balance area in the Flood hazard overlay does not appear to be correct for these sites.</p>	<p>Change Given that the development approval has been acted upon (i.e. earthworks commenced, vegetation removed), it is appropriate to remove the MSES - Koala Offsets identification from Overlay map - Environmental areas.</p>				N
1	<p>Request the Environmental areas overlay map be removed from the following properties: 1839 Anzac Avenue, Mango Hill (being Lot 15 on SP275078 and Lot 16 on SP275078) and 1843 Anzac Avenue, Mango Hill (being Lot 17 on SP275079). You identify there is not native vegetation on these lots to warrant the overlay</p>	<p>No change Once the development has been granted approval and is acted upon, then Council will consider amending the Planning Scheme to reflect existing values on the site.</p>				N


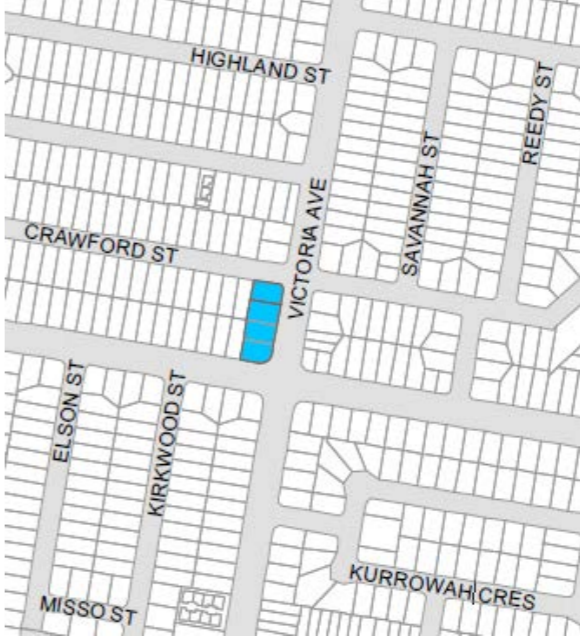
Mapping Requests

		mapping.				
1	Concerned the Extractive resources transport route overlay provisions do not appropriately reflect the SPP provisions.	No change Future amendments will be undertaken to reflect the most recent SPP provisions.				N
1	Concerns with regards to the Road hierarchy overlay as it relates to Morgan Road, Narangba East.	Change As part of the Major Amendment, changes were made to PSP - Neighbourhood design to accommodate a series of diagrams illustrating how Council expects various parcels of land to be developed with through connections. Figure A15 Narangba East displays a Local Access Street following in a similar alignment and location to the previously mapped 'Proposed Council local collector' on Overlay map - Road hierarchy. It is proposed to reinstate this proposed local collector onto the Overlay map - Road hierarchy. A15 in PSP - Neighbourhood design will remain unchanged.				N
1	Concerns with regards to the outdated state of planning scheme mapping and the need to have the most up to date information available	No change. The date does not represent a modification of the layers within the map itself. The map layers were not modified during the public notification period. Rather, changes to the map application such as the default zoom extent, or search tools within the map, were made during the notification period for useability. Council does				N

Mapping Requests

			not have control of this date as it is automatically updated.			
	1	Raise a number of concerns with regards to the Environmental areas overlay being applied to Category X land under the Department of Natural Resources and Mines Regulated Vegetation Management Mapping.	No change. Council's current position on this matter is that the submitter is incorrect in their statement that Council cannot regulate or enforce vegetation protection/clearing in areas where the Regulation deems the vegetation to be exempt from assessment.			N
	1	Request that Kumbartcho Sanctuary and native nursery be included as a community activity or neighbourhood hub.	No change Neighbourhood hub is defined in the Planning Scheme as 'A cluster of non-residential activities. A conveniently located public place that is recognised and valued in the local community as a gathering place for people, and an access point for a wide range of community activities, programs, services and events. Includes a lot shown on Overlay map - Community activities and neighbourhood hubs'. A landscape supply store does not fit this definition nor is it consistent with how the Neighbourhood hub overlay has been applied elsewhere in the region.			N
	1	Request the complete area of Lot 888 on SP280759, Lot 2 on RP157575, and Lots 1, 2 & 11 on SP175931 be included in the Maximum 12m category of the Building heights overlay.	No change Allowing a maximum building height of 12m across the entire development site is premature. How the proposed development interfaces with the existing low-rise housing to the east will need to be investigated before any changes are made to the maximum building height.			N

Mapping Requests

	MBRC	One lot containing a shop (in a row of 4 lots) unintentionally not identified as a Neighbourhood hub.	<p>Change</p> <p>Map subject lot as Neighbourhood hub on Overlay map - Community activities and neighbourhood hubs.</p>			N
1		Request amendment to the minimum lot size for subdivision in the Rural residential zone to be reduced to 2000m ² .	<p>No change</p> <p>The purpose of the Rural residential zone is to provide for residential development on large lots and where the intensity of residential development is generally dispersed. Introducing a minimum 2000m² lot size would undermine this purpose. Further, 2000m² would not provide sufficient space for the necessary on-site sewerage facilities.</p>			N

Consultation						
Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
		Concerns regarding the consultation process particularly in relation to the Emerging Community areas, Warner Investigation Area and Greensill Road - Road hierarchy amendment.	<p>No change Council has met its statutory obligations in relation to public consultation.</p> <p>Prior to public notification consultation was undertaken for Narangba east. In response the concerns raised in relation to Warner addition consultation was undertaken on this matter aft the formal consultation concluded.</p>			N

Greensill Road - Road Hierarchy Amendment

Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
	101	Traffic Concern about traffic issues concerning congestion, potential rat run and pedestrian safety and useability.	No change Albany Creek Road is a State Controlled Road where changes to that road, and associated intersections is State/TMR responsibility. Council is, and continues to work with TMR to address congestion issues on the State Roads in the area. 'Rat' running will not occur given extra distance to travel. No additional connections to North/East/South as this would attract more traffic to area. Proposed link will not result in reduction in level of service or level of safety to pedestrian and road users.			N
	79	Fauna and Flora Concern about the potential impacts on existing fauna and flora	No change The issues of loss of native vegetation, habitat, wildlife values were considered in the investigation and design process and any impacts are minimised.			N
	78	Funds Concern that the project is an inefficient use of funds which could be better spent elsewhere	No change Council considers proposed link will result in significant benefit to the Community due to the enhanced connectivity, improved public transport.			N
	2	Flood and drainage Concern the proposed upgrading will result in exacerbating potential flood and drainage impacts	No change Drainage and flood considerations taken in consideration at time of investigation and design and considers there would be no adverse effect arising from potential link.			N



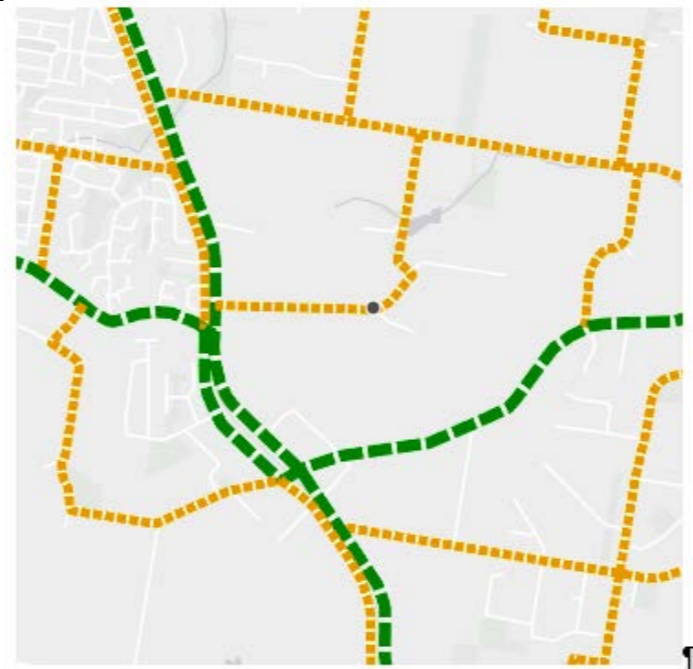
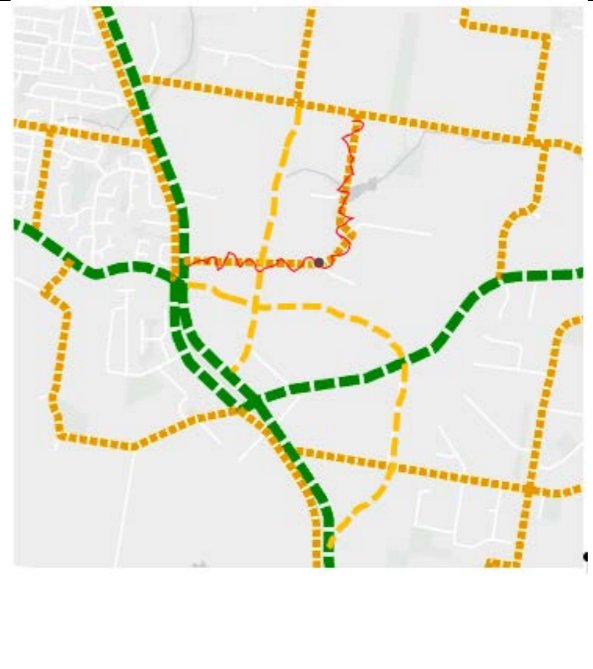
Greensill Road - Road Hierarchy Amendment

	12	Socio-economics Concern that the changes will result in a change to the socio-economic demographic in the area which will impact on lifestyles	No change Changes to socio-economic demographics are not planning matters			N
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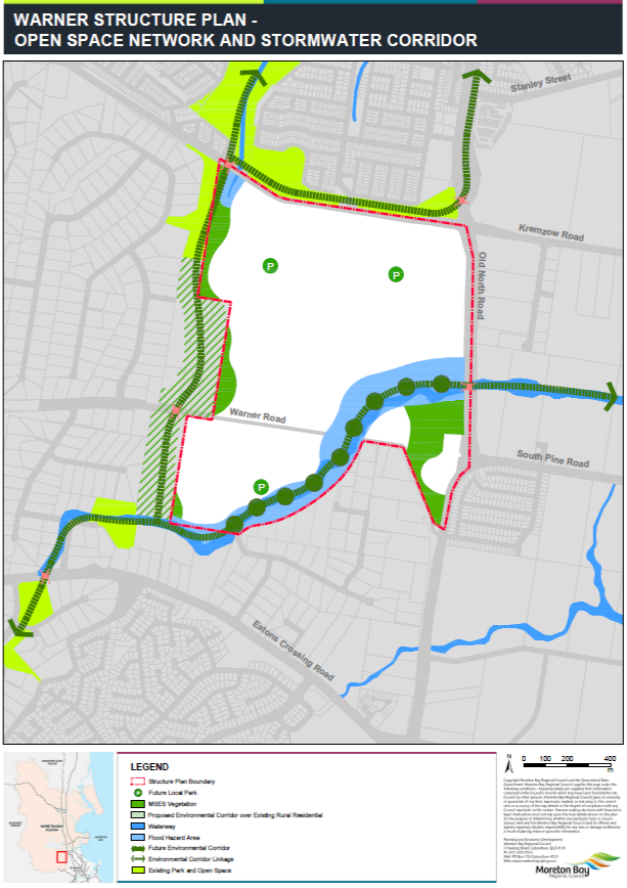
Narangba East - Road Hierarchy Amendment

Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
	6	Overpass Concern about the need for Oakey Flat Road to include a new overpass over the rail line	No change Overpass required as part of the future road network provision for wider region. It is likely the level crossing at Narangba will be removed in the future as a result of Queensland Rail requirements so an alternative crossing of the railway line will be required.			N
	3	Compensation Concern about the process involved in resuming land and the level of compensation available	No change Where land resumption is required, the landowner would be appropriately compensated for the required land. There is a legal process in place to ensure fairness, and transparency.			N
	29	Alternate routes Request that alternative routes are explored and considered	No change Council has considered multiple route options through an extensive Multi Criteria Analysis proves and has determined that proposed route is the preferred option to address the transport needs for the area.			N
	1	Amenity Concern about the impact of the proposal on the amenity values of the area including noise, dust and visual impact	No change The road alignment and detail design is at the concept planning stage. Further refinement, including the consideration of mitigation measures such as noise attenuation measures, and further consultation will be required before a final option and it's overall design characteristics, is committed.			N

Narangba East - Road Hierarchy Amendment

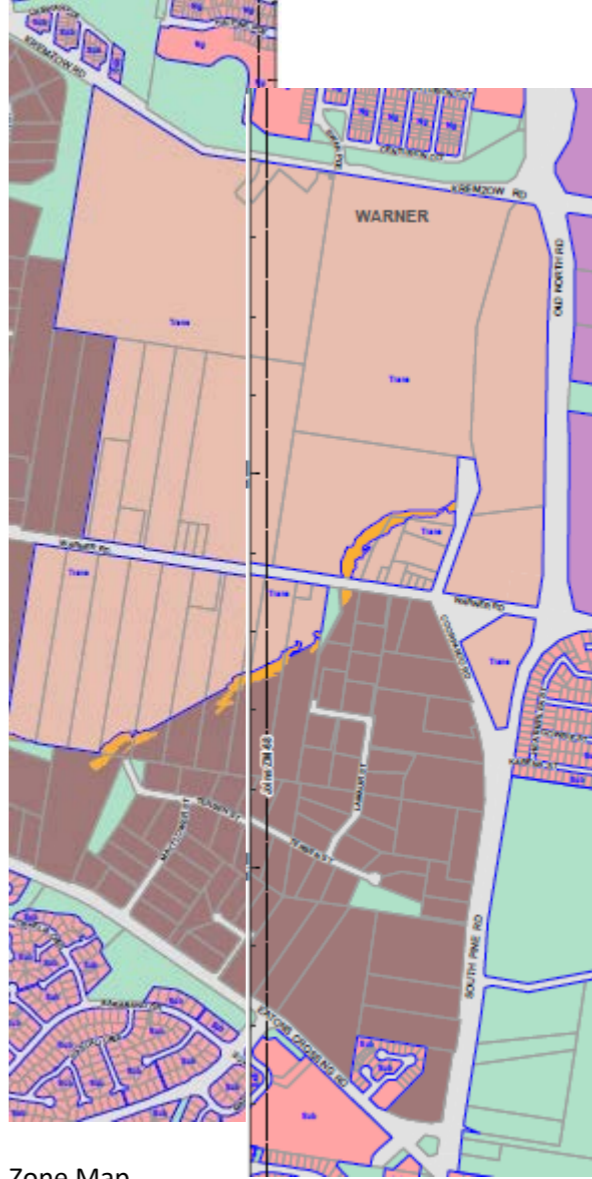
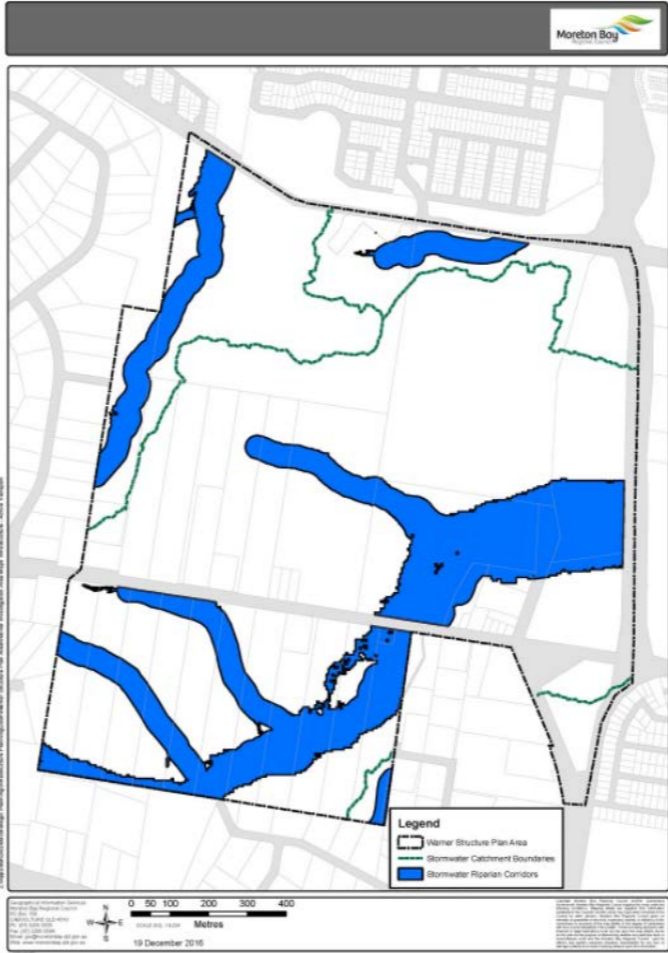
1	Property value Concern that the proposal will reduce property values	No change Property value - not a planning matter to be considered.				N
2	Fauna and Flora Concern about the potential impacts on existing fauna and flora	No change The impact of options considered on wildlife and environmental areas is one consideration used in the route selection process and the design seeks to minimise these impacts.				N
MBRC	Movement diagram Movement diagram A15 located in PSP- Neighbourhood design, Movement Network Diagrams in Appendix A, will have to be updated in response to major amendment. Amend movement diagrams to reflect the changes made to Road hierarchy overlay as part of major amendment (i.e. Narangba East Road hierarchy overlay). Deleting the Park in response to submission A16016521	Change Correct a mapping error				N
MBRC	Active Transport Overlay map Active Transport Overlay will need to be amended in response to road layout changes. While not included in the amendment, this is a <u>consequential change</u> to update the Active Transport Overlay	Change Consequential change required to the Active Transport Overlay. If not done, mapping will be factually incorrect and in error				N

