

Office of the CEO



Enquiries	Stewart Pentland
Phone	(07) 3205 0555
Our Ref	A17296620 (DH:kc)
Your Ref	
Date	3 August 2018

Mr Kerry Doss  
 Deputy Director General  
 Department of State Development  
 Manufacturing, Infrastructure and Planning  
 PO Box 15009  
 CITY EAST QLD 4002

Dear Kerry

### Moreton Bay Regional Council Major Planning Scheme Amendment

I refer to your representations dated 27 July 2018 within which you outline three key points:

1. The Department of State Development, Manufacturing, Infrastructure and Planning (the Department) cannot support Council's major planning scheme amendment whilst it includes the proposed Coordinating Infrastructure Agreement (CIA) and associated service area concepts; and
2. The Department cannot support a conditional approval of the major planning scheme amendment if the proposed CIA and associated service area concepts are removed; and
3. The Department outlines three options for Council to consider to progress the major planning scheme amendment.

### CONTEXT

On 1 December 2015 Moreton Bay Regional Council (MBRC) resolved to undertake a major amendment of the MBRC planning scheme. Accordingly, Council staff began engaging with the Department's staff about the content of the amendment. This discussion continued throughout 2016 as regular meetings occurred with staff in the Department's Regional Services (North) offices. During these meetings and further to the submissions made by the respective parties during this period, the Council were of the view that most of the matters contained in the proposed amendment had been agreed between the parties. Whilst there are a significant number of these matters, they primarily related to lower order planning scheme requirements relating to carports, dwelling house code, rural setbacks, sheds etc. The Council requested the State initiate the first State Interest Review (SIR1) 31 August 2016.

...2/-

Council acknowledges however, that additional changes to the planning scheme amendment were also provided to the Department 2 February 2017. These related to the Caboolture West Area 1 and Warner Structure Plans, and in particular the CIA and associated Service Area concepts. Council worked closely with the Department, the Department of Transport and Main Roads (TMR), Unitywater (UW) and the land owner / developer groups in the development of the CIA and the content of these changes to the planning scheme amendment between November 2016 and February 2017. Multiple workshops and presentations were undertaken with these parties and their respective legal and consultant representatives. Significant materials were developed by the Council and provided to all parties for their review and input. These materials and discussions directly informed the additional changes included in the major planning scheme amendment.

Over the course of the next 6 months, the Council continued to work closely with the Department, TMR, UW and the land owner / developer groups providing further materials to inform the State's 1SIR of the major planning scheme amendment. During this period the State made Council aware that their principal concern was that the proposed amendment did not include an alternative Infrastructure Agreement (IA) pathway to the CIA in the Strategic Framework of the planning scheme.

Accordingly, on 11 August 2017 the Deputy Premier and then Minister for Transport, Infrastructure and Planning - Jackie Trad, provided 1SIR approval, and in doing so also provided Council with approval to proceed to public consultation subject to conditions. Of particular note was condition 2 relating to State Interest - Sustainable Planning Act 2009, which outlined that the Council needed to include revised wording for the Strategic Framework. Importantly this wording maintained the CIA and included an alternative IA option. In response, the Council duly made the requested change, amongst the others also requested, and progressed the major planning scheme amendment to public consultation between 21 August 2017 and 6 October 2017. A further series of public consultation events were also undertaken with the Warner community on 15 November 2017 and 18 November 2017.

Upon completion of the public consultation, the Council considered every properly made submission, and prepared a submission report and response to every submitter. In response to submissions, further changes to the major planning scheme amendment were made, and on 22 December 2017 the Council prepared all necessary materials and submitted these to the State for final State Interest Review (2SIR).

Ongoing meetings, submissions, and communications have occurred since 22 December 2017, however the only formal response the Council has received to the proposed amendment and its content are your representations dated 27 July 2018, the subject of this correspondence.

#### **REPRESENTATIONS 27 JULY 2018**

1. The Department of State Development, Manufacturing, Infrastructure and Planning (the Department) cannot support Councils major planning scheme amendment whilst it includes the proposed Coordinating Infrastructure Agreement (CIA) and associated service area concepts.

...3/-



Unfortunately, the Council has not been able to remedy the Department's stated concern with the CIA and associated concepts because the detail of these concerns has never been provided to Council, despite the Council's ongoing requests. Your representations of 27 July 2018 similarly outline your concern and lack of support, but do nothing to further Council's understanding of the technical issues at hand and how these issues compromise a State interest. If this material was forthcoming the Council would readily attempt to appropriately accommodate them.

2. The Department cannot support a conditional approval of the major planning scheme amendment if the proposed CIA and associated service area concepts are removed.

On 13 June 2018, Council staff, Mr Anthony Martini and Mr Stewart Pentland met with Mr Kerry Doss and Mr Graham Bolton of the Department, on the understanding that the State had concerns about the CIA, that if the planning scheme amendment were to progress the CIA and associated concepts would need to be removed, and to discuss the option of a conditional approval.

Accordingly, Council staff put forward the option of removing the CIA and related concepts, and discussed how this could be achieved by way of conditional approval. This option was received positively, albeit acknowledging that further consideration would be required. The matters were subsequently documented by the Council and issued to the Department 14 June 2018.

During the discussions of 13 June 2018 the option was received so positively that Mr Bolton indicated that he would have a draft response back to the Council for further discussion by the end of that week (being 15 June 2018) and that this matter could potentially be resolved within a month. Despite this positive response and agreed way forward, no further formal communications have occurred with the Council until a meeting of 26 July some 6 weeks later. At this meeting, attended by Council staff Mr Anthony Martini and Mr Stewart Pentland, and Department staff Mr Kerry Doss and Mr Graham Bolton, the Department staff indicated that despite earlier discussions and no further evidence as to the basis of the State's concerns, our proposal to remove the CIA in response to the State's direction also could not be supported. This position was then formalised in your representations of 27 July 2018.

Concerningly, after 2½ years since the major planning scheme amendment had commenced, and despite the Council indicating that it would accede to the State's direction to remove the CIA and associated concepts in the absence of evidence demonstrating why, the Council's planning scheme amendment now cannot proceed with the CIA in or out.

3. The Department outlines three options for Council to consider to progress the major scheme amendment.

After consideration, and giving thought to the significant and protracted negotiations the Council has undertaken with the Department, the Council sees no utility in the first 2 options provided by the Department to progress the major scheme amendment. These options require further work by the council, and will incur further delay in the implementation of the planning scheme amendment, and are uncertain in their outcome.

The Council also understands that the State is of the view that there are complexities for the Minister if he were to consider and decide the proposed amendment in its current form (option 3).

On this basis, the Council requests an alternative to the three options listed, that being, the Planning Minister considers and:

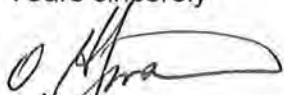
1. Provides a partial approval for 131 of 133 matters within the proposed planning scheme amendment. Those 131 matters being the lower order matters relating to carports, dwelling house code, rural setbacks, sheds etc.; and
2. Refusal of 2 matters within the proposed major planning scheme amendment, being Caboolture West Area 1 and Warner, and the associated Coordinating Infrastructure Agreement and Service Area concepts.

This option reflects the discussions that have occurred most recently between the Mayor and the Minister, and reflects the options previously put forward by Departmental staff. This course of action will enable the State to provide a partial approval for the elements that it does support without any further rework by the Council and no further implementation delay by recommencing processes, that would still be uncertain in outcome. This option will be the quickest way for the Council to commence a substantive amendment, noting that Caboolture West Area 1 and Warner Structure Plan Areas and the CIA do not have the State's support.

I trust this clarifies Council's position on the matter and request that you respond providing an indicative timeframe to complete this process.

Should you have any further queries please direct these to Council's Director of Planning and Economic Development - Stewart Pentland on Access refused under or [stewart.pentland@moretonbay.qld.gov.au](mailto:stewart.pentland@moretonbay.qld.gov.au).

Yours sincerely



Daryl Hitzman  
Chief Executive Officer

cc: cc Rachael Hunter





Enquiries	Stewart Pentland
Phone	(07) 3205 0555
Our Ref	A17340060 (DH:kc)
Your Ref	---
Date	7 August 2018

Ms Rachel Hunter  
Director-General  
Department of State Development  
Manufacturing, Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

Dear Ms Hunter

## **PROPOSED MAJOR AMENDMENT TO MORETON BAY REGIONAL COUNCIL**

I refer to your Department's letter 27 July 2018 to Council regarding the Department's position on the Moreton Bay Regional Council's proposed major scheme amendment. At a meeting held 3 August 2018, Council's response to that letter (Attachment 3) was provided directly to Kerry Doss, Deputy Director-General.

Notwithstanding the Department's three options outlined in the 27 July 2018 letter, the Council were advised at the meeting 3 August 2018 that only two options would now be considered. These being that the Council either withdraws the scheme amendment or the amendment would be refused. Council questioned why a conditional approval could not be provided and were advised that advice had been obtained that a conditional approval would not be supported.

The alternative option presented to the Department in the Council's response 3 August 2018, seeks a conditional approval. A conditional approval is wholly consistent with other decisions made by the current Minister and his predecessors, and section 21.5 (b) of the Ministers Guidelines and Rules. Council attaches three relevant conditional approvals issued to other local governments (Attachment 2). These conditional approvals are extensive and direct the relevant Councils to make further amendments including removal of matters in order for the scheme / amendments to be adopted. This would also be consistent with the conditional approval the Council also received for the first State Interest Review of this major planning scheme amendment. Based on previous conditional approvals our Council does not understand why we cannot be issued with the same. To date, and despite numerous requests, your Department has not provided our Council with any specific evidence to support this position or to inform the Council as to why the State is not supportive of our major planning scheme amendment.

.../2-

As previously discussed with officers from the Department, the Council is, and remains, willing to work through proposed conditions. In this regard, we attach for your consideration draft conditions (Attachment 1) that could accompany a consideration from the Minister. We understand, based on previous advice, that the Department does not support Caboolture West Area 1 and Warner Structure Plans as well as the reference to a Coordinated Infrastructure Agreement and associated provisions.

Importantly, consistent with Schedule 2 of the Ministers Guidelines and Rules, Council as the applicable local government, has determined that the proposed conditions attached would not constitute a 'Significantly Different' amendment because:

- The proposed conditional approval would not affect a material planning issue, such as a policy position - the zoning, level of assessment etc. remains the same e.g. consistent with the current planning scheme;
- The proposed changes do not affect further landowners covered by the proposed planning instrument;
- A matter of public interest - the matter has been publicly notified, and the outcome of the conditional approval would be to implement the existing requirements and policy position of the current planning scheme, or to implement the substantive amendment which we understand the Department to be supportive of;
- The levels of assessment do not change;
- The proposed instrument would simply reflect the current planning scheme as if it were never proposed to be amended in Caboolture West Area 1 and Warner, and the balance of the amendment generally reflects the content publicly advertised; and
- The Council do not believe that any other matter is relevant to the extent that it could not be conditionally approved.

Accordingly, also consistent with section 21.4 and 21.5 of the Ministers Guidelines and Rules, Council believes the Minister can conditionally approve because:

- The conditional approval would enable the substantive amendment to be progressed, and the elements relating to Caboolture West Area 1 and Warner would simply reflect the current planning scheme, clearly advancing the purpose of the Act;
- The conditional approval would be consistent with section 16 (1) of the Act, because the conditional approval would either reflect the current planning scheme, or those aspects of the major planning scheme amendment that we understand the Department to support;
- The conditional approval would be consistent with the regulated requirements prescribed in the Planning Regulation, because the conditional approval would either reflect the current planning scheme, or those aspects of the major planning scheme amendment that we understand the Department to support;
- The current scheme (previously approved by the Minister), or the proposed amendments the Department is supportive of would clearly be well drafted and clearly articulated; and
- The current planning scheme for Caboolture West Area 1 and Warner, and the proposed amendments the Department are supportive of, accord with any relevant study or report, or review required under section 25 (1) of the Act.

...3/-



Based on the above, the Council seeks the Department's confirmation on how to progress its scheme amendment.

Council's preference is that the Department recommends to the Minister that a conditional approval be granted in line with the draft conditions provided in Attachment 1. However, if this is not possible, Council requests the Department's confirmation that a conditional approval cannot be issued, and in doing so confirms that the Department requests that the Council withdraw its current major planning scheme amendment. In doing so, the Council also requests that the Department outlines that it is supportive of a tailored assessment under section 18 of the *Planning Act 2016* for the substantive amendment, being all matters excluding Caboolture West and Warner, and that the Department will seek an approval from the Minister within two weeks from the date of submission. It is noted that the tailored assessment will be for a scheme amendment that excludes those elements that the Department has advised that it does not support.

Your urgent confirmation on the Department's position is appreciated.

Yours sincerely



Daryl Hitzman  
Chief Executive Officer

Enc Attachment 1 - Draft Conditions  
Attachment 2 - Three relevant conditional approvals issued to other local governments  
Attachment 3 - MBRC letter dated 3 August 2018

cc Mr Kerry Doss, Deputy Director-General

## **ATTACHMENT 1 - DRAFT CONDITIONS**

### **Part 3 - Strategic Framework**

- Remove paragraph 2 under 3.6.6 Strategic Outcome - Growth areas
- Remove 3.6.8. Strategic Outcome - Growth areas also identified on Overlay map - Structure plan areas
- Remove paragraph 11 under 3.6.7 Strategic Outcome - Caboolture West growth area
- Remove paragraph 2 under 3.11.1. Strategic Outcome - Infrastructure to support growth
- Remove reference to structure plans within 3.13.2.2 Specific Outcomes - Natural environment and landscape
- Remove reference to structure plans within 3.13.2.4.3 Land use and infrastructure strategies
- Remove reference paragraph C within 3.13.2.4.3 Land use and infrastructure strategies
- Remove paragraph D within 3.13.2.4.5 Land use strategy
- Remove paragraph D within 3.13.3.4.1 Land use strategy
- Remove paragraph D within 3.13.3.4.3 Land use strategy
- Amend Map 3.13.4 Strathpine Planning Area and exclude Warner Investigation Area from the Next Generation Place Type to Rural Residential and Enterprise and Employment
- Remove paragraph 9 within 3.13.4.4.1 Land use strategy
- Remove 3.13.4.4.2 Land use strategy
- Amend Map 3.14.1 Allocation of place types to exclude Warner Investigation Area from the Next Generation Place Type

### **Part 5 - Tables of assessment**

- Remove references to service area and non-service area throughout section 5.5.3.2 Transition precinct
- Amend 5.6 Levels of assessment - Reconfiguring a lot for Emerging community zone to remove reference to service areas and non-service area
- Remove references to service areas and non-service area 5.9.3.6 Reconfiguring a lot

### **Part 6 - Zones**

- Remove all references to service area and non-service area throughout section 6.2.3 Emerging community zone code
- Remove all references to Structure Plan and Future Structure Plan throughout section 6.2.3 Emerging community zone code

### **Part 8 - Overlays**

- Remove Structure Plan areas from SC 2.5 Overlay maps

### **Definitions**

- Remove definition for service area and non-service area

### **Planning Scheme Policies**

- Remove Planning scheme policy - How to prepare a structure plan and any associated references to this document.



1. Redland City Council - 9 June 2018



The Hon Cameron Dick MP  
Minister for State Development,  
Manufacturing, Infrastructure and Planning

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Our ref: MC17/1152

09 JUN 2018

Councillor Karen Williams  
Mayor  
Redland City Council  
PO Box 21  
CLEVELAND QLD 4163

Dear Councillor Williams

Karen,

Thank you for your letter received on 14 March 2017 to the then Minister for Planning, the Honourable Jackie Trad MP, requesting approval to adopt the draft Redland City Plan (draft City Plan). As the Minister for State Development, Manufacturing, Infrastructure and Planning, I am now responding.

The Department of State Development, Manufacturing, Infrastructure and Planning (the department), in consultation with relevant state agencies, has assessed the draft City Plan in terms of submissions received during the public consultation, changes made as a result of the public consultation, as well as against the requirements of the *Sustainable Planning Act 2009* (SPA) and Statutory guideline 01/16: Making and amending local planning instruments (MALPI) to determine whether or not state interests would be adversely affected by the draft City Plan.

I am pleased to advise, in accordance with SPA and MALPI, I am satisfied the relevant state interests contained in the State Planning Policy April 2016 (SPP April 2016) and the *South East Queensland Regional Plan 2009-2031* have been integrated into the draft City Plan. The Redland City Council (the council) may now adopt the version of the draft City Plan provided to the department on 14 March 2017, subject to the conditions contained in enclosure 1 being complied with prior to adoption. Further advice to assist the council is provided in enclosure 2 and a statement of state interest compliance is provided in enclosure 3.

I understand that officers from the council have collaborated with the department to resolve the outstanding state interest matters relating to the draft City Plan. I appreciate the time that the council has spent in making the draft City Plan and the extensive period and manner in which public consultation was undertaken.

Further, in accordance with section 287(3) of the *Planning Act 2016* (Planning Act), I advise that I am satisfied the aligned version of the draft City Plan as submitted to the department on 19 March 2018, is consistent with the Planning Act and that it has not substantially changed the effect of the proposed amendment.

As you are aware, on 3 July 2017 the State Planning Policy (SPP) July 2017 commenced and replaced the SPP April 2016. The SPP July 2017 was released subsequent to the draft City Plan being progressed to the former Planning Minister. I encourage the council to review the SPP July 2017 and consider a major amendment process to ensure the City Plan appropriately integrates the SPP July 2017.

Please note that the South East Queensland Regional Plan 2017 (*ShapingSEQ*), is the new regional plan for the South East Queensland region. It was given effect on 11 August 2017, and replaces the *South East Queensland Regional Plan 2009-2031*. I encourage the council to review *ShapingSEQ* and include any changes needed to ensure the draft City Plan is integrated with *ShapingSEQ* through a major amendment process. In this regard, the department is currently undertaking a planning scheme alignment review of *ShapingSEQ* and it will continue to work closely with the council to assist in the alignment of the City Plan.

If you require further information, I encourage you to contact Mr Gareth Richardson, Manager, Planning and Development Services - South, in the department, on (07) 5644 3213 or [gareth.richardson@dsmip.qld.gov.au](mailto:gareth.richardson@dsmip.qld.gov.au), who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Cameron Dick', with a stylized flourish at the end.

**CAMERON DICK MP**  
**Minister for State Development, Manufacturing,**  
**Infrastructure and Planning**

Enc (3)

cc: Mr Andrew Chesterman  
Chief Executive Officer  
Redland City Council



## ENCLOSURE 1

### MINISTERIAL CONDITIONS FOR REDLAND CITY COUNCIL'S DRAFT REDLAND CITY PLAN PURSUANT TO SECTION 117 OF THE SUSTAINABLE PLANNING ACT 2009

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Pursuant to section 117 of the *Sustainable Planning Act 2009*, I hereby advise the Redland City Council that it may proceed to adopt the draft Redland City Plan (Post Consultation Draft 2017), as submitted on 14 March 2017, subject to the following conditions:

#### ***State interest – Purpose of the Act***

1. Amend Part 6.2 Zone Codes of the proposed City Plan as follows:

- a) Amend the following sections of the Low Density Residential Zone Code:
  - i. section 6.2.1.2 (2)(c) to state *where not within a particular precinct, lot sizes are not reduced below 400m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood*
  - ii. section 6.2.1.2 (3)(a)(iv) to state *lot sizes are not reduced below 2,000m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood*
  - iii. section 6.2.1.2 (3)(b)(iv) to state *lot sizes are not reduced below 6,000m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood*
  - iv. section 6.2.1.2 (3)(d)(v) to state *lot sizes are not reduced below 1,600m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.*
- b) Amend the following sections of the Low-Medium Density Residential Zone Code:
  - i. section 6.2.2.2 (2)(c) to state *lot sizes are not reduced below 400m<sup>2</sup> and have a frontage width of no less than 10m, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.*
- c) Amend the following sections of the Medium Density Residential Zone Code:
  - i. section 6.2.3.2 (2)(d) to state *lot sizes are not reduced below 800m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.*

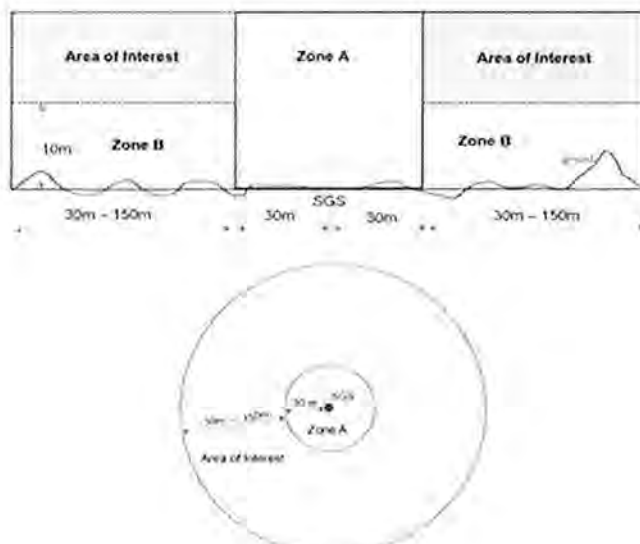
#### ***State interest – State Planning Policy (Biodiversity, Cultural Heritage, Transport Infrastructure, Energy and Water Supply, Natural Hazards, Risk and Resilience, Development and Construction, Tourism and Housing Supply and Diversity)***

2. Amend Schedule 2 – Mapping of the proposed City Plan as follows:

- a) Amend the City Wide Zoning Map (ZM-001) and Redland City Mainland Zoning Map (ZM-002) to remove state land reserve, Lot 600 on SP219225, from the Low Density Residential Zone to the Recreation and Open Space Zone.
- b) Amend the Environmental Significance Overlay (OM-007 and OM-008) and Waterways Wetlands and Moreton Bay Overlay (OM-023 and OM-024) to identify the current Matters of State Environmental Significance (protected area, marine park, wetlands, threatened wildlife and regulated vegetation).
- c) Amend the Transport Noise Corridor Overlay (OM-019) to identify the Transport Noise Corridor – Railway for the Cleveland Railway Line.