Warner Investigation Area (WIA) - Related Amendments

Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
	467+	<p>Koala population Concern regarding potential impacts on the existing koala population and request the state MSES protections should be retained.</p>	<p>Change To ensure the retention and protection of the north-south environmental corridor to the west of the WIA, it is proposed to reinstate the current Rural residential zoning on a number of lots and amend the Rural residential lot size overlay to specify 'No further reconfiguration'. The Open space network and stormwater corridor figure will now identify "MSES vegetation", "Proposed environmental corridor over existing rural residential", "Future environmental corridor" and "environmental corridor linkage". MSES mapping is un-changed and the related protections remain.</p>	<p>Environmental matters were not included in the related consultation figures.</p> <p>Figure 9.4.1.3.2.6 - Warner Structure Plan - Major infrastructure: Open space and community facilities (Popup full image)</p> 	<p>WARNER STRUCTURE PLAN - OPEN SPACE NETWORK AND STORMWATER CORRIDOR</p> 	N

Warner Investigation Area (WIA) - Related Amendments

Figure 9.4.1.3.2.7 - Warner Structure Plan - Major infrastructure: Stormwater (Popup full image)



Zone Map

Warner Investigation Area (WIA) - Related Amendments

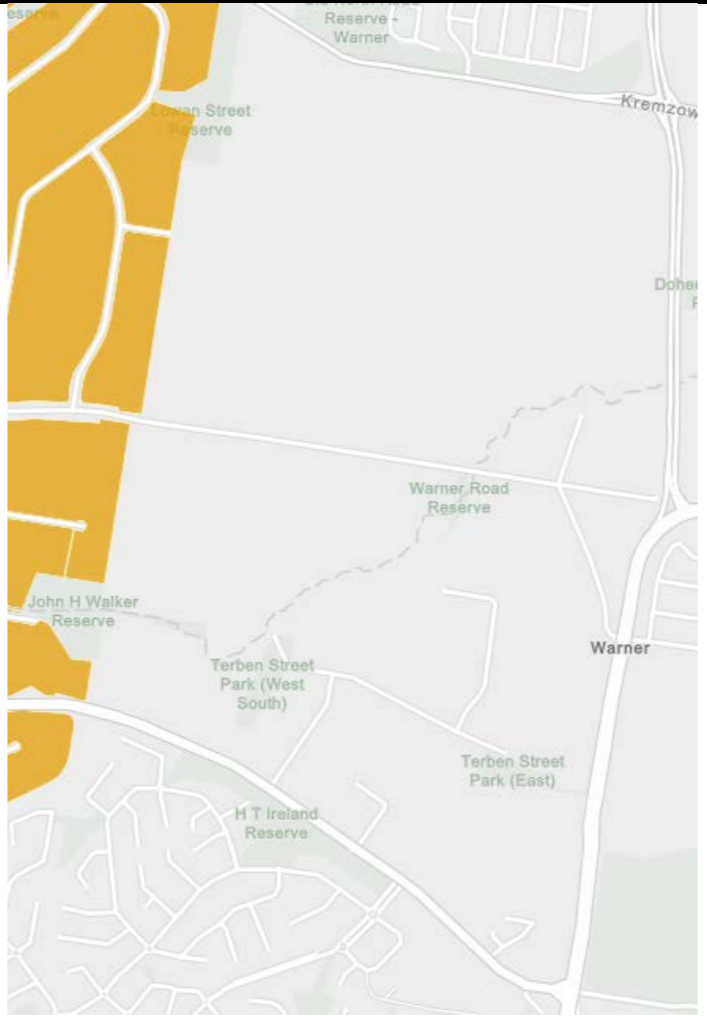


Zoning map



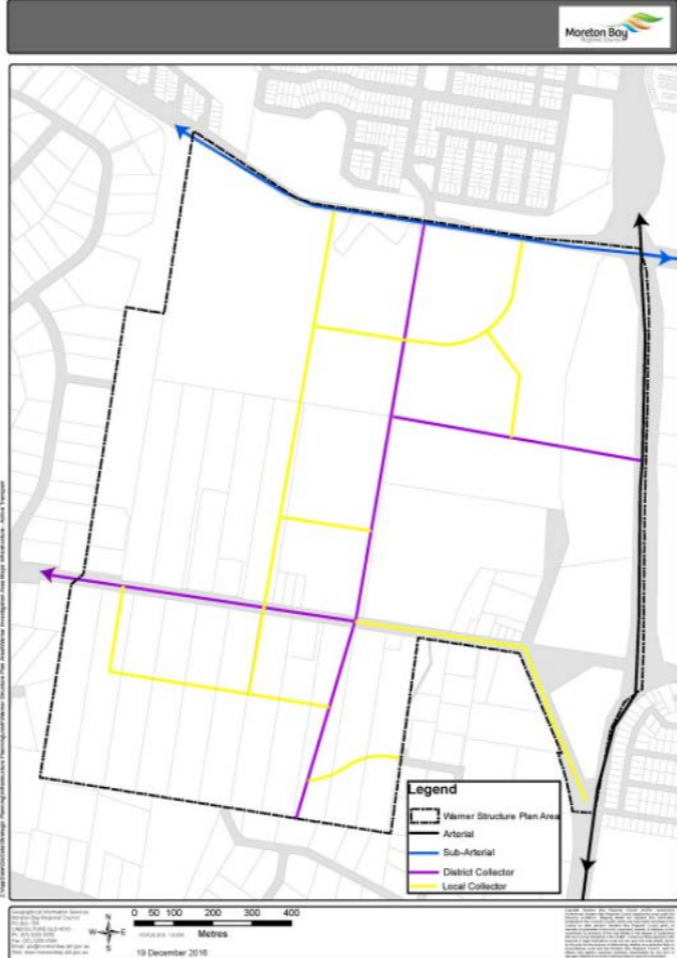
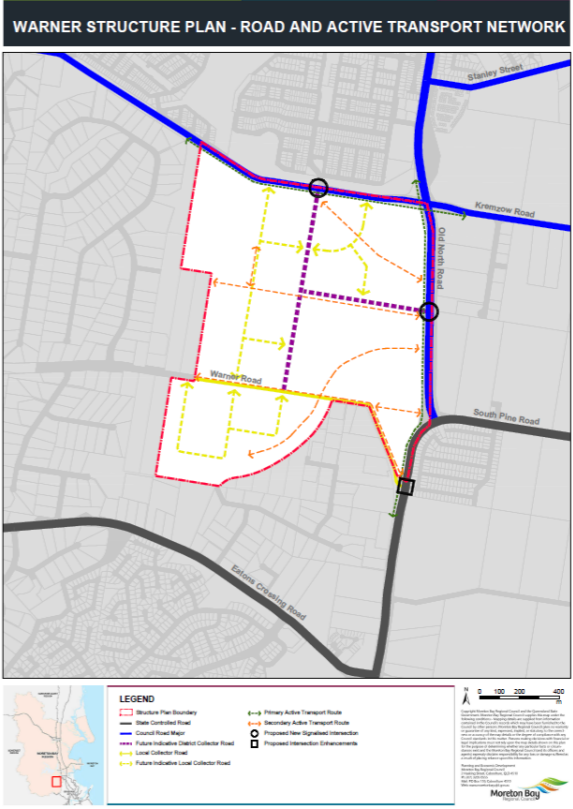
Rural residential lot sizes map

Warner Investigation Area (WIA) - Related Amendments





Rural Residential Lot Sizes Map

Warner Investigation Area (WIA) - Related Amendments

<p>467+</p>	<p>Traffic Concern that further development will exacerbate the already significant congestion on surrounding roads. Concern in relation to the potential impacts on amenity that will result from rat running following development. Concern regarding the proposed routes and the impact they have on private properties. Request that alternate routes be investigated and further detail regarding resumption be provided. Concern regarding the impacts further traffic congestion may have on the feasibility of existing industrial uses, on emergency services access and on the ability to exit the area in an emergency. Concern that the introduction of any traffic calming measures may impact on existing home business operations eg delivery vehicle access.</p>	<p>Change Further studies have been undertaken which identify appropriate routes which will affect no net-worsening as a result of development and should not be conducive to rat running. Where land resumption is required, the landowner will be appropriately compensated for the required land. There is a legal process in place to ensure fairness, and transparency. Details regarding traffic calming will be finalised through the DA process.</p>	<p>Figure 9.4.1.3.2.4 - Warner Structure Plan - Major infrastructure: Road network (Popup full image)</p> 		<p>N</p>
<p>467+</p>	<p>Public transport Concern that the WIA is a significant distance from existing public transport and the related trains are at capacity.</p>	<p>No change Bus and train scheduling and routes are determined externally to the planning scheme. Noting that the design standards in the Integrated Design PSP for arterial and sub-arterial roads allow for public transport access.</p>			<p>N</p>
<p>467+</p>	<p>Impacts on existing infrastructure Concern about impacts the WIA may have on the capacity of existing infrastructure including internet, water and sewer. Request clarity on whether sewer services will be provided to surrounding rural residential area as a result of the WIA development.</p>	<p>No change The current level of service and maintenance of existing infrastructure generally sits externally to the planning scheme unless it is identified in the LGIP as a future upgrade. Upgrades to sewer and water infrastructure are at the discretion of Unitywater. Similarly, the introduction of sewer servicing is external to the planning scheme</p>			<p>N</p>

Warner Investigation Area (WIA) - Related Amendments

			and should be taken up directly with Unitywater.			
467+	Crime Concern about the impacts the WIA will have on crime rates of the area	No change Criminal behaviour is outside of the control of the planning scheme - however CPTED measures, particularly passive surveillance measures are incorporated into the planning scheme requirements				N
467+	Building height Concern about the types of dwellings and the size of lots that are proposed to be developed in the WIA.	Change Amend proposed Building height overlay to 8.5m rather than the proposed 12m Building height overlay.	 <p>Building heights overlay</p>	 <p>Building heights overlay</p>	N	

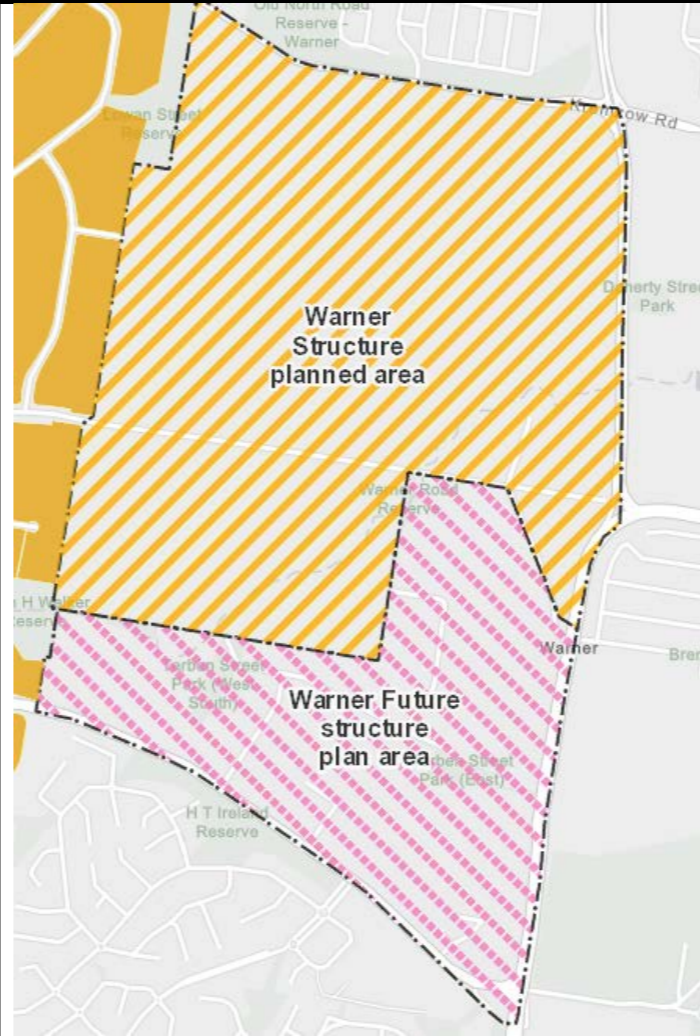
Warner Investigation Area (WIA) - Related Amendments