- d) Amend the Regional Infrastructure Corridors and Substations Overlay (OM-018) to identify the following 110kV electrical infrastructure easements:
- i. Easement A on CP900470 and Easements B-D and R on SP191080 burdening Lot 1 on SP228365
  - ii. Easements F and G on SP191082 burdening Lot 3 on SP107310
  - iii. Easement E on SP191081 burdening Lot 5 on SP158691
  - iv. Easement H on SP191083 burdening Lot 2 on CP818900
  - v. Easement J on SP186919 burdening Lot 117 on SP228365
  - vi. Easement L on SP186921 burdening Lot 11 on SP106594
  - vii. Easement K on SP186920 burdening Lot 12 on SP106594
  - viii. Easement J on SP186919 burdening Lot 1050 on SP228347
  - ix. Easement Q on SP191084 burdening Lot 119 on SP228365
  - x. Easements M and P-Q on SP191084 burdening Lot 113 on SP228365
  - xi. Easement Q on SP191084 and Easement N on SP191085 burdening Lot 105 on SP228365.
- e) Amend the Coastal protection (Erosion Prone Areas) Overlay (OM-006) to remove the Coastal Management District from the following land parcels:
- i. Lot 40 on RP135031
  - ii. Lot 39 on RP135031
  - iii. Lot 38 on RP135031
  - iv. Lot 37 on RP135031.
- f) Amend the City Wide Zoning Map (ZM-001) and North Stradbroke Island Zoning Map (ZM-005) to reflect the following changes:
- i. Lot 21 on A33930 to change the Recreation and Open Space Zone to the Low Density Residential Zone
  - ii. Lot 141 on SL10562 to change the partial Recreation and Open Space Zone to the Low Impact Industry Zone
  - iii. Lot 12 on PL85432 to change the Conservation Zone to the Low Density Residential Zone
  - iv. Lot 13 on PL85432 to change the Conservation Zone to the Low Density Residential Zone
  - v. Lot 39 on D90444 to change the Recreation and Open Space Zone to the Low Density Residential Zone
  - vi. Lot 18 on SP296433 to change the Conservation Zone to the Community Facilities Zone.

3. Replace Figure 8.2.1.3.3 – Birkdale satellite ground station building restriction area with the following diagram:





4. Amend Table 5.10.1, Environmental Significance Overlay, Operational work involving clearing of native vegetation, under the "level of assessment" column as follows:

Self-assessable if clearing is within:

- (1) the rural zone on land that contains a dwelling house and the combined area of the proposed clearing and any clearing previously undertaken since commencement of the first version of this planning scheme exceeds 500m<sup>2</sup> and does not exceed 2500m<sup>2</sup>.

5. Amend Table 5.10.1, Environmental Significance Overlay, Operational work involving clearing of native vegetation, under the "development" column to include an editor's note as follows:

Editor's note – Referral or approval under the *Sustainable Planning Act 2009* and *Water Act 2000* may also be required.

6. Amend Table 6.2.16.3.1 to include the following AO and PO under the "For self-assessable and assessable" heading and "Environmental protection and public safety" subheading as follows:

AO: No acceptable outcome is nominated.

PO: Development does not involve the handling or storage of hazardous chemicals described in Schedule 11, table 11.1 of the Work Health and Safety Regulation 2011 at quantities that exceed the manifest quantity identified in column 5 of Schedule 11, table 11.1 of the Work Health and Safety Regulation 2011.

In addition, make the necessary sequential changes to the numbering of the succeeding POs and AOs.

7. Amend Table 8.2.4.3.1 to include the following editor's note under PO1 as follows:

Editor's note—See Planning Scheme Policy 1 – Environmental significance for advice on achieving compliance with this outcome.

***State interest – State Planning Policy (Cultural Heritage) and South East Queensland Regional Plan 2009-2031 (Item 7.3 – Social and economic equity and Item 7.4 – Cultural Values)***

8. Amend section 3.3.1.4(11) of the Strategic Framework to state '*future development on North Stradbroke Island should recognise and reflect indigenous land use values and the economic and social needs of the indigenous community*'.

***State interest – State Planning Policy (Development and Construction and Natural Hazards, Risk and Resilience)***

9. Amend Table 6.2.1.3.1 as follows:

- a) include the following subheading and associated AO and PO under the "For self-assessable and assessable development" heading as follows:

Subheading: Dwelling houses and dual occupancies

AO: Development is set back 9m from the property boundary adjoining a revetment wall.

PO: Development in Raby Bay, Aquatic Paradise and Sovereign Waters is setback from a property boundary adjoining a revetment wall to:

- (1) Reduce the risk to new structures from the construction, maintenance, structural deterioration or failure of revetment walls;
- (2) Maintain the structural stability of revetment walls;
- (3) Provide unimpeded access to allow for the maintenance of revetment walls.

Note (1) —

All structural elements of a building or structure (e.g. retaining walls and pools), including footings, structural steel and reinforced concrete portions, must comply with the Building Code of Australia (BCA). The BCA is a uniform set of technical provisions for the design and construction of buildings and structures throughout Australia. The BCA is produced and maintained by the Australian Building Codes Board (ABCB), and given legal effect in Queensland under the *Building Act 1975*.

The BCA requires all buildings and structures to be structurally sound. Where an engineering design is necessary, a building certifier will generally require the building or structure to be certified by a Registered Professional Engineer who is registered to practice in Queensland to confirm that these elements meet minimum structural standards and comply with any relevant Australian Standards.

In addition, make the necessary sequential changes to the numbering of the succeeding POs and AOs.

- b) Remove AO3.1 and PO3 from the "Dwelling houses" subheading and include within the "Dwelling houses and dual occupancies" subheading.
- c) Amend AO3.1 to include reference to dual occupancies.

### **Drafting errors**

10. Amend all references of SEQ Water to Seqwater.
11. Amend Table 5.10.1, Waterway Corridors and Wetlands Overlay, Operational work involving clearing of native vegetation, under the "level of assessment" column as follows:

Editor's note – Referral or approval under the *Sustainable Planning Act 2009* and *Water Act 2000* may also be required.

Dated this 9<sup>th</sup> day of June 2018



**CAMERON DICK MP**  
**Minister for State Development, Manufacturing,**  
**Infrastructure and Planning**



## ENCLOSURE 2

### FURTHER ADVICE FOR THE REDLAND CITY COUNCIL'S DRAFT REDLAND CITY PLAN

The following further advice is given to the Redland City Council (the council) for its consideration:

#### ***Small lot housing***

1. The proposed changes made to the draft Redland City Plan, in particular—the change to the minimum lot size in the Low-Medium Density Residential Zone from 250m<sup>2</sup> to 400m<sup>2</sup>—may result in a reduction in the diversity and amount of small lot housing.

The council should undertake additional studies to ensure the Redland City Plan will provide appropriately zoned land to accommodate a diverse range of dwellings, particularly small lot housing.

## ENCLOSURE 3

### STATEMENT OF STATE INTEREST INTEGRATION

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- 1) I have identified that the State Planning Policy April 2016 (SPP April 2016) is integrated in the draft Redland City Plan (draft City Plan) in the following ways:

#### Aspects of the SPP April 2016 appropriately integrated

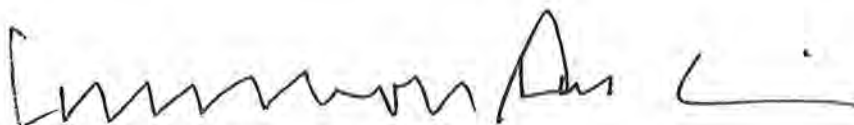
- Guiding principles
- Housing supply and diversity
- Liveable communities
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality
- Emissions and hazardous activities
- Natural hazards, risk and resilience
- Energy and water supply
- State transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports.

Please note that the State Planning Policy July 2017 (SPP July 2017), was approved on 19 May 2017 and commenced on 3 July 2017. In accordance with section 8(4)(a) of the *Planning Act 2016*, the SPP July 2017 applies to the extent of any inconsistency. Where the draft City Plan does not reflect the SPP July 2017, additional assessment benchmarks may apply and the SPP July 2017, as a whole may need to be considered to the extent of any inconsistency.

- 2) I am also satisfied that the *South East Queensland Regional Plan 2009-2031* has been integrated into the Redland City Plan.

Please note that the South East Queensland Regional Plan 2017 (*ShapingSEQ*), was given effect on 11 August 2017 and replaces the *South East Queensland Regional Plan 2009-2031*. I encourage the council to review *ShapingSEQ* and include any changes needed to ensure the draft City Plan is integrated with *ShapingSEQ* through a major amendment process.

Dated this 9<sup>th</sup> day of June 2018



**CAMERON DICK MP**  
**Minister for State Development, Manufacturing,**  
**Infrastructure and Planning**

**ORDINARY MEETING – CLOSED SESSION****24 FEBRUARY 2016****6**

PREJUDICIAL MATTER - CAIRNS REGION PLANNING SCHEME (CAIRNSPLAN 2016) AND ASSOCIATED PLANNING SCHEME POLICIES - ADOPTION AND COMMENCEMENT

Debbie Wellington | 8/26/28 | #5017491

**RECOMMENDATION:**

**That Council:**

1. Resolves to adopt the Cairns Region Planning Scheme (CairnsPlan 2016) and associated Planning Scheme Policies in accordance with the requirements of Statutory Guideline 04/14 Making and amending local planning instruments (MALPI);
2. Sets 1 March 2016 as the commencement date for the Cairns Region Planning Scheme (CairnsPlan 2016) and associated Planning Scheme Policies;
3. Places a notice in the Queensland Government Gazette, the Cairns Post and on the Council's website advising the adoption and commencement of the Cairns Region Planning Scheme (CairnsPlan 2016) and associated Planning Scheme Policies;
4. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to finalise all matters in relation to the adoption and commencement of the Cairns Region Planning Scheme (CairnsPlan 2016) and associated Planning Scheme Policies;
5. Delegates authority to the Chair of the Planning and Economic Committee and the Chief Executive Officer in accordance with the *Local Government Act 2009* to amend the fees and charges schedule for applications triggered by CairnsPlan 2016;
6. Makes this report available to the public at the time of publishing the minutes of the Meeting.

**EXECUTIVE SUMMARY:**

On 23 September 2015 Council requested the Minister's approval to adopt the Cairns Region Planning Scheme in accordance with the requirements of the Statutory Guideline 04/14 – Making and amending local planning instruments (MALPI).

Since submitting the draft planning scheme to the State, Council officers have worked closely with the Department of Infrastructure, Local Government and Planning regarding matters raised as part of the State review.



Council provided an updated version of the draft Planning Scheme on 16 December 2015 to address a number of matters of State Interest following ongoing consultation and advice from the Department of Infrastructure, Local Government and Planning.

Council received advice on 19 February 2016 from the Deputy Premier and Minister for Infrastructure, Local Government and Planning, the Hon Jackie Trad MP that it may adopt the proposed planning scheme subject to conditions.

Having received this advice, Council must now complete Step 9 under the Statutory Guideline – Making and amending local planning instruments (MALPI) and decide to comply with the imposed condition and adopt the proposed planning scheme. Council must also resolve to adopt the associated Planning Scheme Policies.

A commencement date of 1 March 2016 has been set to allow for alignment with the commencement of the new local laws.

The adoption and commencement of the CairnsPlan 2016 will ensure the improved planning framework and positive outcomes contained within the planning scheme will be realised.

### **BACKGROUND:**

Council has received regular updates on the status of the draft Cairns Region Planning Scheme as part of the Planning and Environment monthly statistics and regular Council workshops.

Council endorsed the draft Cairns Region Planning Scheme to proceed to non-statutory consultation at the Ordinary Meeting held on 25 September 2013.

Non-statutory consultation was undertaken throughout October 2013. Over 500 people attended consultation activities and Council received 150 submissions.

Council endorsed the draft Cairns Region Planning Scheme to proceed to the State Interest Review at the Planning and Environment Committee Meeting held on 12 March 2014.

Public consultation was undertaken from 27 October to 10 December 2014. Additional consultation was undertaken on proposed significant changes from 13 July to 25 August 2015.

Council considered the matters raised in submissions and resolved to request the Minister for Infrastructure, Local Government and Planning approve the planning scheme at the Ordinary Meeting held on 23 September 2015.

A letter was sent to the Minister on 24 September 2015, providing the required information and seeking approval to adopt.

Council provided an updated version of the draft Planning Scheme on 16 December 2015 to address a number of matters of State Interest following ongoing consultation and advice from the Department of Infrastructure, Local Government and Planning.

A workshop was held with Councillors on 20 January 2015 to finalise matters associated with the State Interest Review and adoption.

**COMMENT:**

Council received advice on 19 February 2016 from the Deputy Premier and Minister for Infrastructure, Local Government and Planning, the Hon Jackie Trad MP that it may adopt the proposed planning scheme. A copy of the letter is included in Attachment 1.

The approval is subject to the condition that, prior to the adoption Council amends the zone for lots 321 and 322 on SP142702 and lots 1 and 2 on SP273672 from Low-medium Density Residential zone to Emerging Communities zone to appropriately integrate the State interest for mining and extractive industries.

The planning scheme integrates all the relevant State interests with the exception of the State interest for natural hazards, risk and resilience (in relation to erosion prone area mapping). To fully integrate the State interest for natural hazards, risk and resilience, the Council has the option to undertake amendments to the Coastal Processes Overlay of the planning scheme to reflect the erosion prone area mapping contained in the State Planning Policy Interactive Mapping System (for Plan Making) or alternatively undertake a study that will provide more refined mapping for the Cairns region.

As part of the Ministers consideration of the proposed planning scheme, it was decided that the Behana Gorge Road Key Resource Area 38 need not be included in the planning scheme and should be removed from the State Planning Policy.

Council also received advice from the Department Infrastructure, Local Government and Planning about improvements to the scheme prior to the adoption and future amendments. A copy of the advice statements is included in Attachment 2.

Having received this advice, Council must now complete Step 9 under the Statutory Guideline – Making and amending local planning instruments (MALPI) and decide to comply with the imposed conditions and adopt the proposed planning scheme.

The amended version of the scheme for adoption that complies with the condition and advice statements is included in Attachment 3.

Council must also resolve to adopt the following Planning Scheme Policies:

- Planning scheme policy – Acid sulfate soils
- Planning scheme policy – Centres and centre activists
- Planning scheme policy – Crime prevention through environmental design (CPTED)
- Planning scheme policy – Environmental management plans
- Planning scheme policy – FNQROC Regional Development Manual
- Planning scheme policy – Landscape values
- Planning scheme policy – Landscaping
- Planning scheme policy – Natural environment
- Planning scheme policy – Natural hazards
- Planning scheme policy – Neighbourhood character
- Planning scheme policy – Parking and access
- Planning scheme policy – Places of significance



Planning scheme policy – Site assessments  
 Planning scheme policy – Structure planning  
 Planning scheme policy – Tropical urbanism

A commencement date of 1 March 2016 has been set to allow for alignment with the commencement of the new local laws.

### **OPTIONS:**

Council has the option to:

1. adopt the proposed planning scheme; or
2. not proceed with the proposed planning scheme.

If Council decides to adopt the proposed planning scheme it must:

1. comply with any condition;
2. note in the planning scheme any relevant regional plan or SPP which are appropriately integrated; and
3. place a notice in the Queensland Government Gazette and Cairns Post and on the Council's website advising the date of adoption, the commencement date and where to inspect and purchase a copy of the planning scheme.

### **CONSIDERATIONS:**

#### **Risk Management:**

A risk and issues management plan has been developed as part of the project planning for the new planning scheme.

The Memorandum of Delegation delegated by Council resolution of 15 October 2014 and 22 April 2015 for the *Sustainable Planning Act 2009* and by Council resolution of 27 March 2015 for the *Sustainable Planning Regulation 2009* continues to have effect under the CairnsPlan 2016.

#### **Financial:**

A budget allocation has been provided in the 2015/16 financial year to complete the planning scheme project, including marketing and training associated with the implementation of the new planning scheme.

#### **Corporate and Operational Plans:**

The preparation of the new planning scheme is aligned with the strategic goals of the Corporate Plan 2013 – 2018 in relation to the community, environment and economy.

#### **Statutory:**

The draft Cairns Region Planning Scheme has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009* utilising the Queensland Planning Provisions framework.

The process for preparing the planning scheme is set out in the *Statutory Guideline 02/14 – Making and amending local planning instruments* (MALPI).

Policy:

The new planning scheme contains new planning scheme policies which will come into effect upon commencement of the new scheme.

The commencement of the new planning scheme will align with the commencement of Council's new local laws.

Sustainability:

A primary purpose of the *Sustainable Planning Act 2009* is to achieve ecological sustainable development. The Cairns Region Planning Scheme (CairnsPlan 2016) seeks to advance this purpose.

**CONSULTATION:**

Council undertook three rounds of consultation on the draft planning scheme, which is one of the largest consultation exercises undertaken by this Council.

Council must notify the adoption of the new planning scheme by placing a notice in the Queensland Government Gazette and the Cairns Post and make the planning scheme available on the Council's website.

The commencement date for the CairnsPlan 2016 is 1 March 2016. .

**ATTACHMENTS:**

Attachment 1	Letter from the Minister for Infrastructure, Local Government and Planning
Attachment 2	Advice statements from the Department of Infrastructure, Local Government and Planning
Attachment 3A	Cairns Region Planning Scheme (CairnsPlan 2016) Parts 1 – 10
Attachment 3B	Cairns Region Planning Scheme (CairnsPlan 2016) Schedules and Appendices
Attachment 3C	Cairns Region Planning Scheme (CairnsPlan 2016) Mapping – Strategic Framework
Attachment 3D	Cairns Region Planning Scheme (CairnsPlan 2016) Mapping – Zone Maps
Attachment 3E	Cairns Region Planning Scheme (CairnsPlan 2016) Mapping – Local Plan Maps
Attachment 3F	Cairns Region Planning Scheme (CairnsPlan 2016) Mapping – Overlay Maps
Attachment 3G	Cairns Region Planning Scheme (CairnsPlan 2016) Mapping – Other Plans



Access refused under section 47(3)(b) of the F

Debbie Wellington  
Program Leader Strategic Planning

Access refused under se

Peter Boyd  
Manager Strategic Planning and Approvals

Access refused under section 4

Kelly Reaston  
General Manager Planning and Environment

## Attachment 1 – Letter from the Minister for Infrastructure, Local Government and Planning



Deputy Premier  
Minister for Infrastructure, Local Government and Planning  
and Minister for Trade and Investment

Our ref: MC15/5219

Your ref: 8/26/28-01 #4879057

Level 12 Executive Building  
100 George Street  
PO Box 15009 City East  
Queensland 4002 Australia  
Telephone +61 7 3719 7100  
Email deputy.premier@ministerial.qld.gov.au

19 FEB 2016

Councillor Bob Manning  
Mayor  
Cairns Regional Council  
PO Box 359  
CAIRNS QLD 4870

Dear Councillor Manning *Bob,*

I refer to the Cairns Regional Council's (the Council) letter of 24 September 2015 requesting approval to adopt the proposed planning scheme for the Cairns region.

The proposed planning scheme has been assessed in terms of comments and changes made as a result of public consultation, the *Sustainable Planning Act 2009* and whether or not State interests would be adversely affected by the proposed planning scheme.

I am pleased to advise, in accordance with *Statutory guideline 04/14 Making and amending local planning instruments*, that I am satisfied the relevant State interests have been integrated, with the exception of the State interest for natural hazards, risk and resilience (in relation to erosion prone area mapping), and the Council may adopt the version of the proposed planning scheme submitted to the Department of Infrastructure, Local Government and Planning (the Department) on 16 December 2015.

This approval is subject to the condition contained in Enclosure 1. Enclosure 2 provides advice regarding the aspects of State planning instruments that are integrated in the planning scheme, subject to the fulfilment of the condition.

To fully integrate the State interest for natural hazards, risk and resilience, the Council should undertake amendments to the Coastal Processes Overlay of the planning scheme as soon as possible to reflect the erosion prone area mapping contained in the State Planning Policy Interactive Mapping System (for Plan Making).

As part of my consideration of the proposed planning scheme, I have decided that the Behana Gorge Road Key Resource Area 38 (KRA38) need not be included in the planning scheme and should be removed from the State Planning Policy (SPP). In arriving at my decision I took into account the concerns of the Council and the local community about the undesirable effect that an extractive industry in this location would have on local scenic qualities and the aboriginal cultural heritage, biodiversity, recreation and tourism values of the area.



I also acknowledge the public commitments to remove the Behana Gorge Road KRA made by the Council, the Honourable Curtis Pitt MP, Treasurer, Minister for Aboriginal and Torres Strait Islander Partnerships and Minister for Sport, and the former Deputy Premier, Mr Jeff Seeney MP.

If you require further information, I encourage you to contact Ms Robin Clark, Director, North Region, Regional Services, Local Government and Regional Services in the Department on 4037 3204 or by email at [robin.clark@dilgp.qld.gov.au](mailto:robin.clark@dilgp.qld.gov.au).

Yours sincerely



**JACKIE TRAD MP**  
**DEPUTY PREMIER**  
**Minister for Infrastructure, Local Government and Planning**  
**and Minister for Trade and Investment**

Enc (2)

cc: Mr Peter Tabulo  
Chief Executive Officer  
Cairns Regional Council

**ENCLOSURE 1 - MINISTERIAL CONDITION TO CAIRNS REGIONAL COUNCIL  
PURSUANT TO SECTION 117 OF THE *SUSTAINABLE PLANNING ACT 2009***

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Pursuant to section 117 of the *Sustainable Planning Act 2009* (SPA), I hereby advise Cairns Regional Council that it may proceed to adopt the proposed Cairns Region Planning Scheme, submitted on 16 December 2015.

This decision is subject to the condition that, prior to the adoption of the planning scheme, the Council amends the zone for lots 321 and 322 on SP142702 and lots 1 and 2 on SP273672 from Low-medium Density Residential to Emerging Communities to appropriately integrate the State interest for mining and extractive industries.

Dated this 19<sup>th</sup> day of February 2016



**JACKIE TRAD MP  
DEPUTY PREMIER  
Minister for Infrastructure, Local Government and Planning  
and Minister for Trade and Investment**

## ENCLOSURE 2 - MINISTERIAL ADVICE REGARDING THE ASPECTS OF STATE PLANNING INSTRUMENTS INTEGRATED IN A PLANNING SCHEME

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1. I have identified that, subject to compliance with conditions in Enclosure 1, the State Planning Policy (July 2014) is integrated in the proposed Cairns Region Planning Scheme in the following ways:

### Aspects of the State planning policy appropriately integrated

- Liveable communities and housing
  - Liveable communities
  - Housing supply and diversity
- Economic growth
  - Agriculture
  - Development and construction
  - Mining and extractive resources
  - Tourism
- Environment and heritage
  - Biodiversity
  - Coastal environment
  - Cultural heritage
  - Water quality
- Hazards and safety
  - Emissions and hazardous activities
  - Natural hazards, risk and resilience (other than for coastal hazards - erosion prone areas)
- Infrastructure
  - Energy and water supply
  - State transport infrastructure
  - Strategic airports and aviation facilities
  - Strategic ports.

### Aspects of the State planning policy not integrated

- Hazards and safety
  - Natural hazards, risk and resilience (for coastal hazards - erosion prone areas).

### Aspects of the State planning policy not relevant to Cairns Regional Council

- Nil.

2. I have identified that the proposed Cairns Region Planning Scheme, specifically the strategic framework, appropriately advances the *Far North Queensland Regional Plan 2009 - 2031*, as it applies in the planning scheme area.

3. I have identified that the Queensland Planning Provisions version 4.0 (January 2016) are appropriately reflected in the proposed Cairns Region Planning Scheme.

This advice, where relevant, is to be reflected in the planning scheme pursuant to Part 2 of the Queensland Planning Provisions.

Dated this 19<sup>th</sup> day of February 2016

**JACKIE TRAD MP  
DEPUTY PREMIER**

**Minister for Infrastructure, Local Government and Planning  
and Minister for Trade and Investment**



## Attachment 2 - Advice Statements from the Department of Infrastructure, Local Government and Planning

State Interest	Advice and Reason	CRC Response
Housing supply and diversity	<p><b>Action:</b> Continue to assess housing need in the Cairns region and undertake planning scheme amendments as needed.</p> <p>This should include preparing material that demonstrates a range of appropriate housing options that respond to the identified housing needs such as stage 2 of the Housing Needs Assessment, the Residential Choice and Design Strategy and/or updated local government infrastructure planning assumptions.</p> <p><b>Reason:</b> The supporting material provided by Cairns Regional Council in March 2014 included a Housing Needs Assessment Stage 1 report and a technical note on housing. The Stage 1 report stops short of identifying the numbers and types of housing options required by the community. These matters will also need to be considered as part of the planning assumptions in the development of the local government infrastructure plan. Further housing needs assessment may also be required to integrate the outcomes of the Aquis significant project proposal.</p> <p>The department notes that a local government infrastructure plan (LGIP) needs to be prepared and adopted by 30 June 2016. The planning assumptions for the LGIP may inform housing need.</p>	<p><b>Action:</b> Noted. Council will continue to assess housing needs in the Cairns region and undertake planning amendments as needed.</p>

State Interest	Advice and Reason	CRC Response
Development and construction	<p><b>Action:</b> Investigate and plan for future industrial supply including identifying investigation areas and suitable industrial land to meet anticipated demand and undertake planning scheme amendments to reflect the outcomes.</p> <p><b>Reason:</b> The department has concerns about the medium to long term industrial land supply. Further, the planning scheme's focus on land for lower impact industry creates a potential undersupply of industrial land zoned for large footprint, general industry and transportation uses. Research commissioned by Economic Development Queensland (EDQ), strongly suggests that the industrial land supply planned for Cairns is insufficient to meet possible future requirements. The investigation should consider the physical constraints of the land, surrounding land uses and existing and anticipated demand. It should also plan for associated infrastructure.</p>	<p><b>Action:</b> Noted. Council will continue to assess industrial needs in the Cairns region and undertake amendments as needed.</p>
Natural hazards, risk and resilience	<p><b>Action:</b> Ensure that the most up to date flood mapping is reflected in the planning scheme, and undertake a planning scheme amendment as needed.</p> <p><b>Reason:</b> The department understands that the drainage management plans (DMP) in Cairns are currently being reviewed. The review of the DMPs may include targeted consultation. If appropriate, this new information should be used to refine the Flood and Inundation Overlay.</p> <p>The State Planning Policy – State interest guideline – Natural hazards, risk and resilience provides further guidance about appropriately identifying flood hazard.</p>	<p><b>Action:</b> Noted. Council will ensure the most up to date flood mapping is reflected in the planning scheme and undertake amendments as needed.</p>

State Interest	Advice and Reason	CRC Response
Energy and water supply	<p><b>Action:</b> Include a Major infrastructure overlay and code in the planning scheme as a future planning scheme amendment.</p> <p><b>Reason:</b> A Major infrastructure overlay will further contribute to the scheme's compliance with the energy state interest by providing stronger protection of existing and future infrastructure, including major electricity infrastructure locations and corridors, bulk water infrastructure and wastewater infrastructure.</p> <p>This would protect major infrastructure from development that would compromise the corridor integrity, and the efficient delivery and functioning of the identified infrastructure. It would also protect this infrastructure from encroachment by sensitive land uses where practicable.</p>	<p><b>Action:</b> Noted. Council considers that the State Interest is adequately satisfied by the current provisions within the planning scheme.</p>
Best practice	<p><b>Action:</b> Proof read the planning scheme document to ensure that spelling, grammar and intent are clearly articulated and drafting errors are identified and corrected.</p> <p><b>Action:</b> Proof read the planning scheme mapping to ensure that any mapping errors are identified and corrected.</p> <p><b>Action:</b> Proof read the planning scheme to ensure that the response given to submitters, regarding how council has dealt with their submission, is appropriately reflected in the planning scheme.</p> <p><b>Action:</b> If necessary consult with the State government about any changes that have the potential to be significant changes or affect State interests.</p> <p><b>Reason:</b> It is important that the planning scheme content is accurate. This ensures that the scheme is readily understood by users and relatively easy to use and apply. Failure to do so may cause confusion, misinterpretation and delays. This</p>	<p><b>Action:</b> Noted. Council has proof read the planning scheme document to ensure that spelling, grammar and intent are clearly articulated and drafting errors are identified and corrected.</p> <p><b>Action:</b> Noted. Council has proof read the planning scheme mapping to ensure that any mapping errors are identified and corrected.</p> <p><b>Action:</b> Noted. Council has proof read the planning scheme to ensure that the response given to submitters, regarding how council has dealt with their submission, is appropriately reflected in the planning scheme.</p> <p><b>Action:</b> Noted. Council has continued to work with and consult with the State government about any changes that have the potential to be significant changes or affect State interests</p>



State Interest	Advice and Reason	CRC Response
	<p>may also erode public confidence in the planning scheme.</p> <p>It is also important that the community feels that their submissions have been appropriately responded to after the public consultation period, particularly if they have been advised that this is the case.</p> <p>There is a risk that some changes, if significant, require additional consultation and have the potential to affect State interests. The public and State government should be consulted about any such significant changes.</p>	
Best practice	<p><b>Action:</b> Write to the registered owners of the land (321 and 322 on SP142702 and lots 1 and 2 on SP273672) informing them that the zone has been changed from Low-medium Density Residential to Emerging Communities and outlining the reasons for the change.</p> <p><b>Reason:</b> One of the Minister's conditions is to amend the zone for lots 321 and 322 on SP142702 and lots 1 and 2 on SP273672 from Low-medium Density Residential to Emerging Communities. It is important that the owners of the land are aware of the change and the reasons for it.</p> <p>The change is to protect the key resource area (KRA) 10 Barron River Flats. The land is in the separation area for KRA10.</p>	<p><b>Action:</b> Noted. Council will write to the registered owners of the land (321 and 322 on SP142702 and lots 1 and 2 on SP273672) informing them that the zone has been changed from Low-medium Density Residential to Emerging Communities and outlining the reasons for the change.</p>

**Attachment 3 - Cairns Region Planning Scheme (CairnsPlan 2016) Text and Mapping**

Part 3A & 3B (Text) separately emailed to Councillors

Pat 3C to 3G (Maps) separately available in the Councillors area



Deputy Premier  
Minister for Transport, Minister for Infrastructure,  
Local Government and Planning and Minister for Trade

Our ref: MC15/2090  
Your ref: MS #49013254

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100 George Street  
PO Box 15009 City East  
Queensland 4002 Australia  
Telephone +61 7 3719 7100  
Email deputy.premier@ministerial.qld.gov.au

16 NOV 2015

Councillor Tom Tate  
Mayor  
Gold Coast City Council  
PO Box 5042  
GOLD COAST MC QLD 9729

Dear Councillor Tate

A handwritten signature in blue ink that reads 'Tom'.

Thank you for your letter of 24 April 2015 requesting my approval to adopt the proposed Gold Coast City Plan 2015 (proposed City Plan).

The proposed City Plan has been assessed by the Department of Infrastructure, Local Government and Planning in terms of comments and changes made as a result of the public consultation, the *Sustainable Planning Act 2009* (SPA) and whether or not State interests would be adversely affected by the proposed City Plan.

I am pleased to advise, in accordance with *Statutory Guideline 04/14: Making and amending local planning instruments*, I am satisfied the relevant State interests have been integrated, with the exception of the State interest – natural hazards, risk and resilience (coastal hazards), and the Council may now adopt the version of the proposed City Plan as received by the Department on 24 April 2015.

This approval is subject to the conditions contained in Enclosure 1. In addition, Enclosure 2 provides advice regarding the aspects of State planning instruments that are integrated in the proposed City Plan, subject to compliance with the conditions as outlined.

Please note, the proposed City Plan, to the extent it applies to the Coomera Town Centre declared master planned area, has satisfied the requirements of section 761A(3A)(a) of SPA.

With respect to the outstanding ministerial direction of 17 February 2009 relating to Planning Scheme Policy 18, I am satisfied the proposed City Plan adequately addresses the requirements of the ministerial direction, subject to compliance with the conditions as outlined.

I have been advised that a number of additional matters, outlined below, were raised by the Department to the Council as part of its assessment process. The following outstanding matters should be addressed to improve the way the State interests have been integrated. I encourage the Council to investigate and consider these matters as a priority and prepare a future amendment to the proposed City Plan and progress that amendment to the State interest review stage within 12 months from the adoption of the proposed City Plan.



1. Address the misalignment between residential density and the code assessable allotment size in the low density residential zone, to ensure housing choice and diversity are maintained and dwelling targets are achieved within the Gold Coast.
2. Consider the zoning and planning designation of land surrounding the Biggera Waters Major Centre to support the long term growth of this centre, including the appropriate allocation of residential density and the nomination of zones that support the highest and best use of land in this area.
3. To integrate the State interest – natural hazards, risk and resilience (coastal hazards), investigate amendments to hazard mapping within the proposed City Plan to ensure the most recent changes to State-wide storm tide inundation and erosion prone area mapping is reflected, to ensure development enhances the community's resilience to natural hazards.

Officers from the Department will continue to work closely with the Council to assist in the delivery of the Council's local planning instruments.

If you require any further information, I encourage you to contact Mrs Amanda Tzannes, Manager Planning, Local Government and Regional Services in the Department on 5644 3223 or by email at [amanda.tzannes@dilgp.qld.gov.au](mailto:amanda.tzannes@dilgp.qld.gov.au).

Yours sincerely



**JACKIE TRAD MP  
DEPUTY PREMIER  
Minister for Transport, Minister for Infrastructure,  
Local Government and Planning and Minister for Trade**

Enc (2)

# ENCLOSURE 1 – MINISTERIAL CONDITIONS

## Proposed Gold Coast City Plan 2015

Pursuant to section 117 of the *Sustainable Planning Act 2009*, I hereby advise Gold Coast City Council that it may proceed to adopt the version of the proposed *Gold Coast City Plan 2015* received by the Department of Infrastructure, Local Government and Planning (the Department) on 24 April 2015. This decision is subject to the following conditions:

### **State Interests: *South East Queensland Regional Plan 2009-2031* and State Planning Policy: Development and Construction**

#### **Condition 1**

Amend Part 3 Strategic Framework, specifically 3.4.2 Element - Mixed use centres, Part 5 Tables of Assessment, specifically table 5.5.4: Centre zone and Part 6 Zone Codes, specifically 6.2.4 Centre zone code as follows:

1. Remove the retail gross floor area (GFA) restrictions associated with the Helensvale Major Centre and the Biggera Waters Major Centre.
2. Amend the code assessment trigger for a 'Shop' land use in the centre zone to read:  
"Shop if;  
(a) located in a Specialist centre and the GFA of any single shop does not exceed 1500m<sup>2</sup>; or  
(b) located in a District centre, Major centre, Principal centre or the Surfers Paradise specialist centre"
3. Amend 6.2.4.2 Purpose of the Centre zone code, specifically overall outcome (2) by:
  - a. Amending overall outcome (2)(a)(i) to read:  
*"Facilitate concentrations of business, employment, community, cultural, retail and residential uses, including major international events to create vibrant and liveable mixed use environments. Centres remain prosperous and effective and a viable network of centres services the needs of the community and provision of employment opportunities.  
The hierarchy of mixed use centres is:  
(A) Key regional centres  
(B) Principal centres  
(C) Major centres  
(D) District centres  
The viability of the centres network is maximised by preventing out-of-centre development and avoiding incompatible uses within centres."*
  - b. Amending overall outcome (2)(a)(iv) to include a new note which reads:  
*"Note: To maintain the role and function of the city's centres hierarchy, single shops within Major centres generally do not exceed 7,000m<sup>2</sup> GFA."*
  - c. Amending overall outcome (2)(a)(v) to include a new note which reads:  
*"Note: To maintain the role and function of the city's centres hierarchy, single shops within District centres generally do not exceed 4,500m<sup>2</sup> GFA."*
  - d. Amending overall outcome (2)(a)(vii) to read:  
*"Within the network of centres are not unnecessarily duplicated to allow for efficiency. Development intensity and type within each mixed use centre is consistent with its role and function within the centres hierarchy."*



## Condition 2

Amend Part 3: Strategic framework, Strategic framework map 2 – Settlement pattern and Strategic framework map 5 – Focus areas for economic activity and other relevant parts of the proposed City Plan to:

- a) Amend section 3.4.1 (2) and (5) of the Strategic framework to describe the hierarchy of mixed use centres as comprising:
  - a. Key regional centres
  - b. Principal centres
  - c. Major centres and
  - d. District centres.
- b) Acknowledge that Southport, as one of the Key regional centres, is also the Central Business District (CBD) for the Gold Coast. This condition does not prevent Southport being shown or described as the city's only 'CBD'.
- c) Include Robina in the 'Key regional centre' level of the hierarchy.
- d) Include Coomera and Broadbeach in the 'Principal centre' level of the hierarchy.
- e) Undertake the following consequential amendments to Part 3 Strategic framework, specially section 3.4 Making modern centres:
  - Amend strategic outcome 3.4.1 (5) by deleting the second paragraph which currently reads:

*"Southport is the city's central business district and highest order centre, containing the highest concentration of government services and office-based employment. It is supported by principal regional activity centres at Robina, Broadbeach and Coomera."*
  - Amend the first heading in section 3.4.2.1 from 'Central business district' to 'Key regional centres'.
  - Delete specific outcome 3.4.2.1 (1).
  - Amend specific outcome 3.4.2.1 (2) so that the first paragraph reads:

*"Southport is the city's only central business district and is a designated priority development area under the Economic Development Act 2012."*
  - Amend specific outcome 3.4.2.1 (2) to include a new paragraph under the first paragraph to read:

*"Southport is the city's main business area and contains the highest concentration of employment activities, services, retail, civic and community facilities. Southport services the whole city and provides for over 50,000 jobs."*
  - Include a new specific outcome under the 'Key regional centres' heading to read:

*"Robina is a key regional centre that predominately services the central/western corridor, southern part of the City and Northern New South Wales and is regulated by the Local Government (Robina Central Planning Agreement) Act 1992.*

*The centre contains a high concentration of employment (business and retail) activities, services, Government infrastructure, civic and community facilities, and sporting facilities. Robina's significant vacant landholdings are utilised to accommodate at least 50,000 jobs.*

*Robina is underpinned by advanced ICT and New Industries for the City and will continue to grow as a centre for innovation, research and development for new business supported by a substantial quantity of new high tech office and commercial space.*

*Robina's role as a premier location for medical and educational services will continue to expand in close proximity to the health precinct based around the Robina Hospital. The Robina Stadium provides a focus for sporting activity including sports science, sports management and other sports related operations.*

*Robina has a significant concentration of retail activity, which will continue to expand to incorporate a mix of entertainment, dining, cultural, community and accommodation uses to support a vibrant day and night time economy.*



*Robina is supported by integrated bus and rail services and good access to the Pacific Motorway for freight. Southern extensions to the heavy rail network and a light rail extension connect Robina to the coastal corridor, via Bond University, to consolidate Robina's accessibility. High density, medium-to-high rise residential, commercial and mixed use development is anticipated to occur to support the long term growth of the centre."*

- Delete specific outcome 3.4.2.1 (5).
- f) Amend 6.2.4.2 Purpose of the Centre Zone code, specifically overall outcome (2)(a)(ii) to read:  
*"promote the city's Key regional centres to achieve the highest concentration of business, employment, residential, community and cultural uses.  
Note: Key regional centres are regulated by other legislation, refer to Part 10 Other plans."*
- g) Undertake necessary consequential amendments to the proposed City Plan, in consultation with the Department, to implement the requirements of (a) to (f) above.

### **State Interests: Sustainable Planning Act 2009 and State Planning Policy: Guiding Principles**

#### **Condition 3**

Amend Part 3, Strategic Framework as follows:

1. Amend specific outcome (10) in section 3.3.2.1 to read *"Increases in building height, beyond 50% above the Building height overlay map, are not anticipated in urban neighbourhoods"*.
2. Delete specific outcome (6) in section 3.4.4.1.
3. Delete the note associated with specific outcome (9) in section 3.3.2.1 which currently reads, *"Note: Given the requirement to satisfy all of the outcomes listed above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overlay map will be approved in most instances"*.
4. Delete the note associated with specific outcome (6) in section 3.4.4.1 which currently reads, *"Note: Given the requirement to satisfy all of the outcomes listed in section 3.4.4.1 (5)(a-h) above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overlay map will be approved in most instances"*.

#### **Condition 4**

Amend Schedule 2, Mapping, specifically SC2. 6 Overlay maps (OMB1 - Building height overlay map), Part 5, Tables of assessment and Part 6, Zones as follows:

- a. Amend the cross hatched area on OMB1, currently identified as "Building height is subject to design criteria and site context" to be nominated as 'HX' and described in the legend as "Areas identified with 'HX' do not have a building height limit (Editor's Note: Other assessment provisions, including aviation restrictions, may limit achievable building height)".
- b. Include a new Note within the 'impact assessment' height trigger for all relevant zones which reads:  
*"Note: No change to the level of assessment applies when identified with 'HX' on the Building height overlay map."*
- c. Include all land affected by Part 3 Strategic framework, specifically specific outcome 3.3.2.1 (9) on the Building height overlay map.
- d. Amend the 'impact assessment' height trigger in the tables of assessment for material change of use applying to all zones to ensure that development which meets the height identified on the Building height overlay map is not triggered to impact assessment.
- e. Undertake necessary consequential amendments to the proposed City Plan, in consultation with the Department, to implement the requirements of (a) to (d) above.



### Condition 5

Amend Part 6, Zones and Schedule 6 City Plan policies as follows:

- a. Amend the following sections of Part 6, Zones:
  - 6.2.2 Medium density residential zone code
  - 6.2.3 High density residential zone code
  - 6.2.4 Centre zone code
  - 6.2.5 Neighbourhood centre zone code
  - 6.2.17 Innovation zone
  - 6.2.19 Mixed use zone code.

Specifically, the housing form, scale and intensity overall outcomes as follows:

- i. Delete the existing point (ix) contained under the heading 'Design and amenity' which reads "SC6.5 City Plan policy – community benefit bonus elements"
- ii. Inset a new heading and point (x), to be located below the 'environment' heading, which reads:

**"Community Benefit**

(x) where the development:

- (i) is appropriate having regard to overall outcome (b) (i) to (ix);
  - (ii) meets all other overall outcomes for the zone; and
  - (iii) incorporates community benefits in addition to those that could be lawfully conditioned to be provided (i.e. that are required to be provided by this city plan or reasonably required in relation to the development or use of premises as a consequence of the development), development bonuses are applied in accordance with the SC6.5 City Plan policy – Community benefit bonus elements.
- Note: SC6.5 City Plan policy – Community benefit bonus elements provides guidance on what might constitute additional community benefits and the supporting material that may be required to demonstrate the degree of benefit.

Note: Development is not required to incorporate community benefits in order to demonstrate that housing has been provided at a form, scale and intensity that is appropriate having regard to overall outcome (b) (i) to (ix)."

And the assessable development criteria as follows:

- iii. Delete the 'Note' contained in the 'Density' performance outcome which currently reads "Note: Development that does not comply with the performance outcome must comply with the overall outcomes of the code".
- b. Replace the existing SC6.5: City Plan policy – Community benefit bonus elements with the amended version provided to the Department on 18 September 2015.
  - c. Undertake necessary consequential amendments to the proposed City Plan, in consultation with the Department, to implement the requirements of (a) to (b) above.

### State Interest: State Planning Policy: Liveable Communities

#### Condition 6

Amend relevant parts of the proposed City Plan to incorporate the SPP Code: Fire services in developments accessed by common private title, or similar development requirements for urban developments, where not located on a public road and not covered in other legislation or planning provisions mandating fire hydrants.

### State Interest: State Planning Policy: Housing Supply and Diversity

#### Condition 7

Amend Part 5, Tables of assessment, specifically table 5.6.1: Reconfiguring a lot as follows:

1. Identify all boundary realignments as being subject to code assessment.



### **Condition 8**

Amend Part 5, Tables of assessment to remove Table 5.10.20: Small lot housing (infill focus) overlay and Schedule 2, Mapping to remove Overlay map OMS1: Small lot housing (infill focus) overlay map. In addition, make the following consequential amendments to Part 5, Tables of assessment and Part 9, Development codes:

- Amend Table 5.5.1: Material change of use – Low density residential zone (where not in a Large Lot precinct), Table 5.5.2: Material change of use – Medium density residential zone, Table 5.5.3: Material change of use – High density residential zone to:
  - Identify a “Dwelling house if on a lot with an area less than 400m<sup>2</sup>” as being subject to self assessment; and
  - Include the “Small lot housing (infill focus) code” within the associated assessment criteria column.
- Amend 9.4.9, Small lot housing (infill focus) code, specifically 9.4.9.3 Criteria for assessment Part A – Self assessable development criteria to include the following:
  - New Self assessable outcome SO1 to read “Where the street frontage is less than 10m wide, the dwelling house is limited to a single opening covered car parking space unless access is by a rear lane OR Where rear lanes exist they must be used for vehicular access”.
  - New Self assessable outcome SO2 to read “Usable private space: (a) must be at least 15% of the site; (b) has a minimum depth of 3m; (c) can include open space, decks, balconies, verandas and covered outdoor ground level recreation areas; and (d) is located north or east of primary habitable rooms”.
  - New Self assessable outcome SO3 to read “Habitable room windows do not ‘directly face’: (a) private open space or northern or eastern back yard of an adjoining dwelling lot; (b) a side or rear boundary within 1.5m; (c) another habitable room window within 3m; or (d) an at-grade access way, footpath or communal open space area within 3m; OR Habitable room windows: (a) have fixed obscure glazing in any part of the window below 1.5m above floor level; or (b) have privacy screens that cover a minimum of 50% window view”.
  - New Self assessable outcome SO4 to read “The front door and at least one habitable room window is visible to the street AND Where adjacent to public open space, built form addresses these spaces with: (a) a deck, balcony or veranda; or (b) overlooking windows to provide casual surveillance; and (c) fencing that is no greater in height than 1.2m or at least 50% transparency”.