467+	Property values Concern that the proposal will reduce property values	No change Property value - not a planning matter to be considered.			N
467+	Community infrastructure Concern that insufficient community infrastructure is provided to support the new residents, in particular schools and parks.	No change Parks and community facilities have been identified in accordance with council's desired standards of service. The capacity of schools and emergency facilities are determined externally to the planning scheme. No issues were raised by DET or DPDES during the previous state interest review.			N
4	Flood and drainage Concern that the proposal will exacerbate existing flood and drainage issues within the area.	No change Extensive studies have been undertaken to inform the proposed stormwater corridors. However, the wording of the application of the figures is proposed to be changed to allow some flexibility should future studies show minor changes to the corridors identified in the figures.			N
467+	Socio-economics Concern that the changes will result in a change to the socio-economic demographic in the area	No change Changes to socio-economic demographics are not planning matters			N
1	Amenity Concern that the development process will impact on amenity of surrounding properties	No change Provisions are in place in the planning scheme and conditions will be placed on any development permits to mitigate issues of this nature			N
1	Land Resumptions Concern regarding the resumption process and the extent of resumption required.	No change Where land resumption is required, the landowner will be appropriately compensated for the required land. There is a legal process in place to ensure fairness, and transparency.			N

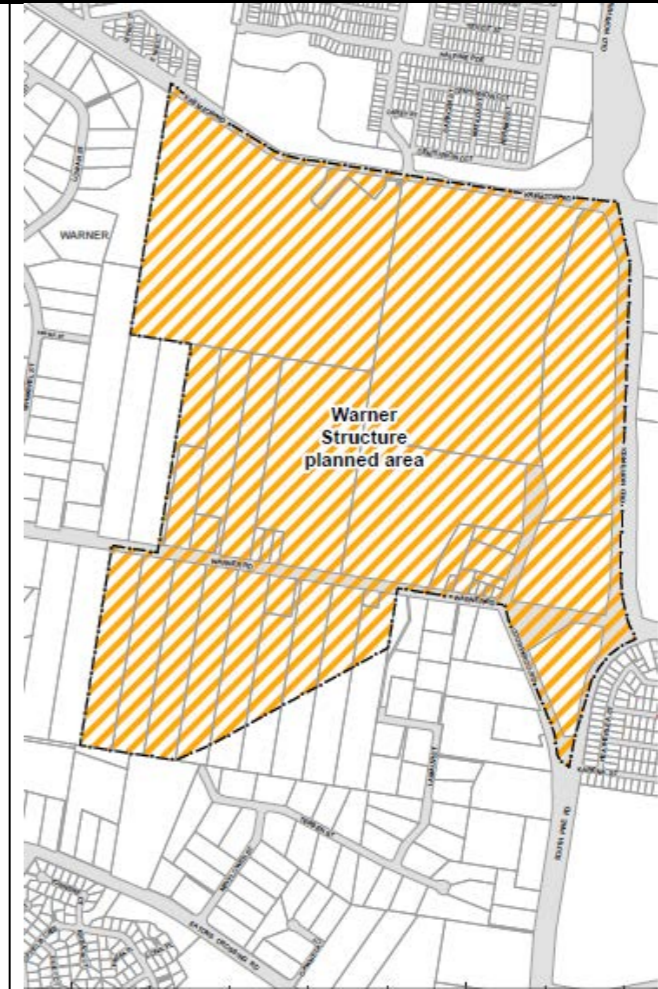
Warner Investigation Area (WIA) - Related Amendments

<p>467+</p>	<p>Interim precinct Concern regarding the different impacts expected for land in the transition area as opposed to land in the interim area. Request the area remain in the Rural Residential Zone</p>	<p>Change Current studies show that the interim area cannot be feasibly developed until well after the life of the scheme if at all. Therefore the Interim area will:</p> <ul style="list-style-type: none"> • not be rezoned from the Rural Residential to the Emerging Communities Zone • not be identified as the Warner Future structure plan area in the Structure plan areas overlay • have the Rural residential lot size overlay reinstated 6000m2 	 <p>Zone Map</p>	 <p>Zone Map</p>	<p>N</p>
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Warner Investigation Area (WIA) - Related Amendments

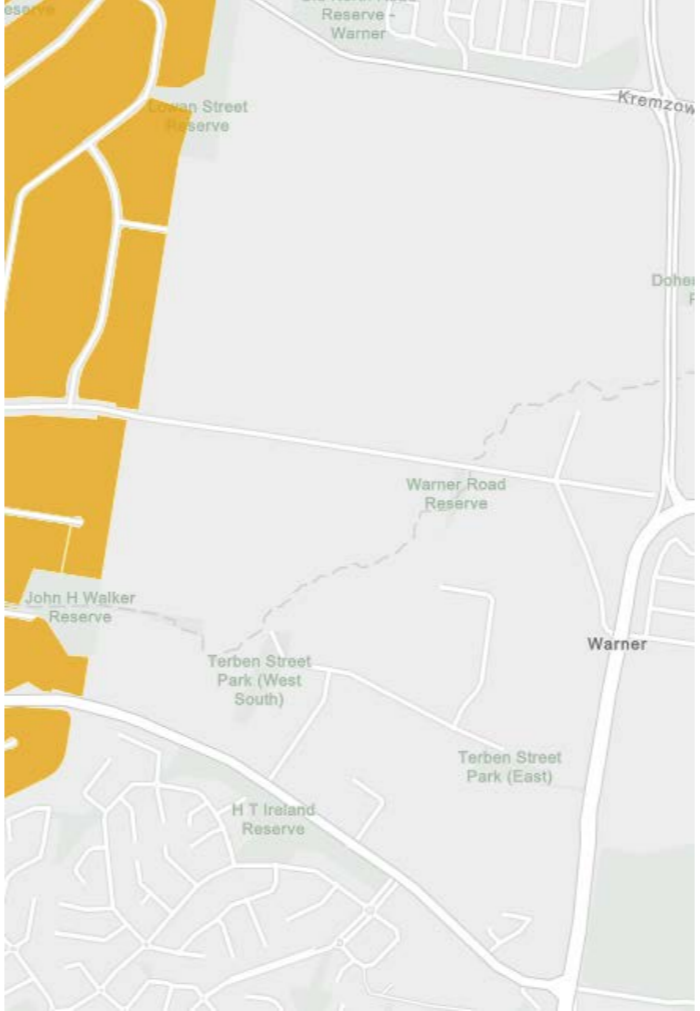


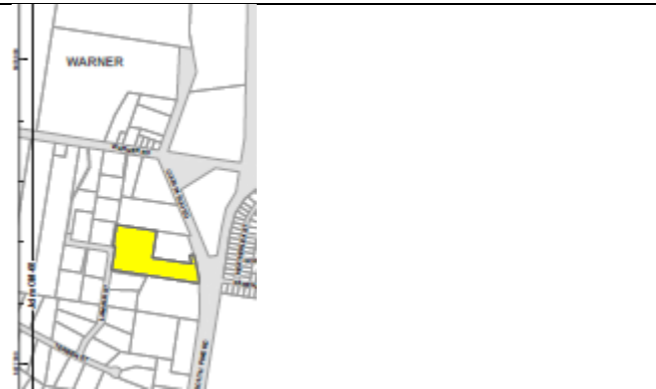


Structure plan overlay



Structure plan overlay

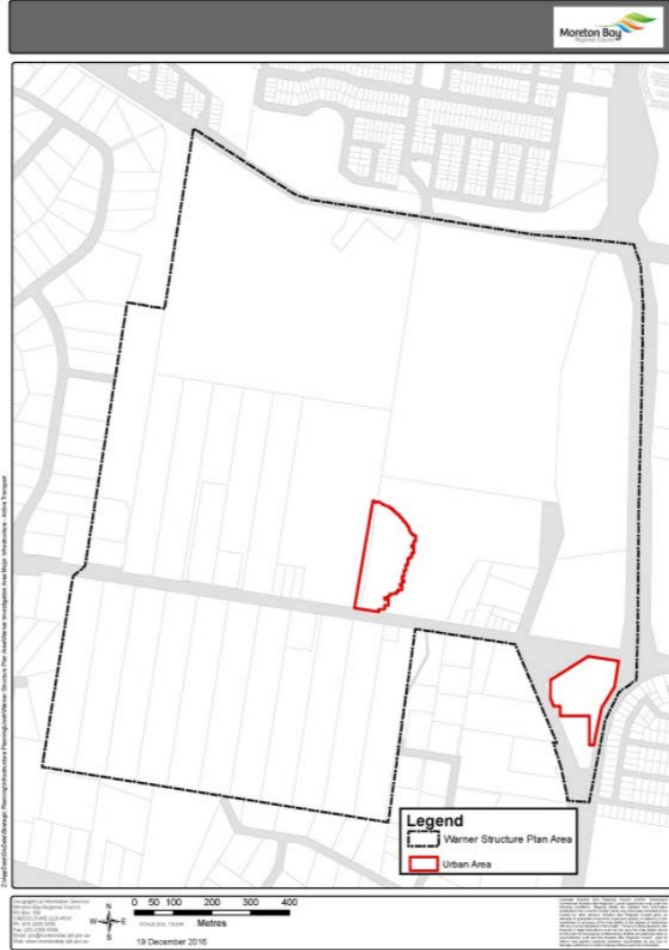

Warner Investigation Area (WIA) - Related Amendments

				 <p>Rural residential lot size overlay</p>	 <p>Rural residential lot size overlay</p>	
467+	<p>Commercial uses Concern that there are already a number of commercial centres in the area and most of the small centres are struggling. Request that the proposed neighbourhood hub be removed.</p>	<p>Change Remove the identification of a neighbourhood hub within the Warner Structure planned area.</p>			 <p>Community activities and neighbourhood hub overlay</p>	N

Warner Investigation Area (WIA) - Related Amendments

				Community activities and neighbourhood hub overlay		
2	Environmental health Concern regarding health risks posed by developing near the high voltage powerlines and over the old quarry site.	No change. In response to your concern around 123 Kremzow Road, Warner and the historical sand blasting activities that have occurred on the site, the site is on the Environmental Management Register (EMR). Before land on the EMR can accommodate a sensitive land use (i.e. residential), the site must be appropriately remediated to remove all hazardous and toxic materials.				N
2	Site specific Request 25 and 31 Coorparoo Road, Warner be excluded from the proposed rezoning of the Warner Investigation Area to the Emerging Community Zone and request that the site remain within the Industry Zone. Concerns with how the rezoning will impact on future lease opportunities for the site and the potential economic losses that may be incurred.	No change The intention for the WIA is to provide a series of high quality walkable neighbourhoods with a mix of residential uses serviced by appropriate amenities. The identification of an industrial area within the WIA is contradictory to that purpose. Existing industries can continue to operate under their existing use rights.				N
26	Level of assessment for RAL in Warner EC Support, in principle, the proposed amendments to the planning scheme relating to the Warner Investigation Area. However, concerns with the proposed amendment to make reconfiguring a lot applications within the Emerging Communities (Transition precinct) code assessable and request that they be impact assessable.	No change The purpose of the Emerging Community (Transition) Zone is to facilitate development if identified as within a structure planned area and on a serviced lot. If these conditions are met Council is satisfied that development in accordance with the Emerging Communities Zone Code will be consistent with the intent of the area. The RAL code and Zone code should be sufficiently front loaded from the structure planning process to ensure appropriate outcomes.				N

Warner Investigation Area (WIA) - Related Amendments

1	<p>Flexibility with structure plan figure application Request greater flexibility in how the Figures in the Emerging Community Zone are applied in practice as further studies may identify more appropriate alignments, works requirements etc.</p>	<p>Change The Figures for the structure plan are developed at a point in time when detailed studies are still to be undertaken to refine alignments and placement of infrastructure, facilities and corridors. Therefore it is appropriate to provide an indicative location for these matters to provide an indication of the preferred outcomes to the community but developers should not be so tightly bound to these locations as to preclude the outcomes of any future studies.</p>	<p>Site-density: Detailed land use and infrastructure planning</p> <p>PO Reconfiguring a lot in a Service area provides all development infrastructure including water and sewer services to the development in a way that:</p> <p>a. accords with the Structure plan for the area in the figures listed below:</p> <p>i. Figure 9.4.1.3.2.3 - Warner Structure Plan - Land uses;</p> <p>ii. Figure 9.4.1.3.2.4 - Warner Structure Plan - Major infrastructure: Road network;</p> <p>iii. Figure 9.4.1.3.2.5 - Warner Structure Plan - Major infrastructure: Active transport;</p> <p>iv. Figure 9.4.1.3.2.6 - Warner Structure Plan - Major infrastructure: Open space and community facilities;</p> <p>v. Figure 9.4.1.3.2.7 - Warner Structure Plan - Major infrastructure: Stormwater;</p> <p>b. accords with the detailed infrastructure planning for the Structure plan area;</p>	<p>No acceptable outcome provided.</p>	<p>Reconfiguring a lot in a Service area provides all development infrastructure including water and sewer services to the development in a way that: a. generally accords with the Structure plan for the area in the figures listed below . . .</p>	N
7	<p>Urban area Request that Figures 6.2.3.2.2.3 and 9.4.1.3.2.2 which identify the Urban Area be removed from the planning scheme.</p>	<p>Change The Warner urban area is proposed to be removed to reflect the community concern regarding the proposed height and density.</p>	<p>Figure 9.4.1.3.2.2 Warner urban area (Pop up full image)</p>  <p>Legend Warner Structure Plan Area Urban Area</p>	<p>Figure 6.2.3.2.2 Warner urban area</p>  <p>Legend Warner Structure Plan Area Urban Area</p> <p>PROVISION CHANGES: 6.2.3.2.2 Service area - Remove reference to 'Warner urban area' in overall outcomes, including OO u - Remove Figure 6.2.3.2.2.2 - Remove reference to 'Warner urban area' in SAO2, SAO4, and SAO5 - Remove reference to 'Warner urban area' in PO3, AO4, AO6.1, and AO6.2</p>	N	N

Warner Investigation Area (WIA) - Related Amendments

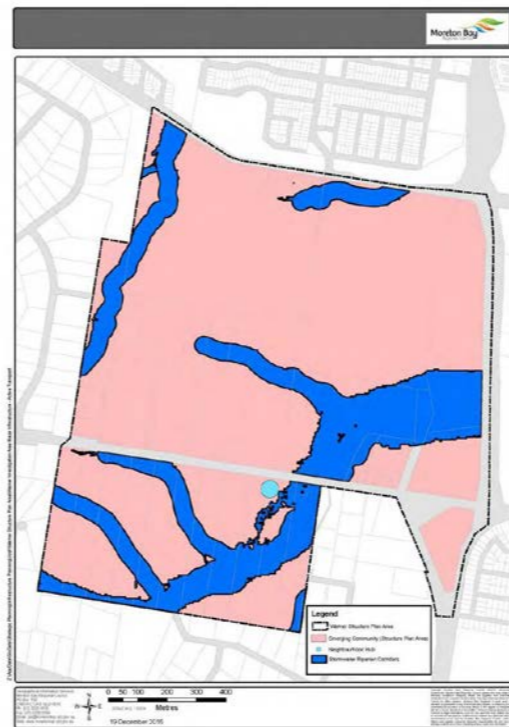
					<p>9.4.1.3.2 Transition precinct - Remove reference to 'Warner urban area' in overall outcomes (subsequent grammar changes) - Remove Figure 9.4.1.3.2.2 - Remove reference to 'Warner urban area' in PO3, AO4.1, AO5.1, and PO12 (subsequent grammar changes)</p>	
13	<p>Support for Warner Support for the amendments relating to the rezoning of the Warner Investigation Area to facilitate future urban growth.</p>	<p>No change No change required in response to support for amendments</p>				N
1	<p>Site specific Request that your site at 15 Coorparoo Road, Warner be included in the Emerging Community (Transition) Zone.</p>	<p>No change Development must be in a logical progression. A spot rezoning of one site to the Transition precinct when surrounded by land in the Interim precinct would not be a good outcome</p>				N
1	<p>Suburb name Request new suburb name for the WIA</p>	<p>No change Place names are outside the scope of the planning scheme</p>				N
2	<p>Place of worship Request that the WIA include sites identified for places of worship and recommend a number of sites.</p>	<p>No change It is not appropriate to identify specific sites for places of worship within the structure plan process.</p>				N
MBRC	<p>Figures The WIA figures were difficult to interpret and there was general feedback received that these figures were difficult to understand</p>	<p>Change The new figures provide significantly more clarity, are consolidated with relevant content, include the surrounding context and appropriate labels.</p>	<p>Figures below all deleted</p>	<p>Figures below inserted and related references throughout the document amended</p>		N