### **State Interest: State Planning Policy: Development and Construction**

#### **Condition 9**

Amend Part 5, Tables of assessment, specifically table 5.5.9: Low impact industry zone (where not in a precinct) as follows:

1. To identify the level of assessment for “Medium impact industry n. e. i” as being code assessment.

#### **Condition 10**

Amend Part 5, Tables of assessment, specifically table 5.5.12: Waterfront and marine industry zone as follows:

1. Add “Marine industry n. e. i” to the code assessment column.
2. Remove “Marine industry if not within 250 metres of a zone for sensitive land uses or directly adjoining water” from the code assessment column.
3. Remove “Marine industry if within 250 metres of a zone for sensitive land uses” from the impact assessment column.

#### **Condition 11**

Amend Part 9, Development codes, specifically 9.3.10 Industrial design code as follows:

1. Amend self assessable outcome SO10 (d) and acceptable outcome AO7 (d) to read:



*"A low impact industry use only operates between 7am to 6pm Monday to Sunday, and not on a public holiday*

*OR*

*All other uses only operate between the 7am to 6pm Monday to Saturday and not on a public holiday."*

## **State Interest: State Planning Policy: Biodiversity**

### **Condition 12**

Amend the proposed City Plan as follows:

- a. Specifically the following sections of Part 5, Tables of assessment:
- Table 5.10.6: Environmental significance – biodiversity areas overlay
  - Table 5.10.7: Environmental significance – priority species overlay
  - Table 5.10.8: Environmental significance – vegetation management overlay
  - Table 5.10.9: Environmental significance – wetlands and watercourse overlay

To identify that within all zones other than the Major tourism zone that:

- A detached dwelling (not involving a secondary dwelling) does not trigger assessment against the Environmental significance overlay code.

And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code:

- Delete the notes within Table 8.2.6-1 related to SO1, SO3 and SO4 which reads "Note: This SO does not apply to a dwelling house"; and
- Delete the note within Table 8.2.6-1 related to SO2 which reads "Note: This SO does not apply to a dwelling house with a lot size of less than 4000m<sup>2</sup>".

- b. Specifically the following sections of Part 5, Tables of assessment:

- Table 5.8.4: Operational work – Vegetation clearing.

To identify that within all zones other than the Major tourism zone that:

- Self assessment applies to "Operational works – vegetation clearing that results in damage to assessable vegetation".
- The following assessment criteria apply to self assessment:
  - Applicable zone code
  - Vegetation management code
  - General development provisions code

And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code:

- Delete the note within Table 8.2.6-1 related to SO1 which reads "Note: This SO does not apply to vegetation damage which meets Self assessable acceptable outcomes SO2-SO9 of the Vegetation management code."
- Delete the notes within Table 8.2.6-1 related to SO2, SO3 and SO4 which reads "Note: This SO does not apply to vegetation damage which meets Self assessable acceptable outcomes of the Vegetation management code."

### **Condition 13**

Amend Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code, Part C – Assessable development criteria as follows:

- Amend PO7 to read:

*"Development is designed to maintain regulated vegetation and minimise disturbance when it is:*

  - a) *Identified on the Environmental significance – vegetation management overlay map; and*
  - b) *Outside of biodiversity areas as identified on the Environmental significance - biodiversity areas overlay map."*
- Amend AO7 to read:

*"Development avoids impacts on regulated vegetation."*
- Amend PO18 to read:



*"Development protects state significant species, and their habitat or is designed to minimise and mitigate impacts on habitat values when it is:*

- a) *Identified on the Environmental significance – priority species overlay map; and*
  - b) *Outside of biodiversity areas as identified on the Environmental significance - biodiversity areas overlay map."*
- Amend AO18. 1 to read:  
*"Development avoids impacts on state significant species, and their habitat."*
  - Amend PO20 to read:  
*"Development protects local significant species, and their habitat or is designed to minimise and mitigate impacts on habitat values when it is:*
    - a) *Identified on the Environmental Significance – priority species overlay map; and*
    - b) *Outside of biodiversity areas as identified on the Environmental significance - biodiversity areas overlay map."*
  - Amend AO20. 1 to read:  
*"Development avoids impacts on local significant species, and their habitat."*

### **State Interest: State Planning Policy: Emissions and Hazardous Activities**

#### **Condition 14**

Amend Part 9, Development codes, 9.3.10 Industrial design code as follows:

1. Amend Table 9.3.10-2: Industrial design code – for assessable development to include the new assessable development criteria outlined below:
  - New performance outcome:  
*"Development protects existing and planned sensitive land uses from being exposed to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing."*
  - New acceptable outcome:  
*"The use is designed to ensure that: (a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met; (b) the air quality objectives in the Environmental Protection (Air) Policy 2008; (c) noxious and offensive odours are not experienced at the location of existing and planned sensitive land uses."*
2. Amend section 9.3.10.2 Purpose, specifically overall outcome (2)(f) to read  
*"Development protects existing and planned sensitive land uses from being exposed to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing."*

### **State Interest: State Planning Policy: Natural hazards, risk and resilience**

#### **Condition 15**

Amend Part 2.1:

1. To read 'State planning policy' and not 'State planning policies'.
2. To list the following State interest matters under the heading "Aspects of the state planning policy appropriately integrated"
  - Guiding Principles
  - Liveable communities and housing
    - Liveable communities
    - Housing supply and diversity
  - Economic growth
    - Agriculture
    - Development and construction
    - Mining and extractive resources
    - Tourism
  - Environment and heritage
    - Biodiversity
    - Coastal environmental

- Cultural heritage
  - Water quality
  - Safety and resilience to hazards
    - Emissions and hazardous activities
    - Natural hazards, risk and resilience (Flood, Bushfire, Landslide)
  - Infrastructure
    - Energy and water supply
    - State transport infrastructure
    - Strategic airports and aviation facilities
  - Natural hazards, risk and resilience
    - Flood
    - Bushfire
    - landslide
3. List the following under the heading "Aspects of the state planning policy not integrated".
- Natural hazards, risk and resilience
    - Coastal hazards

Note: The State Planning Policy Interim Development assessment requirements apply to aspects of the State Planning Policy which are not integrated into the City Plan.

4. List 'strategic ports' under the heading "Aspects of the state planning policy not relevant to City of Gold Coast".

### **State Interest: Sustainable Planning Regulation 2009**

#### **Condition 16**

Amend the following sections of Part 5, Tables of assessment:

- Table 5.5.1: Material change of use – Low density residential zone (where not in the Large Lot precinct)
- Table 5.5.1(1): Material change of use – Low density residential zone (Large lot precinct)
- Table 5.5.2: Material change of use – Medium density residential zone
- Table 5.5.3: Material change of use – High density residential zone
- Table 5.5.15: Material change of use – Emerging community zone
- Table 5.5.18: Material change of use – Limited development (constrained land) zone
- Table 5.5.20: Material change of use – Rural zone (where not in a precinct)
- Table 5.5.20(1): Material change of use – Rural zone (Rural landscape and environment precinct)
- Table 5.5.21: Material change of use – Rural residential zone (where not in a precinct)
- Table 5.5.21(1): Material change of use – Rural residential zone (Rural landscape and environment precinct)
- Table 5.5.23: Material change of use – Township zone (where not in a precinct or in the Large Lot precinct)
- Table 5.5.23(1): Material change of use – Township zone (Township commercial precinct); and
- Table 5.5.23(2): Material change of use – Township zone (Large Lot precinct).

By amending the code assessment and impact assessment height triggers in all of the above zones to include the following additional note:

*"Note: This height trigger does not apply to Dwelling houses, refer to Table 5.10.5 Dwelling house overlay."*



## State Interest: Queensland Planning Provisions

### Condition 17

Amend Schedule 1, Definitions, as outlined below:

- Amend Table SC1.1.2: Use definitions, Column 2 to align the following use definitions with Queensland Planning Provisions (version 3.1):
  - Dwelling house
  - Rooming accommodation
  - Substation
  - Utility installation.
- Amend Table SC1.2.2: Administrative definitions, Column 2 to align the following administrative definitions with Queensland Planning Provisions (version 3.1):
  - Adjoining premises
  - Advertising device
  - Temporary use
  - Urban purposes.
- Amend Table SC1.2.2: Administrative definitions to remove the following:
  - Note from the definition of boundary clearance
  - Editor's note and associated figure (Figure 1.2A) from the definition of building height
  - Note from the definition of setback.

### Condition 18

Amend the following sections of the proposed City Plan to include an "or" after the statement which currently reads "(a) corner lots;":

- Part 3 Strategic Framework, 3.3.3.1 Suburban neighbourhoods specific outcome (5);
- Part 3 Strategic Framework, 3.3.4.1 New communities specific outcome (5);
- Part 5 Tables of Assessment, Table 5.5.1 Material change of use – low density residential zone (where not in the Large Lot precinct) for Dual Occupancy listed as self assessment; and
- Part 6 Zones, 6.2.1 Low density residential zone code, specifically 6.2.1.2 Purpose statement section (2)(a)(iii).

Dated this 16 day of November 2015



**JACKIE TRAD MP**  
**DEPUTY PREMIER**  
**Minister for Transport, Minister for Infrastructure,**  
**Local Government and Planning and Minister for Trade**

## ENCLOSURE 2 – MINISTERIAL ADVICE REGARDING THE ASPECTS OF STATE PLANNING INSTRUMENTS INTEGRATED IN THE PROPOSED GOLD COAST CITY PLAN 2015

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1. Subject to conditions, I have identified that the State Planning Policy (July 2014) is integrated in the proposed City Plan in the following ways:

### **Aspects of the state planning policy appropriately integrated**

- Guiding Principles
- Liveable communities and housing
  - Liveable communities
  - Housing supply and diversity
- Economic growth
  - Agriculture
  - Development and construction
  - Mining and extractive resources
  - Tourism
- Environment and heritage
  - Biodiversity
  - Coastal environmental
  - Cultural heritage
  - Water quality
- Safety and resilience to hazards
  - Emissions and hazardous activities
  - Natural hazards, risk and resilience
- Infrastructure
  - Energy and water supply
  - State transport infrastructure
  - Strategic airports and aviation facilities
- Natural hazards, risk and resilience
  - Flood
  - Bushfire
  - Landslide

### **Aspects of the state planning policy not appropriately integrated**

- Natural hazards, risk and resilience
  - Coastal hazards

Note: The State Planning Policy Interim Development assessment requirements apply to aspects of the State Planning Policy which are not integrated into the City Plan.

### **Aspects of the state planning policy not relevant to Gold Coast City Council**

- Infrastructure
  - Strategic ports

2. I have identified that the proposed City Plan, specifically the strategic framework, appropriately advances the *South East Queensland Regional Plan 2009-2031*, as it applies in the planning scheme area.
3. I have identified that the Queensland Planning Provisions version 3.1, dated June 2014, are appropriately reflected in the proposed City Plan.



This advice, where relevant, is to be reflected in the proposed City Plan pursuant to Part 2 of the Queensland Planning Provisions.

Dated this 16 day of November 2015

A handwritten signature in blue ink, appearing to read 'Jackie Trad', written over a vertical line.

**JACKIE TRAD MP  
DEPUTY PREMIER  
Minister for Transport, Minister for Infrastructure,  
Local Government and Planning and Minister for Trade**

Office of the CEO



Enquiries	Stewart Pentland
Phone	(07) 3205 0555
Our Ref	A17296620 (DH:kc)
Your Ref	
Date	3 August 2018

Mr Kerry Doss  
Deputy Director General  
Department of State Development  
Manufacturing, Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

Dear Kerry

### **Moreton Bay Regional Council Major Planning Scheme Amendment**

I refer to your representations dated 27 July 2018 within which you outline three key points:

1. The Department of State Development, Manufacturing, Infrastructure and Planning (the Department) cannot support Council's major planning scheme amendment whilst it includes the proposed Coordinating Infrastructure Agreement (CIA) and associated service area concepts; and
2. The Department cannot support a conditional approval of the major planning scheme amendment if the proposed CIA and associated service area concepts are removed; and
3. The Department outlines three options for Council to consider to progress the major planning scheme amendment.

### **CONTEXT**

On 1 December 2015 Moreton Bay Regional Council (MBRC) resolved to undertake a major amendment of the MBRC planning scheme. Accordingly, Council staff began engaging with the Department's staff about the content of the amendment. This discussion continued throughout 2016 as regular meetings occurred with staff in the Department's Regional Services (North) offices. During these meetings and further to the submissions made by the respective parties during this period, the Council were of the view that most of the matters contained in the proposed amendment had been agreed between the parties. Whilst there are a significant number of these matters, they primarily related to lower order planning scheme requirements relating to carparks, dwelling house code, rural setbacks, sheds etc. The Council requested the State initiate the first State Interest Review (SIR1) 31 August 2016.

...2/-

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Council acknowledges however, that additional changes to the planning scheme amendment were also provided to the Department 2 February 2017. These related to the Caboolture West Area 1 and Warner Structure Plans, and in particular the CIA and associated Service Area concepts. Council worked closely with the Department, the Department of Transport and Main Roads (TMR), Unitywater (UW) and the land owner / developer groups in the development of the CIA and the content of these changes to the planning scheme amendment between November 2016 and February 2017. Multiple workshops and presentations were undertaken with these parties and their respective legal and consultant representatives. Significant materials were developed by the Council and provided to all parties for their review and input. These materials and discussions directly informed the additional changes included in the major planning scheme amendment.

Over the course of the next 6 months, the Council continued to work closely with the Department, TMR, UW and the land owner / developer groups providing further materials to inform the State's 1SIR of the major planning scheme amendment. During this period the State made Council aware that their principal concern was that the proposed amendment did not include an alternative Infrastructure Agreement (IA) pathway to the CIA in the Strategic Framework of the planning scheme.

Accordingly, on 11 August 2017 the Deputy Premier and then Minister for Transport, Infrastructure and Planning - Jackie Trad, provided 1SIR approval, and in doing so also provided Council with approval to proceed to public consultation subject to conditions. Of particular note was condition 2 relating to State Interest - Sustainable Planning Act 2009, which outlined that the Council needed to include revised wording for the Strategic Framework. Importantly this wording maintained the CIA and included an alternative IA option. In response, the Council duly made the requested change, amongst the others also requested, and progressed the major planning scheme amendment to public consultation between 21 August 2017 and 6 October 2017. A further series of public consultation events were also undertaken with the Warner community on 15 November 2017 and 18 November 2017.

Upon completion of the public consultation, the Council considered every properly made submission, and prepared a submission report and response to every submitter. In response to submissions, further changes to the major planning scheme amendment were made, and on 22 December 2017 the Council prepared all necessary materials and submitted these to the State for final State Interest Review (2SIR).

Ongoing meetings, submissions, and communications have occurred since 22 December 2017, however the only formal response the Council has received to the proposed amendment and its content are your representations dated 27 July 2018, the subject of this correspondence.

#### **REPRESENTATIONS 27 JULY 2018**

1. The Department of State Development, Manufacturing, Infrastructure and Planning (the Department) cannot support Councils major planning scheme amendment whilst it includes the proposed Coordinating Infrastructure Agreement (CIA) and associated service area concepts.

...3/-



Unfortunately, the Council has not been able to remedy the Department's stated concern with the CIA and associated concepts because the detail of these concerns has never been provided to Council, despite the Council's ongoing requests. Your representations of 27 July 2018 similarly outline your concern and lack of support, but do nothing to further Council's understanding of the technical issues at hand and how these issues compromise a State interest. If this material was forthcoming the Council would readily attempt to appropriately accommodate them.

2. The Department cannot support a conditional approval of the major planning scheme amendment if the proposed CIA and associated service area concepts are removed.

On 13 June 2018, Council staff, Mr Anthony Martini and Mr Stewart Pentland met with Mr Kerry Doss and Mr Graham Bolton of the Department, on the understanding that the State had concerns about the CIA, that if the planning scheme amendment were to progress the CIA and associated concepts would need to be removed, and to discuss the option of a conditional approval.

Accordingly, Council staff put forward the option of removing the CIA and related concepts, and discussed how this could be achieved by way of conditional approval. This option was received positively, albeit acknowledging that further consideration would be required. The matters were subsequently documented by the Council and issued to the Department 14 June 2018.

During the discussions of 13 June 2018 the option was received so positively that Mr Bolton indicated that he would have a draft response back to the Council for further discussion by the end of that week (being 15 June 2018) and that this matter could potentially be resolved within a month. Despite this positive response and agreed way forward, no further formal communications have occurred with the Council until a meeting of 26 July some 6 weeks later. At this meeting, attended by Council staff Mr Anthony Martini and Mr Stewart Pentland, and Department staff Mr Kerry Doss and Mr Graham Bolton, the Department staff indicated that despite earlier discussions and no further evidence as to the basis of the State's concerns, our proposal to remove the CIA in response to the State's direction also could not be supported. This position was then formalised in your representations of 27 July 2018.

Concerningly, after 2½ years since the major planning scheme amendment had commenced, and despite the Council indicating that it would accede to the State's direction to remove the CIA and associated concepts in the absence of evidence demonstrating why, the Council's planning scheme amendment now cannot proceed with the CIA in or out.

3. The Department outlines three options for Council to consider to progress the major scheme amendment.

After consideration, and giving thought to the significant and protracted negotiations the Council has undertaken with the Department, the Council sees no utility in the first 2 options provided by the Department to progress the major scheme amendment. These options require further work by the council, and will incur further delay in the implementation of the planning scheme amendment, and are uncertain in their outcome.

...4/-



The Council also understands that the State is of the view that there are complexities for the Minister if he were to consider and decide the proposed amendment in its current form (option 3).

On this basis, the Council requests an alternative to the three options listed, that being, the Planning Minister considers and:

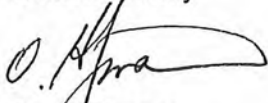
1. Provides a partial approval for 131 of 133 matters within the proposed planning scheme amendment. Those 131 matters being the lower order matters relating to carports, dwelling house code, rural setbacks, sheds etc.; and
2. Refusal of 2 matters within the proposed major planning scheme amendment, being Caboolture West Area 1 and Warner, and the associated Coordinating Infrastructure Agreement and Service Area concepts.

This option reflects the discussions that have occurred most recently between the Mayor and the Minister, and reflects the options previously put forward by Departmental staff. This course of action will enable the State to provide a partial approval for the elements that it does support without any further rework by the Council and no further implementation delay by recommencing processes, that would still be uncertain in outcome. This option will be the quickest way for the Council to commence a substantive amendment, noting that Caboolture West Area 1 and Warner Structure Plan Areas and the CIA do not have the State's support.

I trust this clarifies Council's position on the matter and request that you respond providing an indicative timeframe to complete this process.

Should you have any further queries please direct these to Council's Director of Planning and Economic Development - Stewart Pentland on Access refused unde or [stewart.pentland@moretonbay.qld.gov.au](mailto:stewart.pentland@moretonbay.qld.gov.au).

Yours sincerely



Daryl Hitzman  
Chief Executive Officer

cc: cc Rachael Hunter



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

Our ref: DGC18/1007

Your ref: A17340060 (DH:kc)

**10 AUG 2018**

Mr Daryl Hitzman  
Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510

Email: [ceo@moretonbay.qld.gov.au](mailto:ceo@moretonbay.qld.gov.au)

Dear Mr Hitzman

I refer to your letter of 7 August 2018 to myself and your letter of 3 August 2018 to Mr Kerry Doss, Deputy Director-General Planning Group regarding Major Amendment Number 2 (the proposed amendment) to the Moreton Bay Regional Council (the council) planning scheme.

Firstly, I acknowledge that this particular amendment has been progressing for a considerable period of time. As you are aware, the amendments proposed by the council represent a significant change to the planning scheme and would effectively introduce an alternative infrastructure charging framework to that implemented under the Sustainable Planning Act 2009 and the Planning Act 2016. It is therefore understandable that an amendment of this complexity is likely to take longer than normal to progress. Considerable time and effort has been expended by my department attempting to work collaboratively with council officers to achieve an outcome that meets the requirements of both of our organisations.

As previously discussed in Mr Doss' letter to Mr Anthony Martini dated 27 July 2018, it was agreed that the Department of State Development, Manufacturing Infrastructure and Planning (the department) would consider if it could recommend approval of the proposed amendment, subject to conditions, to enable the minor elements to proceed.

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At the meeting of 13 June 2018, as referenced in your 3 August 2018 letter, the council's intent was agreed to in principle, subject to further investigation. While it was agreed that potential conditions would be provided for the consideration of council officers, this would be subject to the department having satisfied itself that the above recommendation could be supported. It was never conveyed or expressed at any time that the option was received "positively".

Subsequent to these further investigations, it was determined that the department could not support a recommendation to approve the proposed amendment subject to conditions allowing only the minor elements to proceed to adoption.

I note that your letter of 7 August 2018 refers to examples of previous approvals issued by the current and previous Minister for Planning. I would note that the circumstances surrounding the three examples provided are different to that surrounding this proposed amendment. Each proposed planning scheme or planning scheme amendment put forward for the Minister's consideration is considered having regard to the individual circumstances and merits of that matter, the relevant planning legislation and subordinate documents.

As detailed in Mr Doss' letter of 27 July 2018, the department is of the view that there are only three options available to the council in respect of the proposed amendment:

1. The proposed amendment is withdrawn by the council;  
OR
2. Council resubmits the proposed amendment including only the minor elements, for the Minister's consideration;  
OR
3. The Planning Minister considers and decides the proposed amendment in its current form.

In relation to option 2, it should be noted that both the council and the Minister would need to be satisfied that any changes made to the proposed amendment does not result in a significantly different version of the proposed amendment that underwent public consultation.

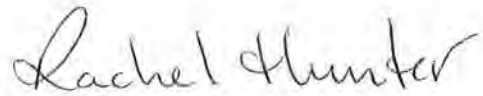
As outlined in Mr Doss' letter of 27 July 2018 the department would be supportive of the council submitting a notice under section 18 of the *Planning Act 2016* for a tailored amendment process that included only the minor elements of the current amendment package (as they occurred in the version that underwent public consultation). Should the council wish to progress with this option and not repeat public consultation, the council will need to provide justification to support the recognition of the previous public consultation activities as part of its section 18 request. Please contact Mr Doss to discuss the details of this process and the elements that would be considered for inclusion in this potential amendment.

I trust that this letter clarifies the department's position. It would be appreciated if the council could inform the department of its preferred position by close of business on **Wednesday 15 August 2018**. If no direction has been received by this date, the department will progress the proposed amendment for the Planning Minister's consideration and decision in its current form.



If you require any further information, please do not hesitate to contact me on (07) 3452 7909. Alternatively, you may also contact Mr Doss on (07) 3452 7909 or by email at [kerry.doss@dadmip.qld.gov.au](mailto:kerry.doss@dadmip.qld.gov.au).

Yours sincerely

A handwritten signature in black ink that reads "Rachel Hunter". The signature is written in a cursive, flowing style.

Rachel Hunter  
**Director-General**

## clarification of options

Kerry Doss

Tue 14/08/2018 4:04 PM

To: Anthony Martini <Anthony.Martini@moretonbay.qld.gov.au>

Hi Tony,

I refer to the Director-General's letter of 10 August.

In this letter the following three options were put forward.

1. The proposed amendment is withdrawn by the council;
- OR
2. Council resubmits the proposed amendment including only the minor elements, for the Minister's consideration;
- OR
3. The Planning Minister considers and decides the proposed amendment in its current form.

As discussed at our meeting yesterday these options were in respect of options for the current amendment package.

At yesterday's meeting we discussed the option of Council resolving to withdraw the current proposed amendment (Option1). In addition, based on our discussion yesterday Council would, at the same time, make another resolution to progress a new proposed amendment to the planning scheme using a tailored amendment process (section 18 of the Planning Act). This basis of this proposed amendment would be the minor elements (the rats and mice) of the withdrawn package.

Option 2 above was in respect of Council seeking to take the current proposed amendment forward in a modified form. As noted in the following paragraph of the letter, this option would be likely to result in a significantly different version of the proposed amendment that underwent public consultation, and would be unlikely to be approved by the minister.

Option 3 relates to taking the current proposed amendment forward in the form previously submitted by Council. This would be unlikely to be approved by the minister.

I trust this clarifies the situation. Please don't hesitate to call me if you need to clarify.

regards



**Queensland  
Government**

**Kerry Doss**

Deputy Director-General Planning Group  
Department of State Development,  
Manufacturing, Infrastructure and Planning

P 07 3452 7909 M Access refused

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**Re: clarification of options**

Anthony Martini <Anthony.Martini@moretonbay.qld.gov.au>

Tue 14/08/2018 4:51 PM

To: Kerry Doss <Kerry.Doss@dsmip.qld.gov.au>

Noted and thanks Kerry

Sent from my iPhone

On 14 Aug 2018, at 4:04 pm, Kerry Doss <[Kerry.Doss@dsmip.qld.gov.au](mailto:Kerry.Doss@dsmip.qld.gov.au)> wrote:

Hi Tony,

I refer to the Director-General's letter of 10 August.

In this letter the following three options were put forward.

<image004.jpg>

As discussed at our meeting yesterday these options were in respect of options for the current amendment package.

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I trust this clarifies the situation. Please don't hesitate to call me if you need to clarify.

regards

<image005.png> **Kerry Doss**

Deputy Director-General Planning Group  
Department of State Development,  
Manufacturing, Infrastructure and Planning

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## Response letter

Kerry Doss

Fri 10/08/2018 5:56 PM

To: Anthony Martini <Anthony.Martini@moretonbay.qld.gov.au>

📎 1 attachments (483 KB)

10-08-2018\_17-43-01\_E176M140371\_kerry.doss-dsdmip.qld.gov.au.pdf;

Hi Tony,

Please find attached a response signed by my DG. Sorry for the delay. Has been a busy day in the office.

regards



**Queensland  
Government**

**Kerry Doss**

Deputy Director-General Planning Group  
Department of State Development,  
Manufacturing, Infrastructure and Planning

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P 07 3452 7909 M Access refuse

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Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

Our ref: DGC18/1007

Your ref: A17340060 (DH:kc)

**10 AUG 2018**

Mr Daryl Hitzman  
Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510

Email: [ceo@moretonbay.qld.gov.au](mailto:ceo@moretonbay.qld.gov.au)

Dear Mr Hitzman

I refer to your letter of 7 August 2018 to myself and your letter of 3 August 2018 to Mr Kerry Doss, Deputy Director-General Planning Group regarding Major Amendment Number 2 (the proposed amendment) to the Moreton Bay Regional Council (the council) planning scheme.

Firstly, I acknowledge that this particular amendment has been progressing for a considerable period of time. As you are aware, the amendments proposed by the council represent a significant change to the planning scheme and would effectively introduce an alternative infrastructure charging framework to that implemented under the Sustainable Planning Act 2009 and the Planning Act 2016. It is therefore understandable that an amendment of this complexity is likely to take longer than normal to progress. Considerable time and effort has been expended by my department attempting to work collaboratively with council officers to achieve an outcome that meets the requirements of both of our organisations.

As previously discussed in Mr Doss' letter to Mr Anthony Martini dated 27 July 2018, it was agreed that the Department of State Development, Manufacturing Infrastructure and Planning (the department) would consider if it could recommend approval of the proposed amendment, subject to conditions, to enable the minor elements to proceed.

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ABN 29 230 178 530



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As detailed in Mr Doss' letter of 27 July 2018, the department is of the view that there are only three options available to the council in respect of the proposed amendment:

1. The proposed amendment is withdrawn by the council;
- OR
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As outlined in Mr Doss' letter of 27 July 2018 the department would be supportive of the council submitting a notice under section 18 of the *Planning Act 2016* for a tailored amendment process that included only the minor elements of the current amendment package (as they occurred in the version that underwent public consultation). Should the council wish to progress with this option and not repeat public consultation, the council will need to provide justification to support the recognition of the previous public consultation activities as part of its section 18 request. Please contact Mr Doss to discuss the details of this process and the elements that would be considered for inclusion in this potential amendment.

I trust that this letter clarifies the department's position. It would be appreciated if the council could inform the department of its preferred position by close of business on **Wednesday 15 August 2018**. If no direction has been received by this date, the department will progress the proposed amendment for the Planning Minister's consideration and decision in its current form.

If you require any further information, please do not hesitate to contact me on (07) 3452 7909. Alternatively, you may also contact Mr Doss on (07) 3452 7909 or by email at [kerry.doss@dsgmip.qld.gov.au](mailto:kerry.doss@dsgmip.qld.gov.au).

Yours sincerely

A handwritten signature in black ink that reads "Rachel Hunter". The signature is written in a cursive, flowing style.

Rachel Hunter  
**Director-General**

Phone (07) 3205 0555  
Our Ref A17415093 (DH;jh:ms)  
Your Ref DGC18/1007  
Date 15 August 2018

Director-General  
Department of State Development, Manufacturing,  
Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

*RACHEL*

Dear Ms Hunter,

**Re: Major Amendment No. 2 - Moreton Bay Regional Council Planning Scheme**

I refer to your letter of 10 August 2018 and your invitation to advise of Council's preferred option for dealing with the proposed planning scheme amendment.

Please be advised the issue has now been the subject of a workshop with Councillors. Following that workshop, Council officers will now be undertaking a body of work to present a scheme amendment that will enable this to be presented for adoption.

As soon as the above body of work is done it will be discussed with your department to ensure acceptance. Once this is completed it will then be presented to Council for the required resolutions. It is considered those resolutions will include the repeal of Council's earlier scheme amendment decision and the consequential withdrawal of the existing major scheme amendment, together with a resolution to proceed under section 18 of the Planning Act 2016, as advised by your department, to amend the Moreton Bay Regional Council Planning Scheme.

Thank you for your assistance to date.

Yours faithfully

  
Daryl Hitzman  
Chief Executive Officer





Our ref: DGC18/1033

Your ref: A17515093 (DH;jh:ms)

Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

**17 AUG 2018**

Mr Daryl Hitzman  
Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510

Dear Mr Hitzman

Thank you for your letter of 15 August 2018 about Major Amendment No. 2 – Moreton Bay Regional Council Planning Scheme, and for your time at our recent meeting. I acknowledge the Moreton Bay Regional Council's (the council) intent to seek a resolution to withdraw the current amendment package and request a notice under section 18 of the *Planning Act 2016* to progress the minor elements of the current amendment package.

Officers of the Department of State Development, Manufacturing, Infrastructure and Planning (the department) will be available to assist in this process, including discussing the potential for an expedited process and excusal from public notification. A request for excusal from public notification will require justification from the council acknowledging and detailing the public notification already undertaken on the proposed changes. It should be noted that such a request would be dependent on the proposed changes being identical to those that underwent public notification and no new changes can be included.

As discussed, the department remains committed to working collaboratively with the council in managing the expected population growth and development within the Moreton Bay region.

If you require any further information, please contact Mr Kerry Doss, Deputy Director-General, Planning Group, in the department, on (07) 3452 7909 or [kerry.doss@dsmip.qld.gov.au](mailto:kerry.doss@dsmip.qld.gov.au), who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink that reads "Rachel Hunter". The signature is written in a cursive, flowing style.

Rachel Hunter  
**Director-General**

1 William Street  
Brisbane QLD 4000  
PO Box 15009 City East  
Queensland 4002 Australia  
Telephone +61 7 3452 7100  
[www.dsmip.qld.gov.au](http://www.dsmip.qld.gov.au)  
ABN 29 230 178 530

**From:** Kerry Doss  
**Sent:** Tuesday, 21 August 2018 5:43 PM  
**To:** Graeme Bolton <[Graeme.Bolton@dsmip.qld.gov.au](mailto:Graeme.Bolton@dsmip.qld.gov.au)>; Garth Nolan <[Garth.Nolan@dsmip.qld.gov.au](mailto:Garth.Nolan@dsmip.qld.gov.au)>; Nathan Rule <[Nathan.Rule@dsmip.qld.gov.au](mailto:Nathan.Rule@dsmip.qld.gov.au)>  
**Cc:** Teresa Luck <[Teresa.Luck@dsmip.qld.gov.au](mailto:Teresa.Luck@dsmip.qld.gov.au)>  
**Subject:** FW: Planning Scheme Amendment - Decoupling - Summary of changes

Hi Garth,

Please see attached email and document from MBRC.

Through discussion MBRC are proposing to withdraw their current package and submit a new amendment which includes only those matters that are considered to be of a minor/non-controversial nature. Specifically our discussion with MBRC have been that this new package should remove all components relating to structure planning and the CIA.

The basis of this proposed package is summarised in the attached document. Can you please review against the current package tomorrow and advise if what they are proposing is consistent with the above intent. I am hoping that what they have put forward will be straight forward.

Please give me a call when you get in tomorrow to discuss timing. This is urgent.

Thanks

KD



**Kerry Doss**

Deputy Director-General Planning Group  
Department of State Development,  
Manufacturing, Infrastructure and Planning

P 07 3452 7909 M Access refuse

E [kerry.doss@dsmip.qld.gov.au](mailto:kerry.doss@dsmip.qld.gov.au)

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

[www.dsmip.qld.gov.au](http://www.dsmip.qld.gov.au)

**From:** Anthony Martini <[Anthony.Martini@moretonbay.qld.gov.au](mailto:Anthony.Martini@moretonbay.qld.gov.au)>  
**Sent:** Tuesday, 21 August 2018 4:57 PM  
**To:** Kerry Doss <[Kerry.Doss@dsmip.qld.gov.au](mailto:Kerry.Doss@dsmip.qld.gov.au)>  
**Cc:** Ann Abbott <[Ann.Abbott@moretonbay.qld.gov.au](mailto:Ann.Abbott@moretonbay.qld.gov.au)>  
**Subject:** Planning Scheme Amendment - Decoupling - Summary of changes

Hi Kerry,

Please find attached a 'draft for discussion' document which sets out the changes to the planning scheme amendment, following our discussions around the Council withdrawing its planning scheme

amendment and then resubmitting the 131 of 133 matters as under s 18 (tailored process) of the Planning Act 2016.

As discussed briefly this afternoon, should there be any issues with draft proposed changes, can you please advise at your earliest convenience?

Should there not be any issues, with the draft proposed changes, then I would suggest to you, that our scheduled meeting for this Friday need not occur.

Any issues, please do not hesitate to contact me.

Thanks

Tony

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# Major Amendment (Tailored Process under section 18 (3) b of the Act)

NOTE:- Changes are based on Planning Scheme document version provided to the DSDMIP 12 April 2018

## **Principles for changes to the above version:**

1. Caboolture West (including Area 1) retain as per current MBRC Planning Scheme
2. Warner - retain as per current MBRC Planning Scheme
3. Remove reference to Coordinated Infrastructure Agreement (CIA)
4. Remove reference to service area/ non-service area

## **Summary of Changes**

### **1 About the Planning Scheme**

- NO CHANGE

### **2 State Planning Provisions**

- NO CHANGE

### **3 Strategic Framework**

- 3.6.7
  - Delete outcomes 9, 10 and 11 to reflect current planning scheme
  - Amend outcome 7 to reflect current planning scheme
- 3.6.8
  - Amend 16 c to remove the term 'service area'
  - Amend 17b to remove 'co-ordinated infrastructure agreement', simply referring to an infrastructure agreement.
- 3.13
  - 3.13.2.1 Item 4 relating to Caboolture West. Delete content and replace with current planning scheme version of this section.
  - 3.13.4.1 Item 9 relating to Warner . Delete content and replace with current planning scheme version of this section.

### **4 Local Government Infrastructure Plan**

- NO CHANGE

### **5 Tables of assessment**

- 5.5 Emerging community zone - Transition precinct:
  - Headings - Replace 'Service Area' with 'Structure Planned Area'. Replace 'Non-Service Area' with 'Future Structure Plan Area'
  - Categories of development and assessment - Triggers. Replace 'Service Area' with 'Structure Planned Area'. Replace 'Non-Service Area' with 'Future Structure Plan Area'
  - Assessment benchmark - Change name of benchmark. Replace 'Service Area' with 'Structure Planned Area'. Replace 'Non-Service Area' with 'Future Structure Plan Area'
  - Amend Editors note in Table 5.5.3.2.1.1 replace 'un-serviced lot' with 'developable lot'
- 5.6 Reconfiguring a Lot
  - Emerging Community Zone - Categories of development and assessment - Triggers. Remove 'Service area / Non-service area'
- 5.7 Building work
  - Triggers. - Replace 'on a serviced lot' with 'in a Structure Planned Area'. Replace 'on a unserved lot' with 'in a Future Structure Plan Area'
- 5.9 Local Plan

- 5.9.3 Cab West Local Plan
  - 5.9.3.1 Urban living precinct - Amend to reflect current planning scheme. i.e. change terminology from 'service area' to 'developed lot', reinstate 'Neighbourhood development plan' and remove addition urban land uses and categories of assessment that were added to facilitate the development of Caboolture West - Area 1.
  - 5.9.3.2 Town centre precinct - Amend to reflect current planning scheme. i.e. change terminology from 'service area' to 'developed lot', reinstate 'Neighbourhood development plan' and remove addition urban land uses and categories of assessment that were added to facilitate the development of Caboolture West - Area 1.
  - 5.9.3.3 Enterprise and Employment precinct - Amend to reflect current planning scheme. i.e. change terminology from 'service area' to 'developed lot', reinstate 'Neighbourhood development plan' and remove addition urban land uses and categories of assessment that were added to facilitate the development of Caboolture West - Area 1.
  - 5.9.3.6 Reconfiguring a lot - Town centre, Urban living and enterprise and employment precincts - Amend to reflect current planning scheme. i.e. code assessment if in accordance with a neighbourhood development plan, Impact assessment otherwise.
  - 5.9.3.7 Building work - Amend to reflect current planning scheme.
- 5.10 Overlay
  - 5.10.2 Flood hazard overlay
    - Replace figure ref 8.2.2.11 with 8.2.2.10 as the Warner DLIA will be removed.

## 6 Zones

- 6.3.2 Emerging Community Zone Code
- Application -
  - Amend 3 Part C to replace 'on a un-serviced lot' with 'in a future structure plan area'
  - Amend 4 Part D to replace 'on a un-serviced lot' with 'in a future structure plan area'
  - Amend 5 Part E to replace 'on a serviced lot' with 'in a structure planned area'
  - Amend 6 Part F to replace 'on a serviced lot' with 'in a structure planned area'
- 6.3.2.1 Interim Precinct
  - Amend OO b to remove 'which is a Non-Service area,'
  - Amend PO1 to remove 'which is a Non-Service area,'
- 6.3.2.2 Transition Precinct
  - 6.2.3.2.1 Non-Service Area
    - Amend heading to replace 'Non-Service Area' with 'Future Structure Plan Area'
    - Amend editor's note to replace 'Non-Service Area' with 'Future Structure Plan Area'
    - Amend OO1 to replace 'Non-Service Area' with 'Future Structure Plan Area'
    - Amend OOa to replace 'Non-Service Area' with 'Future Structure Plan Area'
    - Amend OO b to remove 'which is a Non-Service area,'
    - Amend heading 'Part C' to replace 'un-serviced lot' with 'Future Structure Plan Area'
    - Amend Heading 'Part D' to replace 'Non-Service Area' with 'Future Structure Plan Area'
    - Amend heading 'Table 6.2.3.2.1.2' to replace 'Non-Service Area' with 'Future Structure Plan Area'
    - Amend PO1 to remove 'which is a Non-Service area,'
  - 6.2.3.2.2 Service Area
    - Amend heading to replace 'Service Area' with 'Structure Planned Area'
    - Amend OOa to replace 'Service Area' with 'Structure Planned Area'
    - Amend OOa to replace 'Figures 6.2.3.2.2.2 to 6.2.3.2.2.4' with 'Figures (intentional blank) to Figures (intentional blank)'
    - Amend OOU to replace 'Service Area' with 'Structure Planned Area'
    - Amend OOv to replace 'Service Area' with 'Structure Planned Area'
    - Amend heading 'Part E' to replace 'serviced lot' with 'Structure Planned Area'
    - Amend heading 'Part F' to replace 'serviced lot' with 'Structure Planned Area'
    - Amend heading 'Table 6.2.3.2.2.1' to replace 'serviced lot' with 'Structure Planned Area'
    - Amend heading 'Requirements for accepted development - for service'
    - Amend PO1 b. i. to iii to read 'Figure (intentional blank)'
    - Delete Figure 6.2.3.2.2.2 - Warner Concept Structure Plan
    - Delete Figure 6.2.3.2.2.3 - Warner Structure Plan - Road and Active Transport Network
    - Delete Figure 6.2.3.2.2.4 Warner Structure Plan - Open Space Network and Stormwater Corridor

## 7 Local Plans

- 7.2.3 Caboolture West local plan code

- Delete Figure 7.2.3.9 - Structure Plan Area 1 - Concept Structure Plan
- Delete Figure 7.2.3.10 Structure Plan Area 1 - Land Use
- Delete Figure 7.2.3.11 Structure Plan Area 1 - Major infrastructure Road Network
- Delete Figure 7.2.3.12 Structure Plan Area 1 - Major infrastructure Road Type
- Delete Figure 7.2.3.13 Structure Plan Area 1 - Major infrastructure Active transport
- Delete Figure 7.2.3.14 Structure Plan Area 1 - Major infrastructure Open space and community facilities
- Delete Figure 7.2.3.15 Structure Plan Area 1 - Major infrastructure Stormwater
- Delete Figure 7.2.3.16 Structure Plan Area 1 - Major infrastructure Water and Sewer
  
- 7.2.3.1 Urban living precinct
  - Amend OO 4 to replace reference to 'a Structure plan' for a 'Structure planned area' etc with 'Neighbourhood development plan'
  - 7.2.3.1.1 Next generation sub-precinct
    - Amend editor's note above OO1 to remove 'but for serviced lots'.
    - Delete OOa
    - Delete OOb
    - Amend OOn to replace 'transition precinct on a serviced lot' with 'on a developed lot'
    - Amend OOq to replace 'structure plan' with 'neighbourhood development plan' and delete 'for the relevant Structure Planned Area'.
    - Delete the note under OOq i.
    - Amend the editor's note under OOq iii. To replace 'structure plan' with 'Neighbourhood development plan'
    - Amend OOs to replace 'structure plan' with 'neighbourhood development plan' and delete 'for the relevant Structure Planned Area'.
    - Delete the note under OOs
    - Delete content after OOaj i.e. Example/ PO table and Table 7.2.3.1.1.1 criteria for Accepted development subject to requirements. This is to reflect changes in part 5 removing lower levels of assessment for urban land uses to facilitate the development of Caboolture West - Area 1.
    - Delete heading in Table 7.2.3.1.1.2 above PO1 'Where in a Non-Service Area'
    - Delete heading in Table 7.2.3.1.1.2 above PO2 'Where in a Service Area'
    - Amend PO1 to read as per the current planning scheme
    - Amend PO2 to read as per the current planning scheme
    - Delete new PO after PO4 and duplicate PO and heading after PO5
    - Amend PO5 and E5 to read as per current planning scheme in relation to building height
    - Amend PO10 to read as per current scheme. Delete note.
    - Delete AO10.1 and 10.2. reinstate 'No acceptable outcomes provided.'
    - Amend note in PO25 to read as per current scheme i.e. NDP
    - Amend note in E25.1 to read as per current scheme i.e. NDP
    - Amend PO49 to read as per current scheme
    - Amend PO64 to read as per current scheme
  - 7.2.3.1.1 Local centre sub-precinct  
SIMILAR AS PER ABOVE
  - 7.2.3.1.3 Light industry sub-precinct  
SIMILAR AS PER ABOVE
- 7.2.3.2 Town centre precinct
  - Amend OO6 to read as per current scheme
  - Delete both notes listed under OO6
  - Amend the Editor's note under OO7h. to read as per the current scheme
  - Amend text after OO7 vi to read as per current scheme
  - Amend OO8a to read as per current scheme
  - Delete note after OO8 a
  - Amend note after OOf iii. To read as per current scheme
  - Amend Editor's note after OOg iv. As per current scheme
  - Amend other Editor's note after OOg iv. As per current scheme
  - Delete table for SAO/PO
  - Delete table 7.2.3.2.1 Criteria for self-assessable development (Part G)
    - 7.2.3.2.1 Centre core sub-precinct
      - Delete OO1