Warner Investigation Area (WIA) - Related Amendments

6 Zones

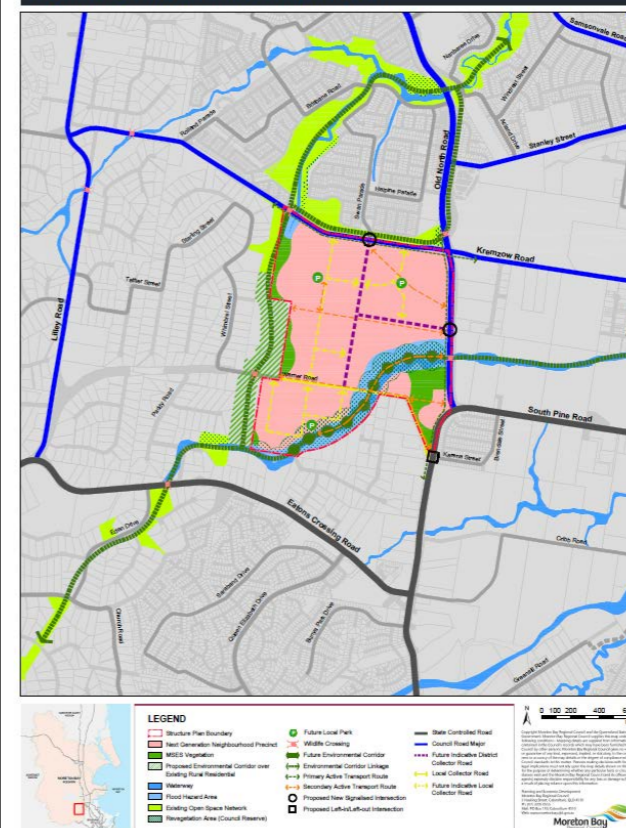
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Figure 6.2.3.2.2.3 - Warner Structure Plan - Land uses



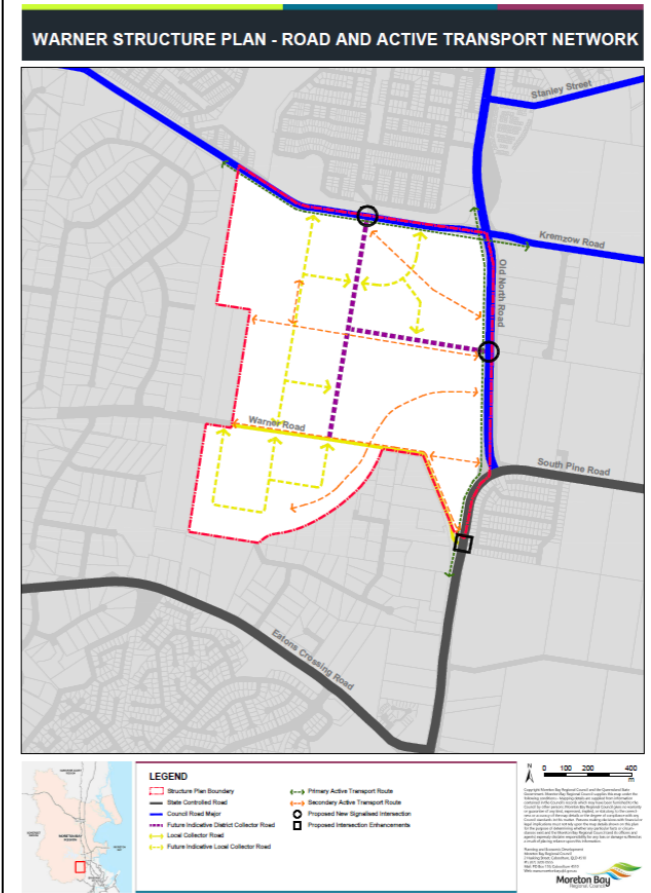
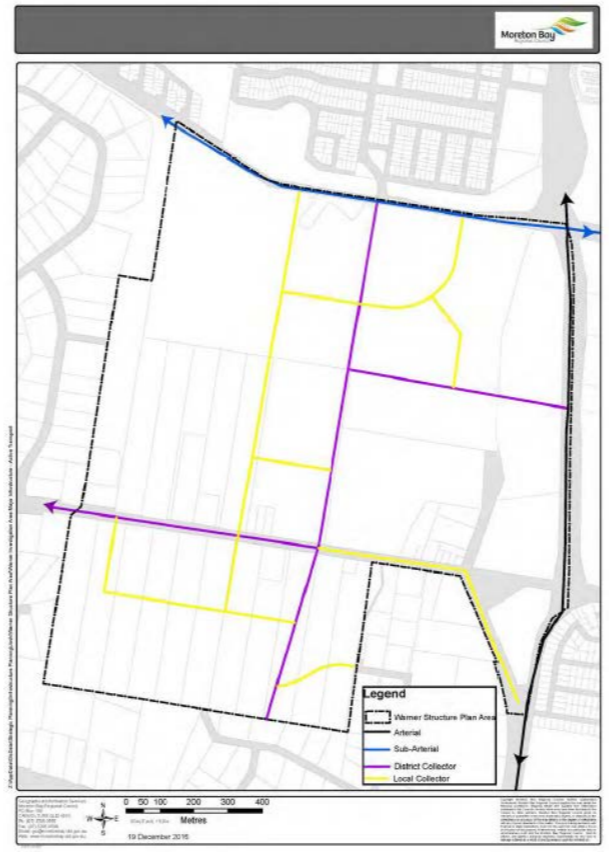
Moreton Bay Regional Council Planning Scheme V11 Consultation Version 2017 1575

WARNER CONCEPT STRUCTURE PLAN



Warner Investigation Area (WIA) - Related Amendments

Figure 6.2.3.2.2.4 - Warner Structure Plan - Major infrastructure - Road network



Warner Investigation Area (WIA) - Related Amendments

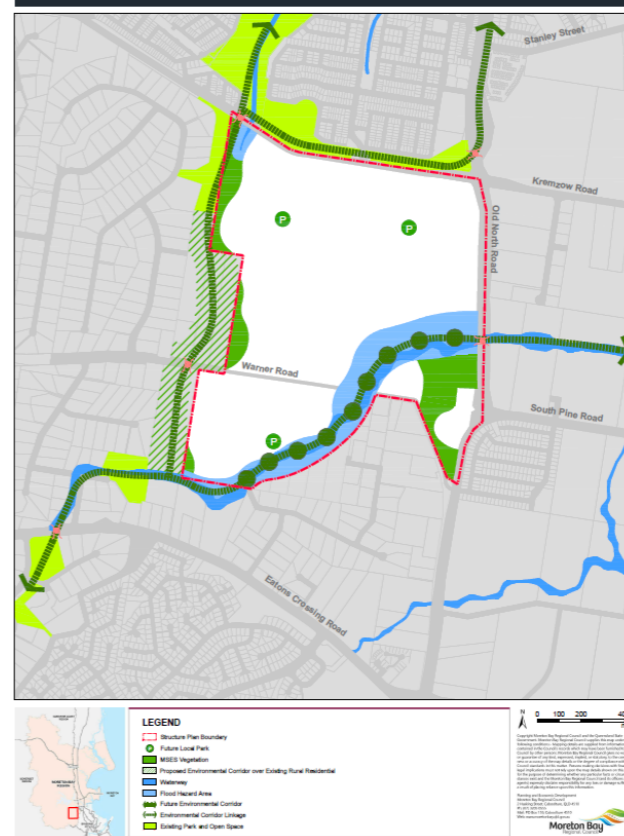
Figure 6.2.3.2.2.5 - Warner Structure Plan - Major infrastructure - Active transport



Figure 6.2.3.2.2.6 - Warner Structure Plan - Major infrastructure - Open space and community facilities

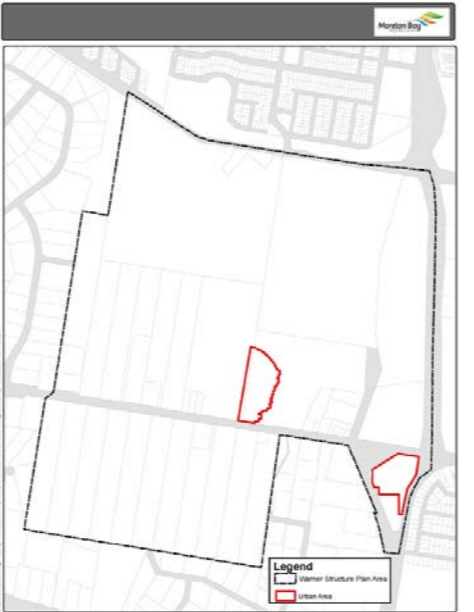
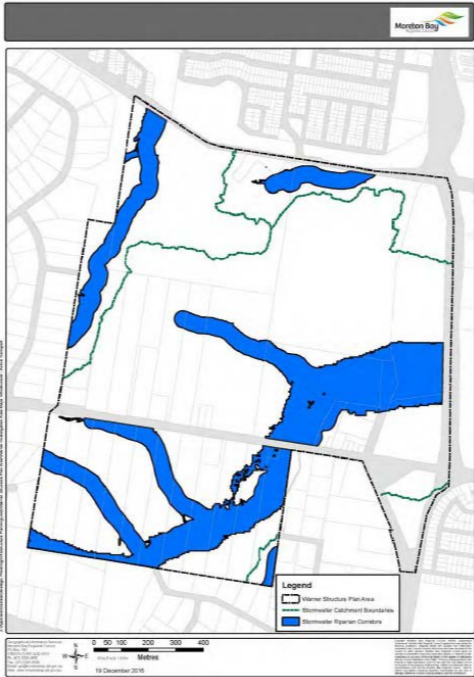


WARNER STRUCTURE PLAN - OPEN SPACE NETWORK AND STORMWATER CORRIDOR



Warner Investigation Area (WIA) - Related Amendments

Figure 6.2.3.2.2.7 - Warner Structure Plan - Major infrastructure Stormwater

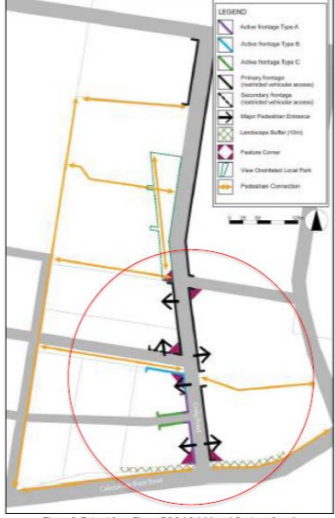


Caboolture West Local Plan

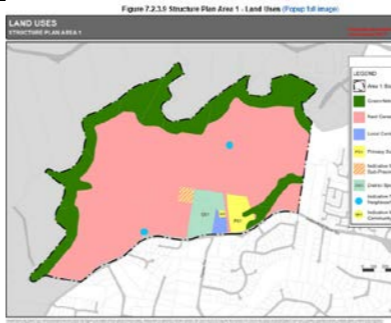
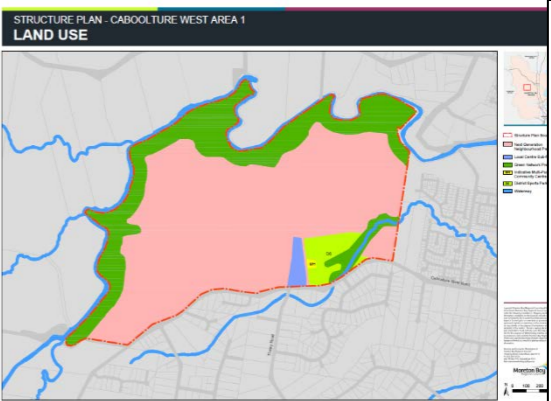
Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
	1	<p>Support Support the proposed major amendment to the planning scheme particularly the initiatives in relation to the Warner Investigation Area and Caboolture West.</p>	<p>No change The implementation of the proposed amendments to the planning scheme, and the preparation of the Coordinating Infrastructure Agreement, will ensure that development in the Emerging Community areas have the safe, effective, efficient and equitable provision of infrastructure.</p>			N
	1	<p>Concerns in relation to development in 'Western Caboolture' on the basis that present infrastructure is not available to cater for the future growth. Particularly concerned about traffic congestion and do not support the transport route to the south to join the Bruce Highway at the new Boundary Road interchange.</p>	<p>No change The implementation of the proposed amendments to the planning scheme, and the preparation of the Coordinating Infrastructure Agreement, will ensure that development in the Emerging Community areas have the safe, effective, efficient and equitable provision of infrastructure.</p>			N


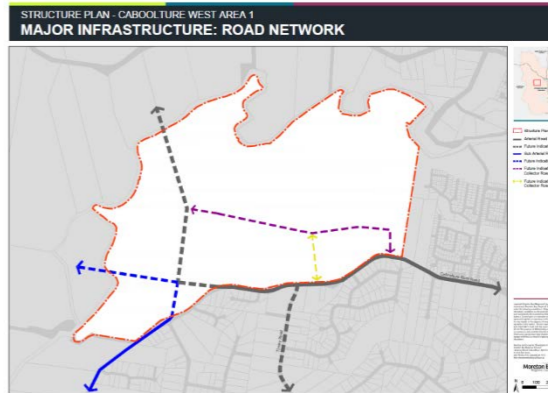
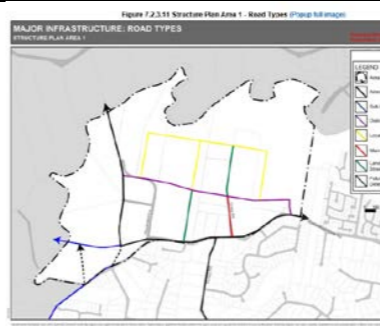
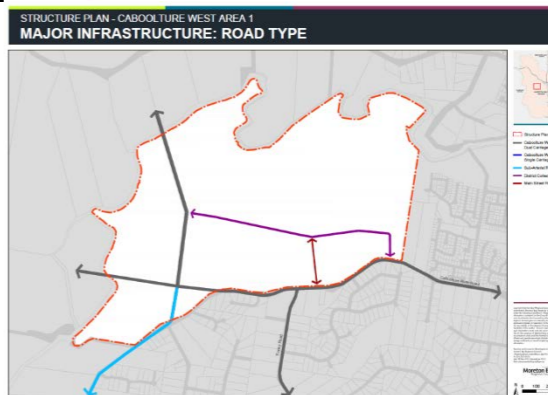