- Delete OOb
- Amend OOd to read as per current scheme i.e. neighbourhood development plan
- Amend OOf i. to read as per current scheme i.e. neighbourhood development plan
- Amend OOj to read as per current scheme i.e. neighbourhood development plan
- Amend OO k ii. To read as per current scheme i.e. neighbourhood development plan
- Amend OOn to read as per current planning scheme i.e. neighbourhood development plan
- Delete heading in Table 7.2.3.1.1.2 above PO1 'Where in a Non-Service Area'
- Delete heading in Table 7.2.3.1.1.2 above PO2 'Where in a Service Area'
- Delete new PO1
- Delete new PO2
- Amend E5 to read as per current scheme
- Amend notes in PO33 and E33.1 to read as per current scheme i.e. Neighbourhood development plan
- Amend E82 to read as per current scheme
- Delete new text after table 'Figure x.x.x.x THIS FIGURE ... NOTE - Where a .....
- 7.2.3.2.2 Mixed business sub-precinct
  - SIMILAR AS PER ABOVE
- 7.2.3.2.3 Teaching and learning sub-precinct
  - SIMILAR AS PER ABOVE
- 7.2.3.2.4 Residential north sub-precinct
  - SIMILAR AS PER ABOVE
- 7.2.3.2.5 Residential south sub-precinct
  - SIMILAR AS PER ABOVE
- 7.2.3.2.6 Open space sub-precinct
  - SIMILAR AS PER ABOVE
- 7.2.3.2.7 Civic space sub-precinct
  - SIMILAR AS PER ABOVE
- 7.2.3.2.8 Light industry sub precinct
  - SIMILAR AS PER ABOVE
- 7.2.3.2.8 Specialised centre sub-precinct
  - SIMILAR AS PER ABOVE
- 7.2.3.3 Enterprise and employment
- Amend OO3 to read as per current scheme
- Delete 2 x new notes under OO3
  - 7.2.3.3.1 General industry sub-precinct
    - Reinstate OOa as per current planning scheme
    - Delete new OOa and OOb
    - Amend OOg iv to read as per current scheme
    - Amend OOi to read as per current scheme
    - Amend OOn to read as per current scheme
    - Amend OOs to read as per current scheme
    - Delete heading in Table 7.2.3.1.1.2 above PO1 'Where in a Non-Service Area'
    - Delete heading in Table 7.2.3.1.1.2 above PO2 'Where in a Service Area'
    - Delete new PO1
    - Delete new PO2
    - Amend E2 to read as per current scheme
    - Amend notes in PO31 and E31.1 to read as per current scheme
    - Amend note in E32.1 to read as per current scheme
    - Amend E78 to read as per current scheme
    - Delete new text after table 'Figure x.x.x.x THIS FIGURE ... NOTE - Where a .....
  - 7.2.3.3.2 Light industry sub-precinct
    - SIMILAR AS PER ABOVE
  - 7.2.3.3.3 Specialised centre sub-precinct
    - SIMILAR AS PER ABOVE
- 7.2.3.4 Green network precinct

- Amend Note v. to read as per current scheme
- Amend OO a to read as per current scheme
- Amend OOe to read as per current scheme
- Delete note after OOe
- Amend heading above SAO1
- Amend SAO1 to read as per current scheme
- Amend SAO5 to read as per current scheme
- Amend SAO47 to read as per current scheme
- Amend SAO48 as per current scheme
- Amend heading above PO5 to read as per current scheme
- Amend PO5 to read as per current scheme
- Delete note in PO5
- Amend PO8 to read as per current scheme
- Delete note in PO8
- Amend E61 to read as per current scheme
- Amend E62 to read as per current scheme
- Delete new text after table 'Figure x.x.x.x THIS FIGURE ... NOTE - Where a .....'
- Amend SAO84 to read as per current scheme
- Amend E 86 to read as per current scheme
  
- 7.2.3.5 Rural living precinct
  - Amend SAO84 to read as per current scheme
  - Amend E86 to read as per current scheme
  
- 7.2.3.6 Interim uses code
  - Amend SAO 71 to read as per current scheme
  - Amend SAO 72 to read as per current scheme
  - Amend note in PO27 to read as per current scheme
  - Amend note in E27.1 to read as per current scheme
  - Amend E81 to read as per current scheme
  
- 7.2.3.7 Reconfiguring a lot code
  - 7.2.3.7.1 Urban living precinct
    - Delete new OOa
    - Amend OO b to read as per current scheme
    - Delete note and Editor's note under OO b
    - Delete OOC
    - Delete notes x2 under OOC
    - Amend first heading above PO1 to read as per current scheme 'Where on a developable lot or creating developable lots'
    - Delete heading 'Structure plan'
    - Delete 2x new PO's under heading 'Structure plan'
    - Amend E3 to read as per current scheme
    - Reinstate E4.2 to read as per current scheme
    - Reinstate E5.3 to read as per current scheme
    - Reinstate E6.3 to read as per current scheme
    - Amend E7.1 to read as per current scheme
    - Amend E7.2 to read as per current scheme
    - Reinstate E8 to read as per current scheme
    - Reinstate E9.3 to read as per current scheme
    - Reinstate E10 to read as per current scheme
    - Reinstate E11.1 to read as per current scheme
    - Reinstate E12 to read as per current scheme
    - Reinstate E13 to read as per current scheme
    - Reinstate E14 to read as per current scheme

- Reinststate E15 to read as per current scheme
  - Reinststate E16 to read as per current scheme
  - Reinststate E17 to read as per current scheme
  - Reinststate E18 to read as per current scheme
  - Reinststate E19 to read as per current scheme
  - Reinststate E20 to read as per current scheme
  - Reinststate E21.1 to read as per current scheme
  - Reinststate E21.2 to read as per current scheme
  - Reinststate E21.3 to read as per current scheme
  - Reinststate E22 to read as per current scheme
  - Reinststate E23 to read as per current scheme
  - Reinststate E24 to read as per current scheme
  - Reinststate E25 to read as per current scheme
  - Reinststate E26 to read as per current scheme
  - Reinststate E27 to read as per current scheme
  - Reinststate E28 to read as per current scheme
  - Amend PO28 to read as per current scheme
- 7.2.3.7.2 Town centre precinct
    - SIMILAR AS PER ABOVE
  - 7.2.3.7.3 Enterprise and employment precinct
    - SIMILAR AS PER ABOVE
  - 7.2.3.7.4 Green network precinct
    - SIMILAR AS PER ABOVE
  - 7.2.3.7.5 Rural living precinct
    - SIMILAR AS PER ABOVE

## 8 Overlay

- Flood hazard overlay:
  - Amend note under OOd replace 'Figure 8.2.2.11' with 'Figure 8.2.2.10'
  - Amend PO27 replace 'Figure 8.2.2.11' with 'Figure 8.2.2.10'
  - Amend PO28 replace 'Figure 8.2.2.11' with 'Figure 8.2.2.10'
  - Amend table 8.2.2.4 Fill Requirements, row 5 replace 'Figure 8.2.2.11' with 'Figure 8.2.2.10'
  - Delete Figure 8.2.2.11 Warner DIA

## 9 Development Codes

- 9.4.1.3 Reconfiguring a lot code - Emerging community zone
  - 9.4.1.3.1 Interim Precinct
    - Amend OOa to replace 'Non-Service Area' with 'Future Structure Plan Area'
  - 9.4.1.3.2 Transition precinct
    - Amend OOa i. to replace 'Service Area' with 'Structure Planned Area'
    - Amend OOa ii. to replace 'Non-Service Area' with 'Future Structure Plan Area'
    - Amend OOc to replace 'Service Area' with 'Structure Planned Area'
    - Amend OOd to replace 'Service Area' with 'Structure Planned Area'
    - Amend heading in Table 9.4.1.3.2.1, above lot size and design

## 10 Other Plans

- NO CHANGES

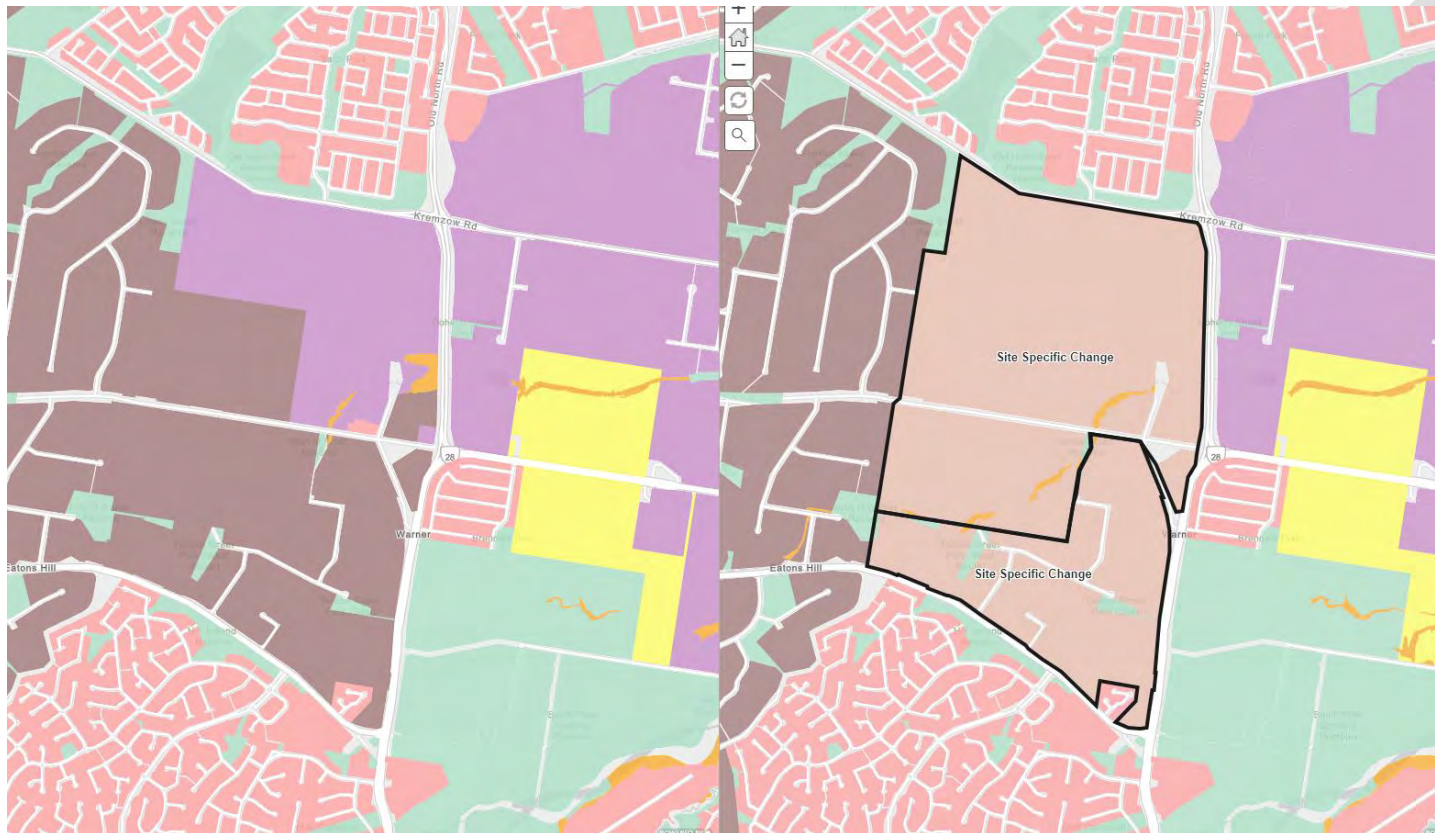


## Schedule 1 Definitions

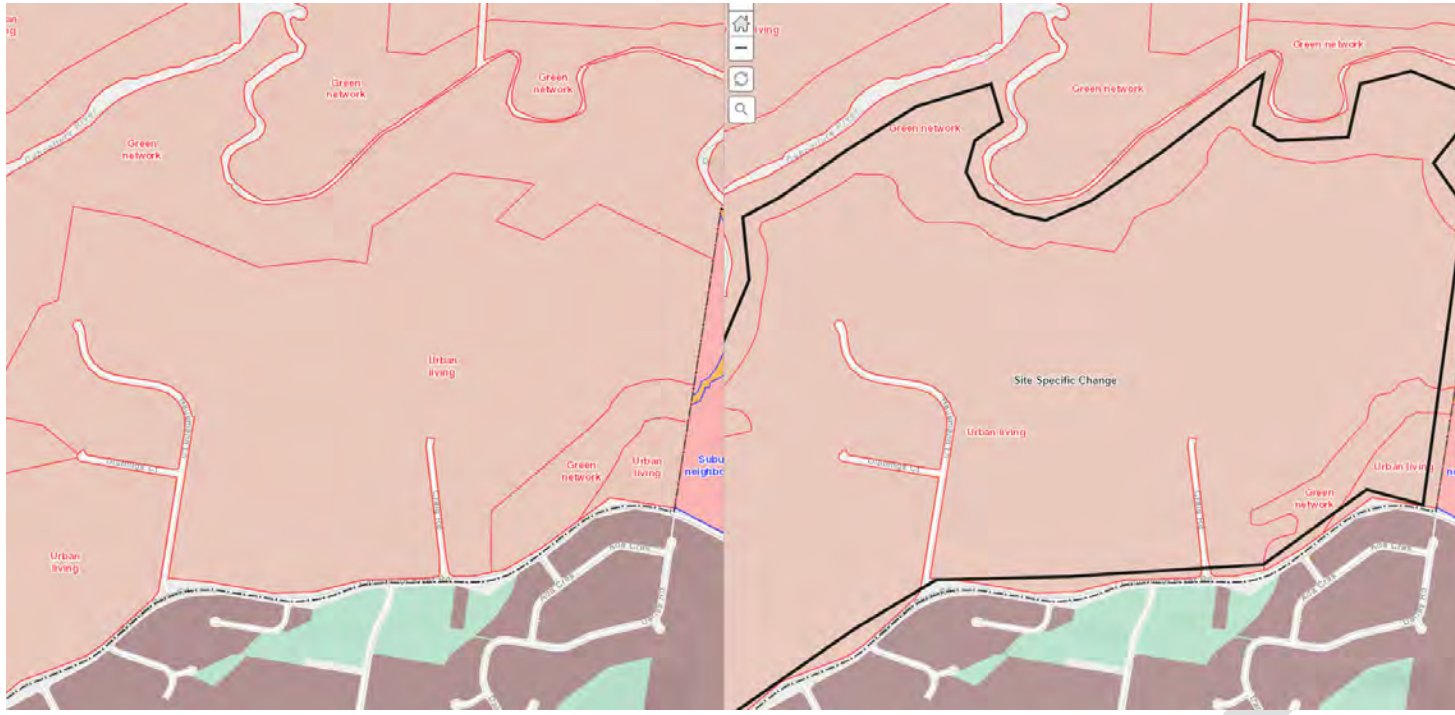
- Amend 'Structure plan' - to remove reference to PSP - How to prepare a structure plan to read XXXXXX
- Delete 'Service area'
- Delete 'Non-Service area'
- Amend 'Un-serviced lot' to 'developable lot'
- Amend 'Service lot' to 'developed lot'

## Schedule 2 Mapping

- Strategic Framework maps:
  - Settlement pattern - Warner retain as per current scheme
  - Place type map - Warner - retain as per current scheme
- Zone:
  - Amend to reflect current zones for Warner



- Amend to reflect current precinct outlines for Cab West i.e. we were going to reduce the extent of the GIN precinct



- Overlay maps:
  - Building height for Caboolture West area 1 - retain as per current scheme
  - Building height for Warner - retain as per current scheme
  - Structure plan areas - Remove ALL of Cab West from this map
  - Structure plan area - Remove Warner from this map
  - Rural residential minimum lot size - Warner - Retain as per current i.e. no further reconfiguring a lot
- Local Plan maps:
  - Remove the Cab West Sub-precinct map

**Schedule 3 Local Government infrastructure plan mapping and tables**

- NO CHANGE

**Schedule 4 Notations**

- NO CHANGE

**Schedule 5 Designation of premises**

- NO CHANGE

**Schedule 6 Planning Scheme Policies**

- Remove - Planning Scheme Policy - How to Prepare a Structure Plan
- Remove - Planning Scheme Policy - Structure plan - Caboolture West - Area 1

**Schedule 7 car parking**

- NO CHANGE

**Schedule 8 Service vehicle requirements**

- NO CHANGE

PRIVATE AND CONFIDENTIAL. DRAFT FOR DISCUSSION PURPOSES

**Schedule 9 Development involving hazardous chemicals**

- NO CHANGE

**Schedule 10 Stormwater management design objectives**

- NO CHANGE

**Appendix 1 Index**

- NO CHANGE

**Appendix 2 Table of amendments**

- Add amendment row

DRAFT



**FW: approach to agreeing on content of "minor package"**

Kerry Doss

Thu 23/08/2018 5:03 PM

To: Graeme Bolton &lt;Graeme.Bolton@dsdmip.qld.gov.au&gt;; Garth Nolan &lt;Garth.Nolan@dsdmip.qld.gov.au&gt;

1 attachments (279 KB)

cut down example - strategic plan.pdf;

Hi gents

Please see email I have sent to Tony Martini at MBRC. It highlights the difficulty we have in trying to work out what a "minor amendment" package would include.

You will note that the first thing I have looked at (strategic plan) is problematic as with the changes it still includes matters which I believe don't fit our idea of "minor".

This is killing me!

**Kerry Doss**

Deputy Director-General Planning Group  
 Department of State Development,  
 Manufacturing, Infrastructure and Planning

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**From:** Kerry Doss

**Sent:** Thursday, 23 August 2018 5:02 PM

**To:** 'Anthony Martini' <Anthony.Martini@moretonbay.qld.gov.au>

**Subject:** approach to agreeing on content of "minor package"

Hi Tony,

further to our conversation this morning, I have highlighted some of the matters of concern for us.

Like you I want to have a high level agreement on what the "minor amendments" will include without having to wade through detail. However the approach of considering the content of the "minor amendment" package based on the "summary of changes" to the current draft of the scheme held by the department is problematic.

The "summary of changes" provided for our consideration only indicates those items which are not to be taken forward. My concern is that in looking at this document at a high level there may be matters which are overlooked and which only become apparent upon lodgement of the package by Council. This does not provide enough certainty and I would like to proceed with greater clarity for both of our organisations.

For example the "summary of changes" and the key elements that are proposed to be removed from Chapter 3 – Strategic Plan appear to relate only to Caboolture West and Warner. The structure planning based amendments in the current amendment package also relate to Morayfield South, Narangba East, Burpengary East and Joyner. It is not proposed to remove these proposed provisions from the "minor amendments"





## approach to agreeing on content of "minor package"

Kerry Doss

Thu 23/08/2018 4:22 PM

To: Anthony Martini <Anthony.Martini@moretonbay.qld.gov.au>

 1 attachments (59 MB)

KD example - strategic plan.pdf;

Hi Tony,

further to our conversation this morning, I have highlighted some of the matters of concern for us.

Like you I want to have a high level agreement on what the "minor amendments" will include without having to wade through detail. However the approach of considering the content of the "minor amendment" package based on the "summary of changes" to the current draft of the scheme held by the department is problematic.

The "summary of changes" provided for our consideration only indicates those items which are not to be taken forward. My concern is that in looking at this document at a high level there may be matters which are overlooked and which only become apparent upon lodgement of the package by Council. This does not provide enough certainty and I would like to proceed with greater clarity for both of our organisations.

For example the "summary of changes" and the key elements that are proposed to be removed from Chapter 3 – Strategic Plan appear to relate only to Caboolture West and Warner. The structure planning based amendments in the current amendment package also relate to Morayfield South, Narangba East, Burpengary East and Joyner. It is not proposed to remove these proposed provisions from the "minor amendments" package. As a consequence this would not accord with my expectations of what the "minor amendment" package would contain.

To illustrate this I have attached a highlighted version (highlighting starting on page number 78) of *Chapter 3 – Strategic Plan* extracted from the current proposed amendment. A check of the document, taking into account the "summary of changes", has identified that the document would still contain new provisions relating to both Caboolture West and Warner that are associated with structure planning. Further the "summary of changes" does not propose changes to structure planning related provisions in respect of Morayfield South, Narangba East, Burpengary East and Joyner. We had anticipated these would be removed.

This was only able to be determined by undertaking a side-by-side analysis of the current scheme, the proposed scheme and the summary of changes.

While I understand the intertwined nature of the amendments and the difficulty in highlighting the differences, you have previously mentioned that council would seek to include 131 of 133 of the matters currently before the department in the proposed "minor amendment" package. As previously discussed the identification of these matters would be useful and a good starting point.

I understand, based on advice from my team, that we anticipated a "minor amendment" package to include matters in respect of:

- The Mill at Moreton Bay PDA
- Walking distance maps
- Investigation areas
- Road Hierarchy
- Service stations
- Dwelling houses
- Flood assessment
- Bushfire assessment



- Landslide assessment
- Works
- Alignment with local
- Various changes to correct drafting error, include minor and administrative amendments and clarification of interpretations
- Restructuring the location of certain information
- Provisions in respect of boundary realignment

I trust this gives some clarity around what we are seeking to achieve. Happy to discuss tomorrow.

regards



**Kerry Doss**

Deputy Director-General Planning Group  
Department of State Development,  
Manufacturing, Infrastructure and Planning

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### 3 Strategic Framework

9. Caboolture West is located outside the Priority Infrastructure Area. There is insufficient infrastructure network capacity to service this area without creating disadvantage to the planning, coordination, sequencing, delivery and operation of infrastructure for the priority infrastructure area. Developers will be required to provide significant additional infrastructure to service this growth area;
10. New development and land use patterns that would compromise or constrain the efficient expansion of development in Caboolture West, including the infrastructure system and services required to support urban development will not be supported; and
11. Development within the Caboolture West growth area that is also identified on Overlay map - Structure plan areas, is to occur in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers in accordance with the strategic outcomes in section 3.6.8

#### 3.6.8 Strategic Outcome - Growth areas also identified on Overlay map - Structure plan areas

*Development of growth areas that are also identified on Overlay map - Structure plan areas are to be consistent with the future planning intent for each structure plan area. These areas are to develop in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers.*

1. Each structure plan area identified on the overly map requires the preparation of a structure plan to ensure the integration of the land uses and infrastructure required to service these areas.
2. The infrastructure required to service each structure plan area is determined and provided in an coordinated manner. Once a structure plan has been prepared, detailed land use and infrastructure planning will be identified as follows:
  - a. detailed land use planning and infrastructure planning for all Local Government infrastructure networks including local roads, active transport, stormwater, community facilities and open space, will be reflected in the Planning Scheme by the Council, which is the relevant planning authority for land use and local development infrastructure under the Act;
  - b. detailed water infrastructure planning will be identified in a water netserv plan made by the Northern SEQ Distributor-Retailer Authority, which is the relevant planning authority for water infrastructure under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*; and
  - c. detailed transport infrastructure planning for the State's transport network will be identified in a plan made by the Department of Transport and Main Roads, which is the relevant planning authority for transport infrastructure under the *Transport Infrastructure Act 1994* and *Transport Planning and Coordination Act 1994*.
3. Detailed land use planning for the development of the structure plan area is integrated with the detailed infrastructure planning coordinated between the relevant planning authorities for the development of the structure plan area to ensure that the provision of the infrastructure for the development of the structure plan area achieves the following outcomes:
  - a. *Safety* - the provision of the infrastructure protects and enhances the personal health and safety and property of the communities as they relate to the relevant planning authority;
  - b. *Effectiveness* - the provision of the infrastructure satisfies the following policy objectives:
    - i. promotes the most effective, efficient and flexible use of existing and planned infrastructure to service the logical and orderly development of the structure plan area;
    - ii. realises multiple economic, social and environmental benefits of infrastructure investment particularly road transport infrastructure to service the development of the structure plan area;
    - iii. ensures the consideration of the future infrastructure needed to service the ultimate development of the structure plan area; and
    - iv. enables the optimal location, planning, coordination, sequencing, delivery and operation of the infrastructure to service the development of the structure plan area to:



- a. Further investigation and planning of Caboolture West through the preparation of structure plans is required to integrate land use and infrastructure and coordinate infrastructure in the context of the outcomes Council and other infrastructure and service providers are seeking to achieve in the Caboolture planning area generally and the Caboolture West local plan specifically;
- b. The further investigation and planning of this growth area will include the following aspects as a minimum:
  - i. land use structure;
  - ii. transport infrastructure - public transport, active transport and road connections;
  - iii. retail and commercial strategy;
  - iv. community facilities infrastructure;
  - v. green infrastructure network;
  - vi. total water cycle management infrastructure;
  - vii. open space and recreation infrastructure;
  - viii. water supply and sewer infrastructure; and
  - ix. necessary upgrades to infrastructure beyond the growth area; and



Development within the Caboolture West growth area that is also identified on Overlay map - Structure plan areas, occurs in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers in accordance with the strategic outcomes in section 3.6.8;

5. Next generation and urban neighbourhoods at Morayfield, Burpengary, north of Caboolture and Caboolture West will be developed as well planned and attractive new residential neighbourhoods providing a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres. The local centres will generally be located on central intersections with good accessibility and visibility, in locations that support active transport and a network of well connected and attractive streets and open spaces within the neighbourhoods. An indicative location for a new local centre in Morayfield south is shown on map 3.13. A new local centre or neighbourhood hub is to establish in this location. Any additional local centres or neighbourhood hubs in this area must maintain an appropriate separation distance to ensure catchment overlap does not occur;
6. Established Suburban neighbourhoods identified on the urban structure will be maintained with little change;
7. Investigation areas are identified at Burpengary East and Morayfield on Buckley Road, east of the Bruce Highway. These areas are within the separation distance of future industry at the North East Business Park and within walking distance of the existing neighbourhood hub. Council will undertake further investigations in this area to determine the potential to be redeveloped in part for future enterprise, employment, residential and other compatible and related purposes;

#### 3.13.2.4.4 Land use strategy

- a. The investigation areas at Burpengary East and Morayfield (Buckley Road):
  - i. has had limited infrastructure network planning done for these areas;
  - ii. is not within the priority infrastructure area (PIA); and
  - iii. is not serviced by all development infrastructure networks including water supply and sewerage;



## 3 Strategic Framework

- b. Infrastructure and constraints issues are to be resolved as part of the investigation before this area is included in the urban corridor. Substantial infrastructure planning related to overall transport networks, water supply and sewerage, and other urban infrastructure such as electricity, telecoms and gas has occurred to support the development of the areas of the North East Business Park (NEBP) subject to existing Preliminary Approvals. Whilst these studies have related to the NEBP holdings, rather than the Investigation Areas, this infrastructure planning and subsequent investment in infrastructure delivery may facilitate planning and development of lands in the investigation areas;
  - c. Interim development in this area does not fragment, pre-empt or compromise the potential development of rural residential areas for urban purposes beyond the life of the planning scheme; and
  - d. Due to the current estimated servicing costs of this area, and fragmented land ownership, development of the entire area is not envisaged within the life of the planning scheme;
8. The rural residential area at Morayfield South has been identified as a potential future urban growth front. The key strength of this area lies in its location proximate to the higher order activity centres at Caboolture and Morayfield and regional transport connections including the Bruce Highway and North Coast Rail Line. Despite this, the lack of urban infrastructure, presence of potentially significant environmental values and fragmented land pattern will constrain the ability to provide serviced urban land, other than for a small area, in the northern portion of the area. Given the existing constraints, other development fronts in the Region and the large size of the growth area, all of the area is not anticipated to be required for urban development prior to 2031. The majority of the area is likely to remain largely rural residential in nature until the area can be developed in an efficient and cohesive manner;

### 3.13.2.4.5 Land use strategy

- a. The growth area at Morayfield South will provide for land to be available for urban development during the life of the planning scheme. Limited infrastructure network planning has been done for the identified area. It is not serviced by all development infrastructure networks including water supply and sewerage;
- b. Further investigation and planning of this growth area through the preparation of structure plans is required to integrate land use and infrastructure and coordinate infrastructure in the context of the outcomes Council and other infrastructure and service providers are seeking to achieve in the growth area;
- c. The further investigation and planning of this growth area will include the following aspects as a minimum:
  - i. land use structure;
  - ii. transport infrastructure - public transport, active transport and road connections;
  - iii. retail and commercial strategy;
  - iv. community facilities infrastructure;
  - v. green infrastructure network;
  - vi. total water cycle management infrastructure;
  - vii. open space and recreation infrastructure;
  - viii. water supply and sewer reticulation infrastructure; and
  - ix. necessary upgrades to infrastructure beyond the growth area;
- d. Development within the Morayfield South growth area that is also identified on Overlay map - Structure plan areas, occurs in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers in accordance with the strategic outcomes in section 3.6.8; and
- e. Interim development in this area does not fragment, pre-empt or compromise the potential development for urban purposes.

### 3.13.2.5 Specific Outcomes - Employment location



7. The district centre at Deception Bay is the focus for an urban neighbourhood providing a mix of compatible uses including convenience retail, a range of housing styles and employment opportunities that are provided in a compact, integrated and legible manner to effectively serve its catchments;
8. Margate district centre and the local centre at Ashmole Road Kippa-Ring provide a focus for development of urban neighbourhoods supporting a mix of uses including convenience retail, a range of housing styles and employment opportunities;
9. North Lakes major regional activity centre will continue to develop as a higher order activity centre and attract significant new employment opportunities into the region and provide for major shopping, entertainment, leisure, and community needs. The centre will be connected to the Mango Hill East station by feeder bus services and will itself function as a public transport hub for bus services to surrounding localities;
10. Kallangur, Burpengary and Petrie will continue to function as district centres, each providing a focus for an adjacent urban neighbourhood. Each of these centres will provide for medium density and some high density residential development, a mix of compatible uses that are provided in a compact, integrated and legible manner to effectively serve each catchment. Urban development will occur progressively around each district centre to form interconnected and integrated Urban neighbourhoods;
11. Next generation neighbourhoods at Griffin, Mango Hill, Kallangur, Dakabin, Narangba and Burpengary East (Old Bay Road area) will be developed as well planned and attractive new residential neighbourhoods providing a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres. Local centres will generally be located on central intersections with good accessibility and visibility, in locations that support active transport and a network of well connected and attractive streets and open spaces within the neighbourhoods;
12. Established Suburban neighbourhoods identified in the planning area will be maintained with little change;
13. Rural residential areas at locations identified in the planning area will be maintained for rural residential, rural, open space and nature conservation purposes with more intense uses only establishing where they do not detrimentally impact on the landscape character created by these uses;
14. An investigation area is identified at Narangba, west of Old Gympie Road. Part of this area is within the separation distance of the high and medium impact industrial uses at Narangba. In addition to considering the future demand and supply of land available for redevelopment, 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; and

15. A growth area has been identified at Narangba East. Council will undertake further investigation in this area to determine the potential to be developed for future residential and other compatible and related purposes.

### 3.13.3.4.1 Land use strategy

- a. The growth area at Narangba East will provide for land to be available for urban development during the life of the planning scheme. Limited infrastructure network planning has been done for the identified area. It is not serviced by all development infrastructure networks including water supply and sewerage;
- b. Further investigation and planning of this growth area through the preparation of structure plans is required to integrate land use and infrastructure and coordinate infrastructure in the context of the outcomes Council and other infrastructure and service providers are seeking to achieve in the growth area;
- c. The further investigation and planning of this growth area will include the following aspects as a minimum:
  - i. land use structure;
  - ii. transport infrastructure - public transport, active transport and road connections;
  - iii. retail and commercial strategy;
  - iv. community facilities infrastructure;
  - v. green infrastructure network;
  - vi. total water cycle management infrastructure;
  - vii. open space and recreation infrastructure;



## 3 Strategic Framework

- viii. water supply and sewer reticulation infrastructure; and
  - ix. necessary upgrades to infrastructure beyond the growth area.
- d. Development within the Narangba East growth area that is also identified on Overlay map - Structure plan areas, occurs in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers in accordance with the strategic outcomes in section 3.6.8; and
  - e. Interim development in this area does not fragment, pre-empt or compromise the potential development for urban purposes.
16. A growth area has been identified at Burpengary East (Old Bay Road area). Council will undertake further investigation in this area to determine the potential to be developed for future residential and other compatible and related purposes.

### 3.13.3.4.3 Land use strategy

- a. The growth area at Burpengary East (Old Bay Road area) will provide for land to be available for urban development during the life of the planning scheme. Limited network planning has been done for the identified area. It is not serviced by all development infrastructure networks including water supply and sewerage;
- b. Further investigation and planning of this growth area through the preparation of structure plans is required to integrate land use and infrastructure and coordinate infrastructure in the context of the outcomes Council and other infrastructure and service providers are seeking to achieve in the growth area;
- c. The further investigation and planning of this growth area will include the following aspects as a minimum:
  - i. land use structure;
  - ii. transport infrastructure - public transport, active transport and road connections;
  - iii. retail and commercial strategy;
  - iv. community facilities infrastructure;
  - v. green infrastructure network;
  - vi. total water cycle management infrastructure;
  - vii. open space and recreation infrastructure;
  - viii. water supply and sewer reticulation infrastructure; and
  - ix. necessary upgrades to infrastructure beyond the growth area.
- d. Development within the Burpengary East growth area that is also identified on Overlay map - Structure plan areas, occurs in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers in accordance with the strategic outcomes in section 3.6.8; and
- e. Interim development in this area does not fragment, pre-empt or compromise the potential development for urban purposes.

### 3.13.3.5 Specific Outcomes - Employment location

- 1. North Lakes and Redcliffe-Kippa-Ring are higher order activity centres for retail, commercial, community, health, cultural, entertainment, leisure and tourism services and facilities. They also provide a broad range of commercial and professional services, office services, service trades, recreational facilities, institutional and community



6. Sites of local heritage significance are located within the planning area. Development that has the potential to impact upon the heritage listed sites will require a Heritage Impact Assessment as part of the approval process.

### 3.13.4.4 Specific Outcomes - Settlement pattern and urban form

1. The planning area proposes intensification of development around the Strathpine, Bray Park and Lawnton railway stations. The stations provide an opportunity for transit oriented development with increased residential densities and employment opportunities to be created by infill and redevelopment around the stations;
2. An Urban neighbourhood place type is proposed around Lawnton station which would feature higher densities of residential and employment activities within walking distance of the station;
3. Next generation neighbourhood areas at Strathpine, Bray Park, Joyner, Warner, Albany Creek and the Hills District will be developed as well planned and attractive refurbished residential neighbourhoods providing a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres. The local centres will generally be located on central intersections with good accessibility and visibility, in locations that support active transport and a network of well connected and attractive streets and open spaces within the neighbourhoods;
4. The residential area surrounding Learmonth Street in Strathpine has the potential to become a next generation neighbourhood. However in the life of the planning scheme the suburban residential character will be retained and protected;
5. Parts of the Next generation neighbourhood areas shown at Arana Hills have the potential to become a next generation neighbourhood in the future. However in the life of the planning scheme the suburban residential character will be retained and protected. This will enable a range of issues including traffic movement and public transport to be investigated; and
6. A growth area has been identified at Joyner. Council will undertake further investigation in this area to determine the potential to be developed for future residential and other compatible and related purposes.

#### 3.13.4.4.1 Land use strategy

- a. The growth area at Joyner will provide for land to be available for urban development during the life of the planning scheme. Limited infrastructure network planning has been done for the identified area. It is not serviced by all development infrastructure networks including water supply and sewerage;
- b. Further investigation and planning of this growth area through the preparation of structure plans is required to integrate land use and infrastructure and coordinate infrastructure in the context of the outcomes Council and other infrastructure and service providers are seeking to achieve in the growth area;
- c. The further investigation and planning of this growth area will include the following aspects as a minimum:
  - i. land use structure;
  - ii. transport infrastructure - public transport, active transport and road connections;
  - iii. retail and commercial strategy;
  - iv. community facilities infrastructure;
  - v. green infrastructure network;
  - vi. total water cycle management infrastructure;
  - vii. open space and recreation infrastructure;
  - viii. water supply and sewer reticulation infrastructure; and
  - ix. necessary upgrades to infrastructure beyond the growth area.



### 3 Strategic Framework

- d. Development within the Joyner growth area that is also identified on Overlay map - Structure plan areas, occurs in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers in accordance with the strategic outcomes in section 3.6.8;
  - e. Interim development in this area does not fragment, pre-empt or compromise the potential development for urban purposes;
- 7. Established Suburban neighbourhoods identified in the planning area will be maintained with little change;
  - 8. Rural residential areas at locations identified in the planning area will be maintained for rural residential, rural, open space and nature conservation purposes with more intense uses only establishing where they do not detrimentally impact on the landscape character created by these uses; and
  - 9. A growth 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.

#### 3.13.4.4.2 Land use strategy

- a. The growth area at Warner will provide for land to be available for urban development during the life of the planning scheme. Limited infrastructure network planning has been done for the identified area. It is not serviced by all development infrastructure networks including water supply and sewerage;
- b. Further investigation and planning of this growth area through the preparation of structure plans is required to integrate land use and infrastructure and coordinate infrastructure in the context of the outcomes Council and other infrastructure and service providers are seeking to achieve in the growth area;
- c. The further investigation and planning of this growth area will include the following aspects as a minimum:
  - i. land use structure;
  - ii. transport infrastructure - public transport, active transport and road connections;
  - iii. retail and commercial strategy;
  - iv. community facilities infrastructure;
  - v. green infrastructure network;
  - vi. total water cycle management infrastructure;
  - vii. open space and recreation infrastructure;
  - viii. water supply and sewer reticulation infrastructure; and
  - ix. necessary upgrades to external infrastructure beyond the growth area.
- d. Development within the Warner growth area that is also identified on Overlay map - Structure plan areas, occurs in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers in accordance with the strategic outcomes in section 3.6.8; and
- e. Interim development in this area does not fragment, pre-empt or compromise the potential development for urban purposes.

#### 3.13.4.5 Specific Outcomes - Employment location

- 1. Strathpine is the higher order centre for retail, commercial, community, health, cultural, entertainment, leisure and tourism services and facilities. It also provides a broad range of commercial and professional services, office services, service trades, recreational facilities, institutional and community uses. Strathpine central business district is to be developed as a transit oriented development area with a thriving mixed use core, creating a civic and cultural hub for the surrounding areas. Development along Gympie Road in the Strathpine activity centre precinct provides for a series of plazas and public spaces that activate the street and outdoor areas;



## Agenda

Anthony Martini <Anthony.Martini@moretonbay.qld.gov.au>

Fri 24/08/2018 10:15 AM

To: Kerry Doss <Kerry.Doss@dsdmip.qld.gov.au>

Hi Kerry,

My thoughts on a summary agenda for this afternoon's session:-

1. Agree the elements of the minor scheme amendment are not an issue
2. Set out the matters which are presently issues, hence preventing the matter proceeding, and work through these to an agreed way forward
3. Agree to work together with resources and time over the course of the next week - fortnight to resolve the current matters as per 2.

Thanks

Tony

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# DSDMIP mark-up Information Sheet - Summary of proposed amendments - highlighted.pdf

Kerry Doss

Fri 24/08/2018 2:55 PM

To: Anthony Martini <Anthony.Martini@moretonbay.qld.gov.au>; Stewart Pentland <Stewart.Pentland@moretonbay.qld.gov.au>; Kate Isles <Kate.Isles@moretonbay.qld.gov.au>  
Cc: Graeme Bolton <Graeme.Bolton@dsmip.qld.gov.au>

📎 1 attachments (878 KB)

DSDMIP markup Information Sheet - Summary of proposed amendments - highlighted.pdf;

Hi all,

please find attached the marked up document that we discussed this afternoon.

Regards



**Queensland  
Government**

**Kerry Doss**

Deputy Director-General Planning Group  
Department of State Development,  
Manufacturing, Infrastructure and Planning

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## Information Sheet

### Summary of proposed amendments

The following is a summary of the proposed amendments to the MBRC Planning Scheme.

- a. **Strategic Framework**
- b. **Zone codes**
  - Centre zone
  - Environmental management and conservation zone
  - Extractive industry zone
  - General residential zone
  - **Industry zone**
  - Recreation and Open space zone
  - Rural zone
  - Rural residential zone
  - Township zone
- c. **Development codes**
  - Advertising devices code
  - Dwelling house code
  - **Reconfiguring a lot code**
    - RAL - All zones (excluding Emerging community and General residential zones)
    - RAL - Emerging community zone
    - RAL - General residential zone
    - RAL - Overall outcomes
- **Residential uses code**
- **Site earthworks code**
- **Works code**
- **Zone code - Works criteria**
- **RAL code - Works criteria**
- d. **Overlay codes**
  - Flood hazard
  - Coastal hazard
- e. **Values and constraints**
  - Bushfire
  - Environmental areas and corridors
- f. **Topic specific**
  - Animal keeping
  - **Caboolture west**
- g. **Other**
  - Part 5
  - Schedule 1
  - Other
- h. **Mapping**
  - **Strategic framework**
  - **Zone map**
  - **Overlay maps**
  - **Local plan**

It is important to note that these proposed amendments commenced under the *Sustainable Planning Act 2009* and in accordance with *Statutory Guideline 01/16*. Accordingly, alignment amendments to reflect the terminology in the new *Planning Act 2016* have not been incorporated. Alignment amendments will be made prior to the commencement of any major amendment to the MBRC Planning Scheme.

## Find out what it means for you



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Speak with a planner by calling 5433 3496 or email [mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)



View and/or purchase a copy of the major amendment at your local council Customer Service Centre.



## a. Strategic framework

### STRATEGIC FRAMEWORK:

- Investigation area at Narangba East - amend specific outcome.
- Activity centre place type specific outcomes - reinforce importance of active frontages.
- Suburban neighbourhood place type specific outcome - rewording clarify character and density expectations and difference between infill and greenfield development.
- Township place type specific outcome - amendment to clarify character and density expectations and delete mention of housing types and lot sizes.
- Change terminology describing the green infrastructure network to remove outdated and incorrect terms.
- Change 'emerging community' to 'growth area' to align with Settlement pattern map terminology throughout Section 3.13 Planning Areas.
- Insert specific outcomes for the Burpengary East (Old Bay Road area) growth area.
- Clarify and correct name of investigation areas at Morayfield and Burpengary East (Buckley Road) and associated land use strategies.
- Coast and Riverlands and Mountain Ranges Forests and Waterways - refinements to place type boundaries to reflect flood and coastal mapping used in overlay maps.
- New section 3.6.8 relating to growth areas to ensure these areas are developed in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers.

## b. Zone codes

### CENTRE ZONE:

- Add overall outcomes, performance outcome and acceptable outcomes for Service stations, providing location and design outcomes.
- Amend the level of assessment to make Service stations Impact assessable in Local and District centres, Morayfield, Strathpine and Caboolture Centres, code assessable in Specialised Centre.

### ENVIRONMENTAL MANAGEMENT AND CONSERVATION ZONE:

- Amend wording to provide further clarity and understanding where the provisions are to be applied.

### EXTRACTIVE INDUSTRY ZONE:

- Complete the SAO/PO table.
- Delete Building heights acceptable outcome and rely on the performance outcome for assessable development.

### GENERAL RESIDENTIAL ZONE:

- Amend level of assessment triggers to reference new Overlay map - Walking distances (Train station).
- Amend the level of assessment triggers for community activities group to be code assessable if in a mixed use building for the Urban precinct to align with lower levels of assessment for retail and commercial uses if in a mixed use building.
- Amend the level of assessment triggers for the retail and commercial activities group in the urban neighbourhood precinct to allow a change of tenancy for a retail and commercial use, established under this planning scheme, to be self-assessable.
- Shopping centre and Indoor sport and recreation - for exercises and fitness centre to be added to Activity Group retail and commercial activities where on a neighbourhood hub lot.
- Amend the administrative definition for 'Walkable catchment'.
- Add a SAO to retail and commercial development to not include a drive through facility when self-assessable.
- Amend the car parking rate for Sales office.
- Amend PO's in relation to building height to provide for a more comprehensive assessment of alternative solutions.
- Amend PO's in relation to setbacks to provide for a more comprehensive assessment of alternative solutions.
- Amend and add overall outcome's, performance outcome and acceptable outcomes for Service Stations specifically, rather than dealing with them like other retail or commercial use.



- Amend the level of assessment to make Service stations Impact assessable in all instances.
- Amend level of assessment for the urban neighbourhood precinct to allow Office to be code assessable where for a mixed use building or standalone Office and other specific triggers.
- Amend the relevant specific outcomes in the Strategic framework to support mixed use outcomes for increased employment generation in areas serviced by existing infrastructure and in proximity to train stations.
- Add AO's and PO's for medium-large Office uses to Urban neighbourhood precinct, standalone or in mixed use buildings within 800m of rail stations as code assessable to assist employment outcomes.
- Remove the density requirement from Next generation in the AO/PO and OO and Strategic Framework only refer to a minimum density for Next generation place type.

#### **INDUSTRY ZONE:**

- Added Self-assessable and code assessable triggers for Office and Shop in the General industry precinct to facilitate additional Neighbourhood hub mapped at Caboolture.
- Add Office and Shop to list of 'development includes' in overall outcomes for General Industry precinct.
- Add Code assessment triggers for Intensive Horticulture in General industry and Light industry precincts.
- Remove Intensive horticulture from list of 'development does not include' in overall outcomes for Light and General industry precincts.
- Add Childcare centre to the list of 'development does not include' tables in the overall outcomes of all precincts to ensure consistency between uses and general overall outcomes restricting sensitive uses.
- Remove provision regarding Brisbane Airport Operational Airspace from zone general criteria and insert into Values and constraints criteria for Major infrastructure buffers where applicable.
- Add performance and acceptable outcomes for movement figure criteria to the Mixed industry and business precinct to cover areas in the precinct where movement figures apply.
- Add acceptable outcome 'In all other areas, no acceptable outcome' to provisions containing movement diagrams to ensure performance outcome is still applicable if subject site is not located on a diagram.
- Add specific criteria for the Elimbah East Structure Plan approval into the Industry zone code (General industry and Light industry precincts) - additional setbacks from highway etc.
- Amend self-assessable outcomes to ensure GFA and setback provisions apply to building work and new buildings and structures onsite, not just extensions to existing buildings.
- Amend wording for end of trip facilitates to remove double up of provisions and potential conflict between acceptable outcomes.
- Amended tables of assessment for Light and Mixed Industry and business precincts to include Educational establishment (where for technical and trade related education only) as Code assessable.
- Amend parking rate for Warehouse - where for self-storage facilities to include a different rate to that of warehouse otherwise.