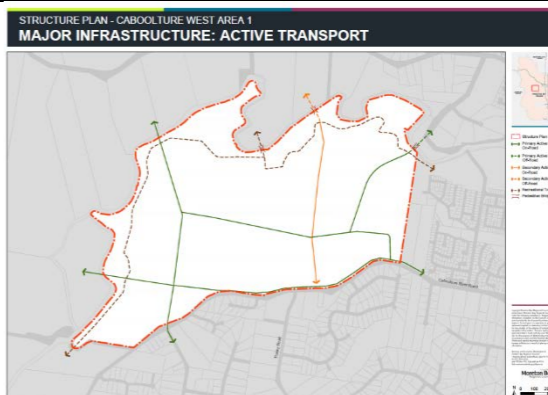
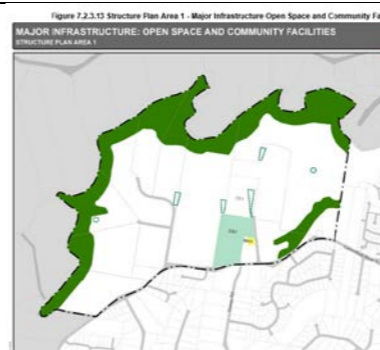
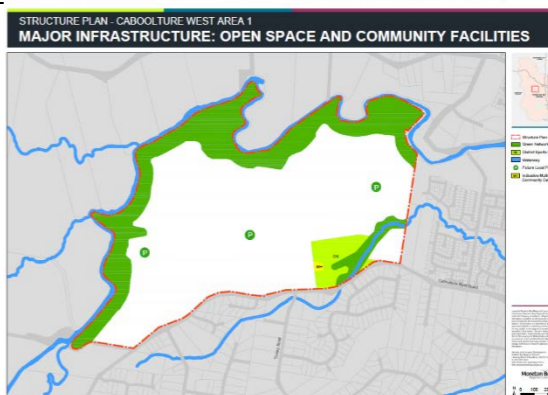
Caboolture West Local Plan - Area 1					
	8	<p>Support Support the proposed amendments to the planning scheme, and specifically those that relate to Caboolture West.</p>	<p>No changes</p>		N
	3	<p>Road alignment Request an amendment to the alignment and location of future roads, as they affect your property.</p>	<p>No changes "In relation to your concerns with the road alignment, the North-south Arterial corridor is a high speed, high volume limited access road. This corridor will provide the primary connection for Caboolture West residents and businesses to the external transport network via Caboolture River Road and the future Tinney Road Arterial corridor. This road is projected to sustain volumes of over 40,000 vehicles per day. In considering the location of this corridor, Council did look at other options including Dobson Lane.</p> <p>Dobson Lane - The Dobson Lane option was ruled out early in the planning for a variety of reasons the most important being:</p> <ul style="list-style-type: none"> • Dobson Lane would result in a significant amount of additional traffic using Bellmere Road and Caboolture River Road, which would exceed their proposed 4-lane configurations and cause significant travel time delays for commuters; • This option would also diminish the ability to service or activate the town centre and key employment areas; • This route would require a major new arterial to be constructed adjacent to the new primary school on Bellmere Road, which Education Queensland would not support; • Refer to Section 3.6.3 and Section 6.3 of the Caboolture West Transport Study Report where it is identified that the proposed location of the North-South Arterial reduces the impact on Bellmere 		N

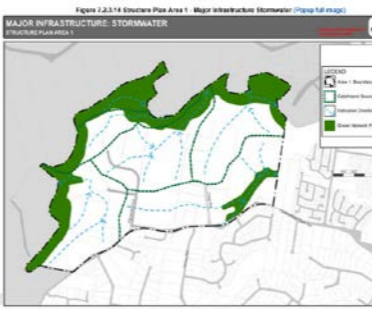
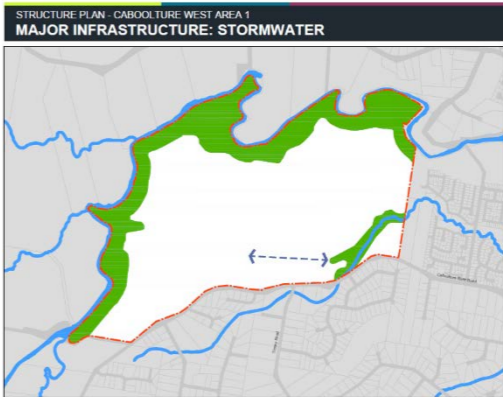
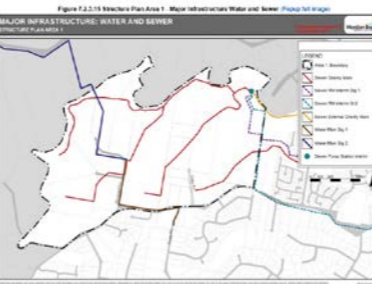
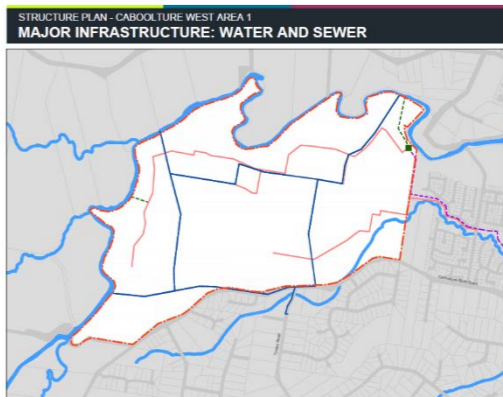
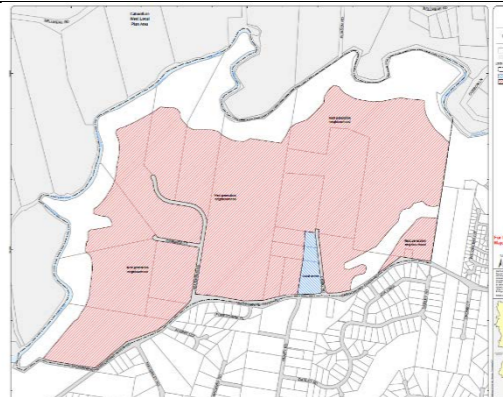
			<p>Road due to the increasing flows generated by the Town Centre and Enterprise Employment precincts, something that the Dobson Lane option would only exacerbate.</p> <p>Preferred Alignment - The proposed alignment, which does go through the subject site, is the preferred option because it provides:</p> <ul style="list-style-type: none"> • The most efficient transport outcomes for Caboolture West, in that the route links the town centre to the Tinney Road corridor; • Improved land use outcomes as it focuses traffic movement on the town centre; • Improved feasibility, traffic modelling demonstrates that this route is very effective in moving traffic through and out of Caboolture West, particularly during peak periods; • The crossing location was an area where the river floodplain is less expansive than other options. <p>In response to the matters you raised in relation to the road width, the volume of traffic needing to utilise these corridors is significant. We expect approximately 60,000 vehicles per day moving in and out of Caboolture West using these two routes, 4 lanes each. Direct access from major roads will be restricted, however access will be provided at the intersection of the future arterial road and the future district collector. The detailed design of this intersection as well as any amelioration mechanisms to be utilised to reduce the potential impacts on adjoining land will be determined as part of further detailed design work. The future indicative arterial road is a major piece of infrastructure, accordingly, compensation for any land or works required for this infrastructure item will be provided. "</p>			
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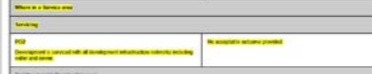
2		<p>Level of assessment - Service Station Suggestions were made for amendments to incorporate service stations as code assessable in the Local Centre.</p>	<p>No change Service station's being Impact assessable is consistent with the policy position thorough the planning scheme. Further given the nature of the land use, it is considered an appropriate level of assessment.</p>			N
1		<p>Local centre figure Amend the Local centre figure in the Local Plan to reflect the provisions of the code.</p>	<p>Change Amendment to the Local Centre figure will be made to align with the Structure plan figures and remove the 10m wide landscape buffer.</p>	 <p>Figure 2: Extract from Figure 7.2.3.1.2.1.1 Local Centre - Area 1</p>		N
		<p>Green network precinct Suggestions are made for amendments to incorporate more flexibility in achieving strategic planning outcomes, additional functions of the green network designation. You also raise concerns about the delivery and alignments of proposed district collector roads.</p>	<p>No changes The proposed changes to the structure plan figures in the planning scheme clarify that recreational trails are able to be provided within the Green network precinct. Further, the Local plan code refers to the provision of park and open space in the Green network precinct. In relation to District Collector Road and the implementation of the CIA, these are matters that sit outside of the planning scheme and as such no further changes to the planning scheme are proposed however Council will consider the matters raised in your submission.</p>			N
5		<p>District Spots Park identification Request amendment to the land use designation of District Sport Park in the Caboolture West - Structure Plan Area 1.</p>	<p>Change. The location of the district sports park has been amended to the former school site. This change responds to submissions made and will result in a better outcome with improved access to the local centre. This is not considered to be a significant change as both uses are for community purposes. While the amended location of the district sports park will extent over addition land the land owner has been contacted and have</p>		<p>Amend the land use figure (and others where required) to locate the district sports park on the advertised location of the school.</p>	N


			confirmed their agreement to the revised location.			
	1	<p>Support support the proposed amendments in the Caboolture West Local Plan levels of assessment; the concept of the Coordinating Infrastructure Agreement (CIA); and the streamlining of state assessment triggers rather than duplication through the development assessment process.</p>	<p>No change The implementation of the proposed changes to the planning scheme and the preparation of the Coordinating Infrastructure Agreement will ensure that development in Emerging community areas will result in the safe, effective, efficient and equitable provision of infrastructure. Council will continue to work with relevant State Government agencies in an effort to streamline the state assessment processes.</p>			N
		<p>Figures and Building height/view corridors You suggest increased flexibility in the interpretation of figures within the proposed planning scheme for parkland and pedestrian and cyclist links in the green network precinct, and in the preservation of view corridors through building heights and the location of parks and open space.</p>	<p>Change Proposed changes to provisions that refer to the Structure plan figures will clarify that development will 'generally' accord with the structure plan figures.</p> <p>Changes Proposed changes to the structure plan figures in the planning scheme clarify that recreational trails are able to be provided within the Green network precinct.</p> <p>No change Local plan code refers to the provision of park and open space in the Green network precinct.</p> <p>No change The mapped building height is an acceptable outcome (or example), alternatives can be considered.</p> <p>Change The Open space and community facilities Structure plan figure to remove the future Local recreation parks.</p>		Refer MBRC matters below	N

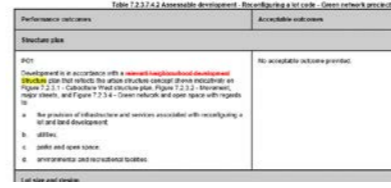
		<p>Light industry in Area 1 road hierarchy flexibility Inconsistency of the Light industry on the overall structure plan figure and suggest the need for 3 pedestrian bridges is excessive. You also request increased flexibility concerning the road hierarchy figure and that it be refined through detailed planning at the development application stage. "</p>	<p>Changes Amendment to the overall structure plan figures to remove the Light industry in Area 1.</p> <p>No change A diversity of crossings are proposed across the creek. Land use and infrastructure planning for the adjoining area to the north has not been undertaken. Council may consider the number and location of these crossings once that planning has been done.</p> <p>Change It is important for the structure planning process to identify major road infrastructure requirements in order for them to be costed and planned for. These pieces of infrastructure are critical to the delivery of the structure plan areas. Proposed changes to the road network figure have been made to remove lower order roads.</p>			N
	2	<p>Timing of future structure plan areas Emerging community Precinct-Transition precinct; timing and sequencing for future Structure planned areas in Caboolture West</p>	<p>No changes proposed. The identification of which Future Structure plan areas are next to be planned, and the area they will cover, is for future consideration. This will be governed by expected growth patterns, and may or may not be consistent with the extent of single ownership parcels.</p>			N
	MBRC	<p>Amendments needed for various Figures for the Caboolture West LP- Area 1, due to updated planning and design work.</p>	<p>Change. Responding to submissions (as mentioned above) and to results in improved outcomes for the area, including locating the district sports park opposite the local centre enabling the Next generation neighbourhood to have improved access to the Local Centre. The Local centre area has also increased in size to facilitate the desired outcomes and facilitate the desired 'main street' outcome.</p>			N

	MBRC	As above	<p>Change Reflect change to the land use figure and current planning. Remove local collectors as they are indicative only.</p>			N
	MBRC	As above	<p>Change Reflect changes to the land use figure and current planning.</p>			N
	MBRC	As above	<p>Change Reflect changes to the land use figure and current planning.</p>			N
	MBRC	As above	<p>Change Reflect changes to the land use figure and current planning.</p>			N

MBRC	As above	<p>Change Reflect changes to the land use figure and current planning. Only need to identify inter allotment drainage.</p>	 	N	
MBRC	As above	<p>Change Updated information is available from Unitywater about networks, and can be included for completeness.</p>	 	N	
MBRC	As above	<p>Change Map was not part of Scheme amendments advertised, but was referenced in the Caboolture West local plan code, 7.2.3.1 Purpose - Caboolture West local plan, 3.</p>	<p>Map was not part of Scheme amendments advertised, but was referenced in the Caboolture West local plan code, 7.2.3.1 Purpose - Caboolture West local plan, 3.</p> 	N	
MBRC	As above	<p>Change. Further clarification is needed In Overall Outcome to ensure that infrastructure is provided in accordance with the figures. Changes proposed to section 7.2.3.1 Purpose - Caboolture West local plan , part e.</p>	<p>e. The development of infrastructure is:</p> <ul style="list-style-type: none"> i. located and designed to maximise efficiency, ease of maintenance, and minimum ii. provided in a timely, orderly, coordinated and integrated manner to support urban iii. delivered in a manner that does not compromise the planned networks and hierar iv. co-located where reasonably practical; v. located and designed to minimise impacts on natural environmental values and ur vi. designed to create high quality living and working environments that are safe, con 	<p>Add new point: "e.vii - provided generally in accordance with Figures 7.2.3.9 - 7.2.3.15, where located within Structure Plan Area 1"</p>	N
MBRC	As above	<p>Change. Further clarification is needed to the Overall Outcome level to ensure that infrastructure is provided in accordance with the figures. Changes proposed to Local Area Plan, section 7.2.3.7 Reconfiguring a lot code, 7.2.3.7.1.1 Application - Reconfigure a lot code - Urban Living Precinct</p>	<p>c. i. to read " generally accords with the detailed infrastructure planning for the Structure planned area, and Figures 7.2.3.9 - 7.2.3.15 where located within Structure Plan Area 1"</p>	N	

	MBRC	As above	<p>Change. Further clarification is needed to the Overall Outcome level to ensure that infrastructure is provided in accordance with the Structure Plan Area 1 figures. Changes proposed to Local Area Plan, section 7.2.3.7 Reconfiguring a lot code, 7.2.3.7.4.1 Application - Reconfigure a lot code - Green Network Precinct</p>		<p>Item c. i. to read " generally accords with the detailed infrastructure planning for the Structure planned area, and Figures 7.2.3.9 - 7.2.3.15 where located within Structure Plan Area 1"</p>	N
	MBRC	As above	<p>Change. Consistency of drafting. Amend the Local plan Code, 7.2.3.1.1 Next generation sub-precinct to make reference to Figures, be applicable for MCUs and other development that is not ROL.</p>		<p>PO2 Development is serviced with all development infrastructure networks including water and sewer in a way that:</p> <ul style="list-style-type: none"> a. generally accords with the Structure plan for the area in the figures listed below: <ul style="list-style-type: none"> i. Figure 7.2.3.9 - Structure Plan Area 1 - Land uses; ii. Figure 7.2.3.10 - Structure Plan Area 1 - Road network; iii. Figure 7.2.3.11 - Structure Plan Area 1 - Road types; iv. Figure 7.2.3.12 - Structure Plan Area 1 - Active transport; v. Figure 7.2.3.13 - Structure Plan Area 1 - Major infrastructure Open space and community facilities; vi. Figure 7.2.3.14 - Structure Plan Area 1 - Major infrastructure Stormwater; vii. Figure 7.2.3.15 - Structure Plan Area 1 - Major infrastructure Water and Sewer b. generally accords with the detailed infrastructure planning for the Structure plan area; c. is of a standard to cater for the needs of the development; d. is of a standard to cater for the needs of the fully developed structure plan area; e. is of a standard to cater for the needs of the fully developed emerging community area; f. achieves the strategic outcomes of safety, effectiveness, efficiency and equity for the provision of infrastructure. <p>Note- The provision of infrastructure for the development of a Structure plan area is to</p>	N

					<p>achieve the outcomes of safety, effectiveness, efficiency and equity in accordance with the strategic outcomes in section 3.6.8.</p> <p>Note - The detailed infrastructure planning for a growth area which is a Structure plan area is to be in accordance with the strategic outcomes in section 3.6.8.</p>	
MBRC	As above	<p>Change. consistency of drafting, Amend the Local plan Code, 7.2.3.4 Green network precinct to make reference to the Figures, to be applicable for MCUs and other development that is not ROL. See the ROL code for EC- Transition Precinct for reference.</p>		<p>PO5 Development occurs in accordance with a Structure plan for a structure planned area that:</p> <ol style="list-style-type: none"> 1. reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 - Green network and open space; 2. is serviced with all development infrastructure networks including water and sewer in a way that: <ol style="list-style-type: none"> a. generally accords with the Structure plan for the area in the figures listed below: <ol style="list-style-type: none"> i. Figure 7.2.3.9 - Structure Plan Area 1 - Land uses; ii. Figure 7.2.3.10 - Structure Plan Area 1 - Road network; iii. Figure 7.2.3.11 - Structure Plan Area 1 - Road types; iv. Figure 7.2.3.12 - Structure Plan Area 1 - Active transport; v. Figure 7.2.3.13 - Structure Plan Area 1 - Major infrastructure Open space and community facilities; vi. Figure 7.2.3.14 - Structure Plan Area 1 - Major infrastructure Stormwater; vii. Figure 7.2.3.15 - Structure Plan Area 1 - Major infrastructure Water and Sewer b. generally accords with the detailed infrastructure planning for the Structure plan area; c. is of a standard to cater for the needs of the development; d. is of a standard to cater for the needs of the fully developed structure plan area; e. is of a standard to cater for the needs of the fully developed emerging community area; f. achieves the strategic outcomes of safety, effectiveness, efficiency and equity 	N	

					for the provision of infrastructure. Note- Where a Structure plan has been adopted for the relevant Structure Plan Area, it will be included within the Planning Scheme and mapped as a "Structure planned area" on Overlay Map - Structure plan areas and the figures located in the Caboolture West local plan code.	
	MBRC	As above	consistency of drafting, enactment of Structure Plan Figures in the LAP Zone Code, 7.2.3.7.4.2 ROL in Green network precinct. See the ROL code for EC-Transition Precinct for reference.		<p>PO1</p> <p>Development occurs in accordance with a Structure plan for a structure planned area that:</p> <ol style="list-style-type: none"> 1. reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan, Figure 7.2.3.2 - Movement, major streets and Figure 7.2.3.4 - Green network and open space; 2. is serviced with all development infrastructure networks including water and sewer in a way that: <ol style="list-style-type: none"> a. generally accords with the Structure plan for the area in the figures listed below: <ol style="list-style-type: none"> i. Figure 7.2.3.9 - Structure Plan Area 1 - Land uses; ii. Figure 7.2.3.10 - Structure Plan Area 1 - Road network; iii. Figure 7.2.3.11 - Structure Plan Area 1 - Road types; iv. Figure 7.2.3.12 - Structure Plan Area 1 - Active transport; v. Figure 7.2.3.13 - Structure Plan Area 1 - Major infrastructure Open space and community facilities; vi. Figure 7.2.3.14 - Structure Plan Area 1 - Major infrastructure Stormwater; vii. Figure 7.2.3.15 - Structure Plan Area 1 - Major infrastructure Water and Sewer b. generally accords with the detailed infrastructure planning for the Structure plan area; c. is of a standard to cater for the needs of the development; d. is of a standard to cater for the needs of the fully developed structure plan area; e. is of a standard to cater for the needs of the fully developed emerging community area; 	N

					<p>f. achieves the strategic outcomes of safety, effectiveness, efficiency and equity for the provision of infrastructure.</p> <p>Note- Where a Structure plan has been adopted for the relevant Structure Plan Area, it will be included within the Planning Scheme and mapped as a "Structure planned area" on Overlay Map - Structure plan areas and the figures located in the Caboolture West local plan code.</p>	
	MBRC	As above	<p>Change. Consistency of drafting - development should be located generally in accordance with structure plan area 1 figures</p>		PO49 and PO64 - Add 'generally' in accordance with a structure plan...	N
	MBRC	As above	<p>Change. Urban living precinct, Next generation neighbourhood sub-precinct -Caboolture West specific: Regional and district sports facilities PO refers to all Structure Plan Area 1 figures. This is incorrect, PO only needs to refer to Figure 7.2.3.13 - Major infrastructure: Open space and community facilities.</p>	<p>Caboolture West specific: Regional and district sports facilities</p> <p>PO64 Regional and district sports facilities are located in accordance with a Structure plan. The figures listed below, Neighbourhood development plan that reflects the urban, shown indicatively on Figure 7.2.3.1 - Green network and open space.</p> <p>a. Figure 7.2.3.9 - Structure Plan Area 1 - Land uses b. Figure 7.2.3.10 - Structure Plan Area 1 - Major infrastructure: Road network c. Figure 7.2.3.11 - Structure Plan Area 1 - Major infrastructure: Road types d. Figure 7.2.3.12 - Structure Plan Area 1 - Major infrastructure: Active transport facilities e. Figure 7.2.3.13 - Structure Plan Area 1 - Major infrastructure: Open space and community facilities f. Figure 7.2.3.14 - Structure Plan Area 1 - Major infrastructure: Stormwater g. Figure 7.2.3.15 - Structure Plan Area 1 - Major infrastructure: Water and sewerage</p> <p>Note - Where a Structure plan has been adopted for the relevant Structure Plan Area, it will be included within the Planning Scheme and mapped as a "Structure planned area" on Overlay Map - Structure plan areas and the figures located in the Caboolture West local plan code.</p>	Re-word PO to refer only to Figure 7.2.3.13 - Structure Plan Area 1 - Major infrastructure: Open space and community facilities	N

Coordinating infrastructure agreement (CIA)

8	<p>Support for CIA Support the concepts and principles of the Coordinating Infrastructure Agreement</p>	<p>No change No changes sought.</p>			N
3	<p>Equity, bring forward costs, legality and uncertainty Concern with the proposed co-ordinating infrastructure agreement process, citing the need to ensure equity for all parties, and that disincentives are not created to take on potential bring forward costs that would otherwise have been borne by Council and Unitywater at much higher rates in the future. Also concern regarding the legality of the CIA, concern it adds to developer uncertainty, and is a framework that is time consuming and an undue mechanism to manage development in the growth area.</p>	<p>No change The CIA will include an Infrastructure Coordination and Sequencing Plan which will detail development infrastructure required, the timing of that requirement, the amount of works and/or land contributions, financial contributions and therefore the applicable offsets against infrastructure charges. This allows for the cost of development to be known to all proponents, and also for infrastructure providers to enable Capital budgeting and programming.</p>			N
1	<p>Substantial submission In your submission you request amendment to remove all provisions for the Coordinating Infrastructure Agreement process as you maintain that the Morayfield South Structure Plan Area is in the PIA by virtue of transition provisions of the Planning Act 2016.</p> <p>You maintain that the Coordinating Infrastructure Agreement is unlawful, adds to developer uncertainty, and is a framework that is time consuming and an undue mechanism to manage development in the growth area.</p>	<p>Refer attachment B</p>			

Coordinating infrastructure agreement (CIA)

		You note that the proposed planning framework has changed since Prelodgement advice offered by Council in April 2016, and that you stand to be financially disadvantaged and delayed.				
1	<p>Object to the concept of a CIA Your submission also raises objection to the concept of the Coordinating Infrastructure Agreement relating to Structure Plan Areas.</p> <p>Alternate path to CIA You seek removal of the requirements of the CIA as a pathway to Code assessable development, and seek a reinstatement of the current provisions that relate to Emerging Community zoning.</p> <p>It is proposed, that the scheme amendments will adversely affect housing affordability.</p> <p>Housing affordability You also object that no draft form of the CIA documentation was made available for review during the consultation period.</p>	<p>Object to the concept of a CIA Emerging community areas are located outside of Council's Priority Infrastructure Area (PIA), the planning scheme does not contain a structure plan for Morayfield South as further land use and infrastructure planning are required. The implementation of the proposed changes to the planning scheme and the preparation of the Coordinating Infrastructure Agreement (CIA) will ensure that development in Emerging community areas will result in the safe, effective, efficient and equitable provision of infrastructure.</p> <p>Alternate path to CIA Request removal of CIA requirements and revert back to former levels of assessment and code provisions. As previously stated the intent of the proposed amendments and CIA is to coordinate land use and infrastructure planning so as to result in the safe, effective, efficient and equitable provision of infrastructure. This is best achieved through the structure planning process, as outlined in the proposed changes. - Councils policy position. However, this is not the only pathway, an Impact assessable application (which would not be subject to bounded code assessment under the Planning Act) would be assessed</p>				N

Coordinating infrastructure agreement (CIA)

			<p>against the whole planning scheme including the Strategic framework. I refer you to section 3.6.8.7, this outcome outlines the assessment process for development which is not consistent with the detailed land use and infrastructure planning for the structure plan area stated in the plans made by the relevant planning authorities. The changes requested are not supported.</p> <p>Housing affordability The proposed amendments and CIA process are considered to support housing affordability by ensuring growth areas, in their entirety, are able to be unlocked and brought to market sooner than otherwise planned. The CIA process allows for the cost of development to be known to all proponents, and also for infrastructure providers to enable programming, this level of certainty and equity is not available under current arrangements.</p> <p>Consultation on CIA document Your concerns in relation to consultation of the CIA are noted. The CIA for each emerging community area will include an area specific Infrastructure Coordination and Sequencing Plan which will detail development infrastructure required, the timing of that requirement, the amount of works and/or land contributions, financial contributions and therefore the applicable offsets against infrastructure charges. This allows for the cost of development to be known to all proponents, and also for infrastructure providers to enable programming. When this work is undertaken for Morayfield South Council will engage with</p>			
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Coordinating infrastructure agreement (CIA)

			relevant parties as it has done for other structure planned areas within the region."			
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Miscellaneous						
Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
1		<p>From Unitywater In your submission you support the proposed amendments to the planning scheme with respect to the coordination of land use and infrastructure planning.</p> <p>You also support the proposed amendments in the Caboolture West Local Plan and associated amendments for material change of use and reconfiguring a lot.</p> <p>In your submission you request that changes to the provisions around assessment for Interim development, purpose statements of sub-precincts, self-assessable requirements for lots to be a serviced lot.</p> <p>You also seek clarification on the interpretation of some planning scheme provisions and the planning assumptions behind the Coordinating Infrastructure Agreement and how unitywater would assess alternate forms of development.</p> <p>"</p>	<p>Coordinating Infrastructure agreement The implementation of the proposed amendments to the planning scheme and the preparation of the Coordinating Infrastructure Agreement (CIA) will ensure that development in Emerging community areas will result in the safe, effective, efficient and equitable provision of infrastructure. Thank you for your support of the CIA and the proposed changes to the Caboolture West Local Plan.</p> <p>Interim Uses The purpose of the Defined activity group for Interim activities in the Caboolture West local plan is to enable current rural or semi-rural activities to remain in these areas prior to development occurring. The activity groups in the level of assessment tables work with the code requirements in 7.2.3.6 Interim uses code. For example, as in the Rural zone a Dwelling house may have a secondary dwelling, or domestic outbuilding etc., the level of assessment and provisions allow for these types of development. Outdoor sport and recreation is allowable if identified on and in accordance with a Council Master Plan approved under Council policy or Management Plan under the Land Act 1994. To meet these specifications the development would need to demonstrate a range of matters including infrastructure provision and</p>			N

			<p>undertake consultation. Your concerns are noted, however no changes are proposed.</p> <p>Purpose Statements and Self-assessable acceptable outcomes The proposed changes did focus on the initial stages of Caboolture West, this relates primarily to the Urban living precinct and its relevant sub-precincts. Future amendments will be made to the Local plan code to align other precincts and sub-precincts.</p> <p>General Works Overall Outcome The matter you raised in relation to the General works overall outcome and the purpose of the brackets has been considered and the brackets are proposed to be removed. In relation to the Performance outcome referring to provision of all services, I can confirm the bracket in this context relate to the availability of gas only. In relation to this same Performance Outcome, I can advise that Appendix A of Planning Scheme Policy - Integrated design, is the subject of proposed major changes. These proposed changes were advertised at the same time as the proposed changes relating to Caboolture West and the CIA. The final proposed changes include commentary around services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas.</p> <p>Planning Assumptions and the CIA In relation to the underlying planning assumptions used in support of the requirements for new infrastructure within Emerging community areas, this information will be contained in a Infrastructure Charging and</p>			
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			Sequencing Plan which is a companion document to the CIA and is required by the CIA.			
	1	Hospital in Deception Bay Request support for the establishment of a hospital in Deception Bay as the area is growing and the existing Redcliffe and Caboolture hospitals are overstretched.	No change. Public hospitals are State Government infrastructure. Applications for private hospitals will be assessed against the Planning Scheme and on their merit.			N
	1	Local transport North Lakes Concern with the design of the local transport network for new development associated with the Isles of Newport development. Of particular concern is the anticipated heavy traffic burden on Klinger Road and access to Anzac Avenue in order to get to North Lakes Town Area. You believe that North Lakes Town Area should be accessed within 10 minutes, even in peak hours, from Isles of Newport.	No change. The Isles of Newport development approval provides for two road accesses; Griffith/Boardman Road and a future road connection onto Nathan Road. Further, new pedestrian/cycle connections will be provided onto Hercules Road providing a direct link to Kippa-Ring Rail Station. The Redcliffe Kippa-Ring Major Centre will provide for the commercial, retail and community needs for the future population of the Isles of Newport development.			N
	1	Climate change Concern with the use of climate change in the storm tide inundation mapping and the accuracy of the erosion prone mapping. You also express concern with the consultation process and suggest more development applications go before Council for decision.	No change. Council is currently working its Coastal Hazard Adaptation Strategy (CHAS). This strategy seeks to identify coastal hazards, understand vulnerabilities and risks to a range of assets, engage with community to better understand their preferred approach to adaptation, and determine costs, priorities and timeframes for implementation.			N

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1	<p>Amendment Process Concern with the planning scheme amendment process namely; clarity around where to send a submission, the way and manner the planning scheme amendment is written, and the presence of inconsistencies and contradictions within the amendment. You identify that compensation to property owners is required to remedy the 'pseudo hurdles/obstacles' the planning scheme presents.</p>	<p>No change. The Council has correctly followed the public notification process as outlined in Statutory Guideline 01/16 Making and amending local planning instruments.</p> <p>Upon review, Council does not consider there to be inconsistencies and contradictions within the amendment.</p> <p>Where land resumption and compensation is required, the landowner would be appropriately compensated for the required land. There is a legal process in place to ensure fairness, and transparency.</p>			N
1	<p>Landmark proposal Propose a landmark in Caboolture at 58 Tallon Street, Caboolture to open a gallery of art created by Luke Sheehan, owner and operator of Chainsaw Art.</p>	<p>No change. Upon review, Council does not consider the site as having any particular heritage, landscape character, scenic amenity, natural or environmental values that are aligned with matters the State Planning Policy require to be identified in the Planning Scheme.</p>			N
1	<p>Capacity of existing streets Concern with the future growth and development of Edwin Street, Redcliffe and the surrounding streets. You are concerned that if an increase in dwellings is to occur in the future, then the roads in the vicinity will have to be changed to a one-way system to cope with increase traffic volume.</p>	<p>No change. The Planning Scheme's Strategic Framework outlines the 20-year vision for growth and development in the Moreton bay region. In order to do this, the region is split into 13 place types. These place types explain the level of growth and form of development that is expected in different neighbourhoods and communities throughout the region. Edwin St, Redcliffe and surrounds is allocated the Urban Neighbourhood Place Type.</p> <p>The Urban Neighbourhood Place Type has been allocated to areas</p>			N

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1	Bikeway - site specific Request that the bikeway be connected from the end of Elisabeth Street to Peter Street South, Everton Hills.	No change. It is not the role of the Planning Scheme to identify bikeways. The provision of bikeways are addressed by other methods outside of the Planning Scheme.			N
1	Site specific Support the renewal of Gretel Drive as specified in a Council letter dated 25th July 2017. You do not support any suggestion to remove the park as you believe more people will use the existing park when it is updated and better advertised.	No change. The proposed amendment is not removing the park. The zoning of the land associated with the park is to remain Recreation and Open Space.			N
1	Environmental protection Request Council adopt a program outside the scope of the Planning Scheme that will protect areas of high environmental significance.	No change. Council is mindful of, and does currently undertake, methods that go to protecting areas of high environmental significance that sit outside the Planning Scheme			N
1	Redcliffe - Interim residential Support the Interim residential zone around Knight Street. In particular the conversion of the current show ground to a village style shopping complex is an excellent idea to which Redcliffe will be transformed into a buzzing holiday town.	No change. Submitter supports the zoning and has not sort a change. Submitter supports the Planning scheme and has not sort a change.			
1	From UDIA Support the progression of detailed planning in the major structure planned areas of Warner and Caboolture West and in principle, support the proposed amendments. Request a meeting to discuss matters of further interest including clearing of habitat trees, reconfiguring a lot, nesting boxes and parks.	Response Thank you for your support of the proposed amendments and the structure planned areas of Warner and Caboolture West - Area 1. Further to our meeting of 30 October 2017 I provide the following comments in relation to the matters raised in your submission and discussed at our meeting. Measures related to the 'clearing of habitat trees' (Table 1.7.7.1)			N

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			<p>when vegetation controls are covered by other higher order legislation, including the Vegetation Management Act 1999 MBRC Comment: These exemptions are existing in headings in planning scheme provisions. For clarity and consistency, these have moved to 1.7.7.1, where the exemptions should sit. There are no changes to content.</p> <p>The new provision associated with reconfiguring a lot which considers private residential driveways and crossovers as operational works (Table 5.8.1) MBRC Comment: This proposed change is to reduce the level of assessment for driveways from code assessment to self-assessment. This is to correct an unintended consequence.</p> <p>The inclusion of requirements for nesting boxes when a hollow is removed (PO89) which equates to a further increase in the significant environmental offset requirements of the scheme. MBRC Comments: The proposed amendments change the ratio of nest boxes that are required. From 1 nest box for every hollow to 2 boxes and from 3 nest boxes for every tree to 1 box. The proposed change to the ratios acknowledge that the hollows themselves have a higher environmental offset value than a tree without a hollow but with a large trunk.</p> <p>Amendment of the performance criteria for park in open space within tables 9.4.1.6.1.2-9.4.1.6.4.2 requiring the parks to be provided</p>			
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			<p>'generally in accordance with the locations shown on the Plans for Trunk Infrastructure in Part 4: Local Government Infrastructure Plan'. More flexibility for the provision of parks in locations that are the most suitable for the needs of the future community is required. MBRC Comment: The Local Government Infrastructure Plan (LGIP) shows indicative locations for these facilities. In that sense, there is sufficient flexibility.</p>			
	1	<p>Population growth Concern with the State government setting population numbers for the region. Recommend that the community be consulted throughout the planning process and that Council establish and communicate their intent with respect to koala conservation given the current planning scheme has its major focus on development.</p>	<p>No change. This is a State Government matter and not a matter that can be addressed in the Planning scheme.</p>			N
	1	<p>Housing affordability Concerned that the scheme amendments will adversely affect housing affordability.</p>	<p>No change Council does not agree the amendments will adversely impact upon housing affordability. Housing affordability is impacted by a range of factors that sit outside of the planning scheme. The scope of the changes proposed in the amendment will have limited and minimal impact in this regard.</p>			N
	1	<p>Report provided Provided, for Council's information, a report titled 'Environmental Protection Management Project in Queensland 2017'.</p>	<p>No change. Waste management is outside the scope of the MBRC Planning Scheme.</p>			N

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1	<p>Roads, public transport and schools Register your objection to the proposed Moreton Bay Regional Council Planning Scheme. You believe it to be misinforming and misleading. Identify 3 specific areas of concerns namely: the roads in the area can not handle any more traffic; public transport in the area is useless at the current date and; local schools are already at capacity with only one State High School in the area. Request that the Council revise the scheme and explain to the residents what is being proposed in 'plain english', asking for their unbiased opinion.</p>	<p>No change. The submitter raises general, generic matters with the planning scheme as a whole that can not be addressed as part of the amendment process.</p>			N
1	<p>Car parking - Sales office Request a reduction in car parking requirements for sales office (display dwelling) under Schedule 7 Car parking.</p>	<p>No change. Upon review of the current car parking requirement for sales office (display dwelling), Council is satisfied the current rate is appropriate to meet anticipated need.</p>			N
1	<p>Schedule 1. Request that plans of development can identify primary frontage under the Administrative definitions</p>	<p>No change</p>			N
1	<p>Level of assessment for Service stations Concern the scheme has made service stations impact assessable in centres and appears to be attempting to limit the sale of convenience items unless they can be consumed on site</p>	<p>No Change The changes proposed to the MBRC Planning Scheme levels of assessment are in response to concerns that service stations are not generally consistent with the overall outcomes sought for centres as they are car based and can have significant amenity and streetscape impacts. However, it is acknowledged that it is appropriate to locate service stations on the periphery of centres, hence the proposed provisions detailing location and siting requirements.</p>			

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			<p>As the preferred peripheral location of service stations will necessitate some sort of interface with land that is not within a centre zone, Council considers it appropriate for the public to be consulted through an impact assessment.</p> <p>The changes proposed to refer to the extent of service that service stations can provided is in response to concerns that service stations should not be the basis of a neighbourhood hub or supermarket type outcome. The proposed changes are intended to ensure that service stations do not expand beyond their traditional role of providing fuel and the sale of convenience items such as milk and bread.</p> <p>Council advise the implementation of these proposed changes will be monitored and consideration will be given in future as to whether there is a need to revise the provisions.</p>			
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Planning Scheme Policies						
Issue #	Number of Submitters or MBRC matter	Summary of issue raised	Rationale for Response to issue	Consultation Version To be used ONLY if making a change	Recommended Change from Consultation Version	Matter of State Interest (Y/N)
Planning Scheme Policy - Environmental Areas and Corridors						
	1	Request the Environmental areas and corridors Planning Scheme Policy be revised to improve readability and clarity of information.	Change The PSP has been amended to improve usability.			N
	1	Concern the Environmental areas and corridors Planning Scheme Policy is overly onerous in its requirements.	No change The role of a Planning scheme policy is to support the local dimension of a planning scheme. A Planning scheme policy cannot, therefore, regulate or control development. The Planning scheme policy is not 'overly onerous in its requirement' as its purpose and function is to provide information and guidance.			N
		Concern that the BPA mapping used to inform MLES was updated in September 2016. However, MLES mapping has not been updated as a result.	No change For procedural reasons this matter be reviewed as part of a future amendment.			Y - will be addressed in a future amendment
Planning Scheme Policy - Flood hazard, coastal hazard and overland flow						
	1	Support the amendment to the Planning Scheme Policy - Flood hazard, Coastal hazard and Overland flow as you view the prescriptive changes as a welcome addition and a positive turn-around from previous policy. However, consider this change should go further and be included as an example or performance outcome (benchmark) in the planning scheme. The revised changes are overly prescriptive and include rigorous specifications at the expense of the previously allowed negotiation process.	No change Performance outcomes all include note that directs plan users to the PSP. Role and purpose of the PSP is to inform, provide guidance and clarity as to how the performance outcome can be/is to be achieved. The proposed amendment, which seeks to provide technical clarity and certainty, is correctly and properly located in the PSP.			N

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			The Performance Outcomes currently read in a clear and concise manner therefore no change is needed. It is noted that the submission was contradictory however the rationale above addresses both sides of the submission.			
	MBRC	Change the reference to not be specific to a particular version	Change Changed the reference to future proof provision should the reference material be updated.	Queensland Urban Drainage Manual (DEWS, 2013).	Queensland Urban Drainage Manual (DEWS, 2013).	N
	MBRC	Change the reference to not be specific to a particular version	Change Changed the reference to future proof provision should the reference material be updated.	design is to be in accordance with QUDM (DEWS, 2013).	design is to be in accordance with QUDM (DEWS, 2013).	N
Planning Scheme Policy - Residential Design						
	MBRC	Add images to reflect changes to the garage and carport opening provisions in the Dwelling house code.	Change Provide greater clarity in relation to requirements by adding images to reflect changes to the garage and carport opening provisions in the Dwelling house code.	Not currently included		N
Planning Scheme Policy - Integrated Design - Appendix A						
	MBRC	To provide consistency with the Australian standard	Change To provide consistency with the Australian standard	14.1.1.1 Location a. vehicle crossovers and driveways are located so as to provide a clear view of passing pedestrians, cyclists and vehicles. b. vehicle crossover of one allotment does not encroach on the frontage of an adjacent allotment; c. vehicle crossovers do not directly adjoin painted or concrete traffic islands on the	14.1.1.1 Location a. vehicle crossovers and driveways are located so as to provide a clear view of passing pedestrians, cyclists and vehicles. b. vehicle crossover of one allotment does not encroach on the frontage of an adjacent allotment; c. vehicle crossovers do not directly adjoin painted or concrete traffic islands on the road; d. vehicle crossovers are setback a minimum 1m from any stormwater pit, electricity pole	N

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				<p>road;</p> <p>d. vehicle crossovers are setback a minimum 1m from any stormwater pit, electricity pole or road sign;</p> <p>e. vehicle crossovers are setback a minimum 3m from any street tree;</p> <p>f. vehicle crossovers and driveways do not disturb, cover or restrict access to:</p> <ol style="list-style-type: none"> 1. a survey mark; 2. water meters, fire hydrants or valves; 3. the water supply pipe between the main and the meter; 4. a Council or public sector entity easement; 5. utility corridors and pits (e.g. Telstra, NBN, Gas) <p>g. vehicle crossovers and driveways are setback a minimum 10m of the approach side of a bus stop</p>	<p>or road sign;</p> <p>e. vehicle crossovers are setback a minimum 3m from any street tree;</p> <p>f. vehicle crossovers and driveways do not disturb, cover or restrict access to:</p> <ol style="list-style-type: none"> 1. a survey mark; 2. water meters, fire hydrants or valves; 3. the water supply pipe between the main and the meter; 4. a Council or public sector entity easement; 5. utility corridors and pits (e.g. Telstra, NBN, Gas) <p>g. vehicle crossovers and driveways are setback a minimum 10m of the approach side of a bus stop</p> <p>h. vehicle crossovers and driveways are located clear of the prohibited locations as referenced in AS2890.1</p>	
	MBRC	To remove contradiction with the design ESA table	<p>Change</p> <p>To remove contradiction with the design ESA table</p>	<p>In urban and rural residential areas, the Asphaltic Concrete (A.C.) surfacing thickness is to be:</p> <ul style="list-style-type: none"> • 25mm (BCC Type 2) on Access type streets and Laneways with traffic volumes less than 4 x 105; • 50mm (BCC Type 3) for Arterial and Sub Arterial roads; and • 40mm (BCC Type 3) for all other streets. <p>In Commercial and Industrial areas the minimum A.C. surfacing thickness is to be 40mm.</p>	<p>In urban and rural residential areas, the Asphaltic Concrete (A.C.) surfacing thickness is to be:</p> <ul style="list-style-type: none"> • 25mm (BCC Type 2) on Access type streets and Laneways with traffic volumes less than 4 x 105; • 50mm (BCC Type 3) for Arterial and Sub Arterial roads; and • 40mm (BCC Type 3) for all other streets. <p>In Commercial and Industrial areas the minimum A.C. surfacing thickness is to be 40mm.</p>	N
	MBRC	Require change to ensure consistency with standards and document names	<p>Change</p> <p>Document name change required. Semi-mountable curb is now standard practice. Inclusion of B3 typology will broaden options for developers and is in accordance with standard curb types.</p>	<p>Unless otherwise approved, the type of kerb and channel used shall be as listed below and shall be designed in accordance with IPWEAQ Standard Drawings for Kerb Profiles:</p> <ul style="list-style-type: none"> • Industrial and Commercial 	<p>Unless otherwise approved, the type of kerb and channel used shall be as listed below and shall be designed in accordance with IPWEAQ Standard Drawings for Kerb Profiles:</p> <ul style="list-style-type: none"> • Industrial and Commercial areas and Park frontages - Barrier kerb (B1 300) • Traffic islands - Barrier (B5 Semi - 	N

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				<p>areas and Park frontages - Barrier kerb (B1 300)</p> <ul style="list-style-type: none"> • Traffic islands - Barrier (B5) Modified to key in 125mm below pavement surface • Roundabouts – SM5 • Non-channelled roads – edge beam M6 or B3 • All other locations - Mountable kerb (M3) 	<p>Mountable (SM3) Modified to key in 125mm below pavement surface</p> <ul style="list-style-type: none"> • Roundabouts – SM5 • Non-channelled roads – edge beam M6, B3 or ER2 • All other locations - Mountable kerb (M3) 	
	MBRC	Require change to ensure consistency with document names	<p>Change Update the name of document</p>	<p>Pathway construction is to be in accordance with I.P.W.A.Q standard drawings. Where applicable the pathway is to be removed and replaced with a standard industrial crossover. The crossover is to give priority to the footpath profile. New concrete pathways are to be pinned to adjacent concrete infrastructure.</p>	<p>Pathway construction is to be in accordance with I.P.W.A.Q.E.A standard drawings. Where applicable the pathway is to be removed and replaced with a standard industrial crossover. The crossover is to give priority to the footpath profile. New concrete pathways are to be pinned to adjacent concrete infrastructure.</p>	N
	MBRC	Change required to improve clarity of information	<p>Change The cross sections for road types have been introduced to replace or explain visually the content which is in a table in the current version. All information has transferred across except for the possible bus route column and the Max posted speed column.</p>		<p>Add the Possible bus route section into the Typology cross sections</p>	N
	MBRC	Correction of typographical error required	<p>Change The Pathway attribute on the Industry Collector and Industry Access Typology Cross sections should be ticked.</p>	<p>5.7 Industry Collector & 5.8 Industry Access Pathway: x</p>	<p>5.7 Industry Collector & 5.8 Industry Access Pathway: ✖</p>	N
Planning Scheme Policy - Noise						
	1	Request a number of amendments to the Noise PSP	<p>No change Further investigations required to inform the appropriateness of any change.</p>			N
Planning Scheme Policy - Integrated Design - Appendix C						

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	MBRC	Correction of typographical error required	Change To fix a typographic error and clarify the requirement	Stormwater pipe ≤ 825mm diameter and Sewer pipe ≤ 225mm diameter 4.0 m	Stormwater pipe ≤ 825mm diameter and any other service 4.0 m	N
	MBRC	Require change to ensure consistency with document	Change Changed the reference to future proof provision should the reference material be updated.	Refer to QUDM Section 9.3.4 for the applicable Manning's roughness coefficient	Refer to QUDM Section 9.3.4 for the applicable Manning's roughness coefficient	N
	MBRC	Require change to ensure consistency with document name	Change Update the name of document	Pipe trenching is to be designed and constructed in accordance with I.P.W.E.A.Q. standard drawings and subject to the following requirements:	Pipe trenching is to be designed and constructed in accordance with I.P.W.E.A.Q. standard drawings and subject to the following requirements:	N
	MBRC	Require change to ensure consistency with document	Change Changed the reference to future proof provision should the reference material be updated.	Flow calculations associated with sizing and designing a detention basin must be undertaken in accordance with Chapter 5 of QUDM.	Flow calculations associated with sizing and designing a detention basin must be undertaken in accordance with Chapter 5 of the relevant chapter of QUDM.	N
	MBRC	Clarification required	Change To remove confusion	For dry detention basins the depth of water shall be restricted to 1.2m at the 5% AEP. Greater depths are not permitted.	For dry detention basins the depth of water shall be restricted to 1.2m at the 5% AEP. Greater depths are not permitted.	N
Planning Scheme Policy - Operational works inspection, maintenance and bonding procedures						
	MBRC	MBRC were unable to secure footpaths as deferred works in a previous development therefore they should only be considered in uncompleted works. Improve clarity by removing information irrelevant to deferred works.	Change Remove concrete footpaths from deferred works given previous issues with securing footpaths. To ensure clarity remove the early endorsement policy information as this is for uncompleted works and not deferred works.	Works eligible for consideration as deferred works include; i. Bio-retention basin planting ii. Street trees iii. Turfing of the full verge iv. Concrete footpaths v. Driveways Under Council's Early Endorsement Policy, Outstanding Works are to be completed and accepted on maintenance within three (3)	Works eligible for consideration as deferred works include; i. Bio-retention basin planting ii. Street trees iii. Turfing of the full verge iv. Concrete footpaths iv. Driveways Under Council's Early Endorsement Policy, Outstanding Works are to be completed and accepted on maintenance within three (3) months of the survey plan being endorsed as part of an Infrastructure	N

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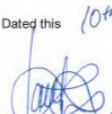
				months of the survey plan being endorsed as part of an Infrastructure Agreement. When a Deferred Works Agreement and Bond are provided the works covered under this Infrastructure Agreement will be considered to be satisfied for the Early Endorsement.	Agreement. When a Deferred Works Agreement and Bond are provided the works covered under this Infrastructure Agreement will be considered to be satisfied for the Early Endorsement.	
	MBRC	Formatting error	Change Put a new line space in the minimum frequency column to line it up with the correct test, (Section 4 c))		Add space PSP - OPW inspection, maintenance and bonding procedures - Appendix B - Minimum Compliance Testing Frequencies	N
	MBRC	Require change to ensure consistency with document	Change Update the name of document	In PSP - OPW inspection, maintenance and bonding procedures - Appendix B - Minimum Compliance Testing Frequencies: IPWWEA std drawing DS-030	In PSP - OPW inspection, maintenance and bonding procedures - Appendix B - Minimum Compliance Testing Frequencies: IPWEA std drawing DS-030	N
	MBRC	Require change to ensure consistency with infrastructure name	Change Update the name of infrastructure	In PSP - OPW inspection, maintenance and bonding procedures - Appendix B - Minimum Compliance Testing Frequencies: FC Pipe	In PSP - OPW inspection, maintenance and bonding procedures - Appendix B - Minimum Compliance Testing Frequencies: FRC Pipe	N
	MBRC	The list of Council approved products is always expanding as products are developed and change.	Change To avoid the need to constantly update the scheme at the bottom of the table include a row called "Other approved products" with testing as per Council's requirements. This will reduce the need to update in accordance with documentation outside of DA control	In PSP - OPW inspection, maintenance and bonding procedures - Appendix B - Minimum Compliance Testing Frequencies:	In PSP - OPW inspection, maintenance and bonding procedures - Appendix B - Minimum Compliance Testing Frequencies: At the bottom of the include a row called "Other approved products" with testing as per Council's requirements	N
	MBRC	Required to meet IPWEA standards	Change To be in line with IPWEA standards and avoid safety risk	In PSP - OPW inspection, maintenance and bonding procedures - Appendix C - Tolerances Section 7) b) (iv): true to line and level of adjacent kerb	In PSP - OPW inspection, maintenance and bonding procedures - Appendix C - Tolerances Section 7) b) (iv): true to line and level of adjacent kerb +/- 10mm	N

Planning Scheme Policy - Stormwater management

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	MBRC	"Annoyance" is not a lawful test or quantifiable.	Change Remove annoyance as it is not quantifiable and there is no lawful test. "Nuisance" is appropriate as it is referred to in Queensland Urban Drainage Manual	In PSP - Stormwater Management - 2.2.3 d): Demonstrate that the development does not adversely impact on flood behaviours resulting in increased nuisance and/or annoyance to upstream or downstream properties;	In PSP - Stormwater Management - 2.2.3 d): Demonstrate that the development does not adversely impact on flood behaviours resulting in increased nuisance and/or annoyance to upstream or downstream properties;	N
Planning Scheme Policy - How to prepare a structure plan						
	1	Concerns with the Planning Scheme Policy - How to prepare a Structure plan as consider it is impractical and unreasonable to require structure planning for the entirety of the various Structure Plan/Emerging Community areas prior to the development occurring in these areas. Request that infrastructure capacity should be made available on a 'first-in-first-served' basis.	No change The proposed Planning Scheme Policy - How to prepare a structure plan as well as the proposed Coordinating Infrastructure Agreement (CIA) approach supports the goals set out in the Queensland Governments ShapingSEQ 2017. In particular ShapingSEQs strategy which seeks to ensure that planning and delivery of land use and infrastructure for new communities, including major development areas, are integrated and sequenced, and deliver complete communities. Emerging community areas are located outside of Council's Priority Infrastructure Area (PIA) which makes planning a coordinated infrastructure network of even greater importance. The implementation of the proposed changes to the planning scheme and the preparation of the Coordinating Infrastructure Agreement (CIA) will ensure that development in Emerging Community areas will result in the safe, effective, efficient and equitable provision of infrastructure. The preparation of structure plans for Emerging community areas considers densities and lot yields, this is used to inform the infrastructure demand and associated costs for each area and the broader network. The CIA for each Emerging community area will include an Infrastructure Coordination and Sequencing Plan which will detail			Y - considered to be adequately reflected.

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			development infrastructure required, the timing of that requirement, the amount of works and/or land contributions, financial contributions and therefore the applicable offsets against infrastructure charges. This allows for the cost of development to be known to all proponents, and also for infrastructure providers to enable programming. Efficient delivery of infrastructure ensures affordability and equitable release of land in growth areas. When this work is undertaken Council will engage with relevant parties as it has done for other structure planned areas within the region. "			
	1	Concern the new PSP does not provide sufficient certainty with respect to the process particularly with respect to timeframes for resolving issues as they arise. Request that the PSP indicates when Council intends to undertake the master planning process with respect to the identified areas.	<p>No change</p> <p>Concerns in relation to the lack of certainty in Planning scheme policy - How to prepare a structure plan around issue resolution and timing for future structure plan areas are noted. It is Council's intent to work cooperatively and collaboratively with interested parties in relation to structure planning for these areas. On that basis the iterative and collaborative nature of this process is not specified. The timing of structure planning for Future structure plan areas will be governed by the safe, effective, efficient and equitable provision of infrastructure and relevant sequencing as well as expected growth patterns. Council will continue to engage with parties in this area. Your comments in relation to density are noted and will be further considered.</p>			N

<p style="text-align: right; font-size: small;">Department of Infrastructure, Local Government and Planning</p> <p>Enclosure 1 Ministerial Conditions</p> <p>Pursuant to Section 117 of the <i>Sustainable Planning Act 2009</i></p> <p>Pursuant to section 117 of the <i>Sustainable Planning Act 2009</i> (SPA) and step 5.3(b) of <i>Statutory guideline 01/16: Making and amending local planning instruments</i> (MALPI), I hereby advise Moreton Bay Regional Council that it may proceed to public consultation on the Major Amendment – Amendment 2 to the Moreton Bay Regional Council Planning Scheme (the proposed amendment), as submitted on 31 August 2016 and with a final revised version submitted on 24 March 2017, subject to the following conditions:</p> <p>State Interest – Sustainable Planning Act 2009</p> <p>1. Remove all provisions and notes from the proposed amendment:</p> <p>(a) which refer to including adopted structure plans in a Planning Scheme Policy (PSP); and</p> <p>For example (but not limited to):</p> <ul style="list-style-type: none"> • remove the Note from the administrative definition of ‘Structure Plan’ within Schedule 1 Definitions; • remove the Note from AO10.1 of Table 6.2.3.2.2.3 Assessable development – Transition precinct, serviced lot; and • remove the Note from point 4. of 7.2.3.1.1 Purpose – Urban living precinct within the Caboolture West local plan code. <p>(b) that provides for or references structure plans as taking the form of, or being included in, a PSP contained within Schedule 6; and replace this with text that provides for or references structure plans that are to be included within a part of the planning scheme (such as within Part 7 Local plans or within Part 10 Other plans).</p> <p>Reason for condition 1 The changes set out in the conditions are required to advance the purpose of SPA. A council adopted/approved structure plan must not take the form of/be included in a PSP, but instead must be included within a part of the planning scheme, if the structure plan provides mechanisms for regulating development.</p> <p>2. Remove section 3.6.8.7(b) from the Strategic Framework and include in its stead:</p> <p>b. the proponent of development has agreed with the relevant planning authorities the proponent’s responsibilities for the provision of the infrastructure contributions necessary to service the development and has agreed for those responsibilities to be attached to the premises and bind the owner of the premises and the owner’s successors in title under the following:</p> <ol style="list-style-type: none"> i. the co-ordinating infrastructure agreement; or ii. a relevant infrastructure agreement, including both an infrastructure agreement under the Act and a water infrastructure agreement under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>, to which the relevant planning authorities are parties. <p style="text-align: right;"></p>	<p style="text-align: right; font-size: small;">Department of Infrastructure, Local Government and Planning</p> <p>Reason for condition 2 The changes set out in this condition are required to advance the purpose of SPA.</p> <p>State Interest – Statutory Guideline 01/16</p> <p>3. All properly made submissions received by the council during the consultation period are to be provided to the Minister at the same time as the summary under step 7.7(a) of MALPI is provided to the Minister.</p> <p>Reason for condition 3 To assist the Minister in making a decision under step 8 of MALPI.</p> <p>State Interest – State Planning Policy – Housing Supply and Diversity</p> <p>4. Make changes to the Dwelling House code as per Attachment 1.</p> <p>Reason for condition 4 To improve design outcomes for dwelling houses with regard to garage width and placement.</p> <p>State Interest – Statutory Guideline 01/16</p> <p>5. Amend the proposed communication strategy to provide public information, in the form of a fact sheet, about the function of the coordinating infrastructure agreement (CIA) and how it will operate, including:</p> <ul style="list-style-type: none"> • that there is an alternative to entering into the CIA and the details of this • advising the level of charges that are currently proposed under the CIA, but noting that these can change unilaterally • advising that applicants may need to provide infrastructure (identified in the CIA notice they will receive) in addition to paying charges, and outlining how these infrastructure requirements will be determined • whether the public sector entities who are parties to the CIA are required to provide nominated infrastructure at a prescribed time or whether this is subject to future decisions by those entities • the likely frequency of revision to the CIA including to the charges and the infrastructure planning, and the triggers for such revisions • the process for the CIA and the relevant infrastructure obligations to attach to the land. <p>The fact sheet must be:</p> <ul style="list-style-type: none"> • available with the copy of the proposed planning scheme available for inspection and purchase • available for download on the council website • sent via post to all affected landowners within the Emerging Community zone. <p style="text-align: right; font-size: small;">Ministerial Conditions– Major Amendment - Amendment 2 – Moreton Bay Regional Council Page 2 of 3</p>	<p style="text-align: right; font-size: small;">Department of Infrastructure, Local Government and Planning</p> <p>Reason for condition 5 To provide the public with information about the CIA and how it will operate, as well as the alternative options available to obtain development approval.</p> <p>Dated this <u>10th</u> day of <u>August</u> 2017</p> <p style="text-align: center;"></p> <p>JACKIE TRAD MP DEPUTY PREMIER Minister for Transport and Minister for Infrastructure and Planning</p> <p>Attachment 1: changes to the dwelling house code</p> <p style="text-align: right; font-size: small;">Ministerial Conditions– Major Amendment - Amendment 2 – Moreton Bay Regional Council Page 3 of 3</p>
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