#### **RECREATION AND OPEN SPACE ZONE:**

- Amend table of assessment to ensure the correct and proper application of land uses being developed on council owned or controlled land and in accordance with a council approved master plan.
- Minor amendment to the positioning of a note, to ensure correct and proper application of the Planning Scheme.
- Add exemption from the Coastal hazard and Flood hazard overlay requirements where these issues have been addressed through a council approved master plan.



#### **RURAL ZONE:**

- Remove provisions around building on sloping land. Not required in a rural context.
- Amendments to self-assessable outcomes and assessable/performance outcomes to provide certainty and clarity around provisions that apply to a Dwelling house. Amendment in the form of an editor's note to improve useability.
- Amendment to table of assessment - short term accommodation. Response to an error/omission. Additional wording required to ensure short -term accommodation is properly considered against the correct codes.
- Minor amendment to performance outcome with regards to secondary dwellings. Reference needs to be made to the relevant precinct of the Rural zone, not simply to the Rural zone.

#### **RURAL RESIDENTIAL ZONE:**

- Correct an error for provisions pertaining to home based business. Additional wording achieves consistency and clarity in planning scheme approach to home based business.
- Amendments to self-assessable outcomes and assessable/performance outcomes to provide certainty and clarity around provisions that apply to a Dwelling house. Amendment in the form of an editor's note to improve useability.
- Amendment to existing note in self-assessable outcomes referring to the QDC. Amendment required to remove confusion and add clarify for how non-compliance with site cover, setback and building height are assessed by council.
- Amend building on sloping land provisions. Council has reviewed its approach - differs from regulating building design to controlling cut and fill maximums, retaining wall and batter heights on a visual and amenity basis.
- Amendment to site cover criteria to measure total roofed area.
- Add note to secondary dwelling provision providing clarity as to how separation from the primary dwelling is measured.
- Amendment to note in SAO4 Setback for clarification to how the note is applied.
- Amendment to self-assessable outcomes and assessable/performance outcomes for outbuildings relating to site cover, setbacks and building height to facilitate an appropriate and reasonable built form.
- Include Agricultural supplies store in the Retail and Commercial Activity Group and amend overall outcomes accordingly.
- Delete self-assessable outcome provisions and associated performance outcome/acceptable outcome provisions relating to 'Community activities group adjoining Community activities and neighbourhood hubs'. Unnecessary repetition as other (same) provisions exist in code under 'Retail and commercial activities and Community Activities Activity group' heading. Corresponding amendment to performance outcomes to 'Retail and commercial activities and Community Activities Activity group' heading.

#### **TOWNSHIP ZONE:**

- Township Residential precinct - Amend Overall outcomes to be consistent with overall outcome that lists forms of development to be included in the Township Residential precinct.
- Township Residential precinct - Amend SAO's relating to Dwelling houses to accord with prior amendments made to the Dwelling house code.
- Township Residential precinct - Amend setback tables (SAO and AO) to reduce the rear setback of 6m to be consistent with Suburban precinct being the QDC.
- Township Residential precinct - Add all SAO's that are relevant to a Dwelling house and Home based business as AO's. This is needed in the event that a Dwelling house or Home based business become code assessable because of flood or coastal hazard overlay.
- Township residential precinct - Amend and add OO's, AO's and PO and SAO's to maintain rural township character and reference new Planning scheme policy - Township Character.



## c. Development codes

### ADVERTISING DEVICES CODE:

- Regulate more at the self-assessable level to reduce the number of applications for advertising devices.
- Reword exempt development circumstance. Make the circumstance for being exempt - "if on public land and/or temporary, etc.", instead of "if regulated by the local law". The local law will be referenced in the note.
- Add new criteria regarding total length of under awning signs e.g. reference specific subtypes of signs. PSP - Advertising devices will include descriptions and visual guidance of different types of signs.
- Relocate projecting sign criteria into wall sign criteria.
- Add new criteria regarding roof signs not changing the horizontal or angular lines of the roof.
- Amend max thickness of wall sign from 100mm to 200mm to cater for wall signs that include illumination component.
- Add luminance levels to SAO/AOs.
- Add scenic amenity overlay value and constraint provisions to code.
- Reword overall outcomes to add clarity and improve usability.
- Reword PO1 to better control visual impacts on streetscape and landscape and avoidance of proliferation of visual clutter.

### DWELLING HOUSE CODE:

- Amend setbacks in tables to delete 'as per QDC' and replace with 'Refer to standard as in QDC'.
- Add a note to the setbacks SAO & AO to clarify that some lots can have a reduced setback to covered car parking space of 4.5m.
- Amend sloping land SAO, AO, PO to allow for filling within the plan area of the dwelling house and remove provisions relating to building design.
- Add note to provide clarity on how to measure separation distance between primary and secondary dwellings.
- Add note to clarify that the 3<sup>rd</sup> car parking space can be provided in tandem on site.
- Amend setback tables to remove reference to building classes and replace with domestic outbuilding.
- Amend SAO and AO to clarify how the garage and covered car space openings is measured.
- Amend SAO and AO to provide an option for the size and design of habitable room windows adjoining public spaces.
- Amend SAO and AO to allow secondary dwellings on corner lots to have car parking on each frontage.
- Amend SAO and AO relating to built to boundary walls to provide clarity.
- Amend the PO for setbacks and the PO for domestic outbuildings to add more flexibility for garages and carports in the front setback in the Coastal communities and Suburban neighbourhood precincts where the intended character of the precinct is the existing character. The PO now includes design outcomes.
- Amend the overall outcome relating to domestic outbuildings setbacks to clarify that they should not dominate the street frontage.
- Add an editor's note to the administrative definition of Secondary dwelling to clarify that the Secondary dwelling should be substantially smaller in size to the primary dwelling.
- Add PO12 to SAO20 conversion table so secondary dwellings not complying with SAO20 (location) are assessed against the Casual Surveillance PO.
- Amend PO7 to remove (d) that requires garages and carports to be separated as it is causing confusion. The PO for access and driveways talks about crossovers being separated to facilitate on street parking.
- Amend SAO8 and AO8.1 to add if there is a plan of development crossover widths are to be provided in accordance with the plan of development.
- Amend SAO22, AO21.3 & PO21 to remove reference to road frontage for Secondary dwelling GFA and have a maximum GFA of 55m<sup>2</sup> regardless of road frontage.
- Amend the overall outcome relating to Secondary dwellings to be more specific about the maximum size of a Secondary dwelling.



- Amend the SAO and PO in the Township residential precinct to change the maximum GFA of a secondary dwelling from 45m<sup>2</sup> to 55m<sup>2</sup>.
- Amend SAO24 to refer to trafficable waterway setbacks (canals) for domestic outbuilding. The intention is to have domestic outbuildings and covered car spaces behind the main building line and not within the trafficable waterway setback for sites with a canal boundary.
- Amend the setbacks tables to remove reference to canal and change to Trafficable water body, this captures canals, lakes etc. and add a definition of Trafficable water body.
- Amend SAO2 and AO2 relating to the height of tall structures to allow them to be either maximum 1m above the apex of the dwelling or the height specified on overlap map building heights whichever is the lesser.

#### **RECONFIGURING A LOT CODE - ALL ZONES (excluding Emerging community and General residential zones):**

- Removal of self-assessable provisions due to SPA Regs.
- Consistency of requirements relating to boundary realignments across all zones.
- New provisions as to when an integration plan is required for development of a particular nature.
- Add a new administrative definition for 'Integration plan'.
- New provisions for dealing with consistency of existing uses/approvals impacted by RALs.
- New provisions requiring all lots to have road frontage.
- New provisions to create a stand-alone access easements.
- Correcting errors or tailoring provisions to their particular zone/precinct.
- Changes to more adequately deal with the assessment of rear lots.
- Changes to clarify the standard of electricity supply required for each development - above/underground.
- Additional criteria regarding minimum frontages for lots in rural and rural residential zone depending on lot size.

#### **RECONFIGURING A LOT CODE - EMERGING COMMUNITY ZONE (ALL PRECINCTS):**

- Table of Assessment. Delete reference to 'developed lots' and 'developable lots' and replace with 'structure planned area' and 'service area'.
- Table of assessment. Add impact assessment category 'if not otherwise specified'.
- Amend overall outcome to replace references including 'to create serviced lots' with 'where in a service area'.
- New overall outcome making reference to where in a non-service area.
- Amend overall outcomes and performance outcomes to refer to the infrastructure figures in the code for structure planned areas that are also in a service area.
- Replace 'unserviced lots' with 'in a 'non-service area'; replace 'to create serviced lots' with 'in a service area'.
- New overall outcomes and performance outcomes to recognise a change of terminology, clearly identify the expectations and outcomes anticipated with the servicing of development in the emerging community area.

#### **RECONFIGURING A LOT CODE - GENERAL RESIDENTIAL ZONE:**

- Removal of self-assessable provisions due to SPA Regulations.
- Consistency of requirements relating to boundary realignments across all zones.
- New provisions as to when an integration plan is required for development of a particular nature.
- New provisions for dealing with consistency of existing uses/approvals affected by RAL.
- Rewording of performance outcomes related to street layout to clarify intent of provisions.
- Rewording of performance outcomes regarding RAL in suburban neighbourhood to provide direction to developer/assessment officer regarding when and where departing from the AO is appropriate.
- New provisions requiring all lots to have road frontage.
- New provisions for the assessment of stand-alone access easements.
- Correcting errors or tailoring provisions to their particular zone/precinct.
- Amendments to PO/AO/Notes to clarify position on rear lots specific to each precinct.
- Amendments to PO/AO/Notes to clearly articulate standard of electricity provision required.
- Amendments to PO/AO/Notes to clearly articulate where and when Parks are required and how they are to be designed and integrated within development.



## RECONFIGURING A LODE CODE - OVERALL OUTCOMES

- Move all reoccurring overall outcomes (i.e. operational works, values/constraints outcomes) from each individual zone and precinct and move to the general 'overall outcomes of the Reconfiguring a Lot code' (9.4.1.2 - Purpose of Reconfiguring a Lot Code).
- Remove double up of Overall Outcomes that occur within individual precincts and within the Outcomes of the Reconfiguring a Lot Code. Double up outcomes to be deleted from individual zone and precinct.
- Delete references within individual zones and precincts which reference the overall outcomes of the relevant zone code (chapter 6). Replace with an editor's note referring to consistent uses in Chapter 6 for all zones other than General residential. Within the General residential zone, insert new words to describe the intended character of the precinct.
- Include new overall outcome relating to safety and crime prevention through environmental design (CPTED) as this is currently not included within the overall outcomes.
- Amend an existing overall outcome that ensures the safety of intended future uses to go hand-in-hand with the existing outcome about not constraining existing lawful uses.
- Include a new overall outcome to reflect a new Performance Outcome relating to ensuring existing uses i.e. sheds, dams, car parking areas remain consistent with an existing development approval or planning scheme.
- Amend existing provision that relates to all General residential zone lots having access to a park by inserting the words 'of an appropriate size, design and location to meet the needs of users'. Also, amend this provision to apply to Township zone - Residential precinct.
- Insert a new set of overall outcomes relating to general works associated with RALs.
- Within the General residential zone, Next generation and Urban precincts, include new overall outcomes that reinforce transit oriented development and active and public transport usage principals.
- Within the Environmental management and conservation zone, include a new overall outcome regarding avoiding unnecessary fragmentation of land that supports areas of biological diversity and ecological significance.
- Within the Extractive industry zone, include a new outcome to ensure lots created for extractive purposes have lawful and safe access to a haulage route (to reinforce a performance outcome).
- Within the Industry zone and Township zone - Industry precinct, include a new outcome regarding industrial traffic not compromising the safety and function of local or residential streets (to reinforce a performance outcome).
- Within the Limited development zone, include new provisions (adapted from the flood hazard overlay code overall outcomes) to ensure RALs do not increase risk to people/property, do not burden emergency services, have safe evacuation routes, maintains natural processes and do not compromise flood mitigation measures etc.
- Within the Rural zone, delete an existing overall outcome that reads 'RAL does not fragment or alienate rural land' as this implies no further Reconfiguring a lot is permitted. Instead rely more on Regulation to limit Rural Subdivision outside of Urban Footprint.
- Within the Rural zone, remove reference to 'lots have an appropriate size to undertake a range or rural uses' and replace with 'maintains large lot sizes to accommodate a range of rural uses' and listed uses such as 'rural living, rural industry, agriculture etc.' and to 'maintain buffers to other zones or inconsistent land uses'.
- Include the Centre zone overall outcomes to the Township centre and Township convenience as these principles are relevant to all centres (creation of active frontages, minimising number of accesses etc.)
- Within Township residential precinct, remove the words 'variety of lot sizes' and describe the character as 'predominantly large residential lots catering for single detached dwellings'.

## RESIDENTIAL USES CODE:

- Amend the SAO to provide additional options for the size and design of habitable room windows adjoining public spaces.
- Amend SAO and AO to allow driveways to be 1.0m from side boundary where there is a ground floor dwelling.
- Add admin definition of 'ground floor dwelling'.
- Amend SAO and AO to require landscaping between side boundaries and driveways.



- Add additional PO/AO to include building articulation requirements for multiple dwellings.
- Amend SAO to cater for communal bin storage areas.
- Amendment AO's to ensure relevant criteria for this code within the Rural context for Short-term accommodation and Tourist park land uses.
- Amend AO for storage to refer to Planning scheme policy for examples.
- Amend SAO for Multiple Dwellings and Dual Occupancies to ensure that multiple driveway crossovers on the same street frontage are paired and separated to allow for on-street parking and street trees.
- Add an AO and PO for large scale development requiring an integration plan to ensure they are integrating into the surrounding neighbourhood.
- Amend the AO relating to storage to ensure the storage is not located above the ground floor of the dwelling and includes a minimum dimension.
- Amend AO11.1 to be consistent with the working for the SAO.
- Remove AO's relating to bicycle parking and end of trip facilities for non-residential uses as these provisions are covered in the zone codes.

#### **SITE EARTHWORKS CODE:**

##### **Self-assessable development -**

###### Construction management

- Add new dot point to SAO to prevent ponding of water in adjoining properties.
- Add new note to SAO to prevent burning of cleared vegetation.
- Add new SAO to limit construction times.
- Add new SAO to limit site access location.

###### Earthwork provisions

- Amend AO to provide clarity around stability methods and maintenance of rock slopes and batters.
- Amend SAO to include reference to acid sulfate soils and potential acid sulfate soils.
- Add new dot point to SAO to ensure that access to Council or public sector infrastructure is maintained.
- Add new SAO to ensure that earthworks are undertaken so that stormwater flows are not impeded or concentrated on adjoining properties.
- Add new SAO to ensure that earthworks do not impact existing utilities or effluent disposal areas.
- Amend SAO to include additional set-back requirements for dams.
- Add new SAO to provide clarity on requirements for dam overflow facilities.
- Delete SAO regarding treatment of acid sulfate soils as this as works above the thresholds identified in the vales and constraints criteria should not be self-assessable development.

###### Values and Constraints

- Overland Flow Paths
  - Delete SAOs that only refer to MCU and building works.
  - Amend SAO to remove reference to MCU.

##### **Assessable Development -**

###### Construction management provisions

- Add new AO that updates terminology and prevents ponding of water in adjoining properties.
- Amend AO to provide clarity around works affecting existing street trees.
- New AO to limit the construction period.
- Amend AO to include a note to provide clarity around the storage of chipped vegetation.
- Add new AO that regulates the staging of earthworks and soil disturbances.
- Add new note to PO to clarity when haul routes must be identified and approved.
- Add new AO to identify construction access location.
- Add new PO and AO to limit construction times.



## Earthworks

- Amend SAO to ensure all fill placed on-site is clean and uncontaminated and does not contain actual acid sulphate soils or potential sulphate soils.
- Amend SAO and add AO to ensure earthworks do not compromise access to Council or public sector entity infrastructure.
- Add SAO, PO and AO to ensure earthworks do not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the subject site.
- Add new PO & AO to ensure that earthworks do not impact existing utilities or effluent disposal areas.
- Add new PO & AO to ensure that earthworks are undertaken so that stormwater flows are not impeded or concentrated on adjoining properties.
- Add new PO & AO to ensure that stormwater discharge from dams is undertaken so that stormwater flows are undertaken in a manner which does not cause nuisance or annoyance to users of adjacent land (AO moved from another section).

## Values and Constraints

- Overland Flow Paths
  - Delete SAOs that only refer to MCU and building works.

## Other non-specific changes

- The SAOs and corresponding POs will need review to ensure that the references are appropriate after the additions and deletions of outcomes.

## WORKS CODE:

- Minor wording changes to provide clarity and consistency.
- Amendments to notes to provide guidance and clarity i.e. information required where a technical report in accordance with a PSP is necessary.

## Site works and construction management

- Amend subheading from "Construction management" to "Site works and construction management" to provide consistency with works criteria subheadings in zone codes.
- Amend AO to ensure ponding of water does not occur in adjoining properties.
- Amend AO to ensure proper stabilisation methods are applied to disturbed areas.
- Add AO to ensure earthworks are completed within six months of commencement date.
- Amend PO and add AO to ensure soil disturbances are staged into manageable areas.
- Amend PO note to indicate a Traffic Management Plan may be required to demonstrate compliance with PO.
- Add AOs to ensure development vehicles use the highest classification of road, to ensure access from existing roads is retained for all users during development works, and to ensure access to the development site is via an existing lawful access.
- Add PO and AO to ensure noise associated with development works not regulated by EPP legislation e.g. civil works, is controlled.

## Earthwork provisions

- Add AO to ensure fill and excavation is contained on-site and is free draining.
- Add PO and AOs to ensure filling or excavation does not adversely impact or restrict access to Council or public sector entity maintained infrastructure or drainage system.
- Amend AO to ensure fill placed on-site is limited to that necessary for the approved use and is clean and uncontaminated.

## Street network and access provisions

- Amend subheading "Street network" to "Street network and access" to provide consistency with works criteria subheadings in zone codes.
- Amend AO to ensure the street network is provided in accordance with the desired outcomes in PSP - Neighbourhood design.
- Amend AO to ensure street construction is in accordance with PSP - Operational works inspection, maintenance and bonding procedures.



- Amend PO to ensure convenient vehicular movement for residents between their homes and the major road network, and to ensure clarity and consistency.
- Add AO to ensure streets and roads are designed and constructed in accordance with PSP - Integrated design.
- Add AO to ensure sealed temporary turnaround areas are provided at the end of all roads that are to be extended with future development.
- Add AO to ensure street trees are provided in accordance with PSP - Integrated design.
- Amend AO to remove reference to DTMR standards regarding road pavement and surface design and construction.
- Amend AO to ensure laneway construction standards and location of utilities within laneways meets the most up-to-date standards.
- Amend PO to ensure roads and drainage pathways have the capacity to safely convey stormwater flows for the 1% AEP.
- Amend AO to specify kerb and channel is not required in the Rural zone.
- Add AO to ensure all Council controlled frontage roads are constructed and provided to the relevant standard.
- Add AO to ensure all works are designed and constructed in accordance with PSP - Integrated design.
- Remove AO relating to intersection spacing (centreline - centreline). Provision not relevant for development which triggers the Works code.
- Add PO to ensure the existing road network is upgraded where necessary to cater for potential traffic impacts from the development. Add corresponding AOs to ensure new intersections, upgrades to existing intersections, and extensions to the active transport network is provided in accordance with PSP - Integrated design.

#### Stormwater management - Quantity

- Add AO to ensure roof and allotment drainage infrastructure is provided in accordance with the relevant levels in QUDM.
- Add AO to ensure built to boundary walls along two boundaries are able to lawfully convey stormwater to a stormwater drainage system.
- Add AO to ensure overland flow paths and drainage infrastructure conveys overland flow from a road or public.
- Add PO and AOs to ensure the minor stormwater drainage system has the capacity to safely convey stormwater flows and is designed and constructed in accordance with PSP - Integrated design and QUDM.
- Add AO to ensure development in urban zones provide overland flow paths/drainage infrastructure.
- Add PO and AO to ensure stormwater and overland/surface flow not mapped on Overlay map - Overland flow path does not cause a nuisance or annoyance to any person or premises.
- Add PO and AO to ensure surface and sub-surface drainage prevents water seepage, concentration of run-off and ponding of stormwater on adjacent land.
- Add PO to ensure stormwater pipes and structures in private land are protected by easements in favour of Council. Add corresponding AO containing pipe diameter and easement widths.

#### Stormwater management - Quality

- Amend PO to align with "deemed to comply" solutions published in Water by Design and the development triggers found in Council's Total Water Cycle Management Plan.
- Amend PO to remove the specific water quality criteria for Upper Pine, Hays Inlet and Burpengary Creek catchments, and replace with provisions only relating to development within the Emerging community zone.
- Amend PO to allow constructed water bodies to be dedicated to Council if there is an overriding need in the public interest.
- Add PO to ensure stormwater management facilities are located outside of riparian areas and prevents erosion.



#### Utility provisions

- Remove AO that prescribes underground electricity is to be provided in urban, commercial, industrial and rural residential areas. Amend AO to ensure electricity is undergrounded in accordance with the zone specific standards in PSP - Integrated design.
- Remove PO and AOs relating to sewerage connection and serviceability. These provisions are not applicable for the type of development that triggers assessment against the Works code.
- Remove PO and AOs relating to water connection and serviceability. These provisions are not applicable for the type of development that triggers assessment against the Works code.
- Remove PO and AO relating to gas connection and serviceability. These provisions are not applicable for the type of development that triggers assessment against the Works code.
- Remove PO relating to dedicated and constructed road access. This requirement is covered off in the access provisions.
- Add AO to ensure services crossing existing major roads are tunnel bored.
- Add AO to ensure services are installed at the minimum depth in accordance with IPWEAQ standard drawings.

#### Structures

- Amend AO by removing reference to Australian Standard and adding new wording based on Council standards.
- Amend AO to ensure bridges are designed and constructed in accordance with an approved Bridge Configuration Report and an approved Bridge Construction Management Report. Add new note to AO listing information required in Bridge Construction Management Report.

#### Access

- Amend AO to provide rear lot access easement requirements in the AO rather than referring to the PSP.
- Add PO to ensure access easements contain driveways constructed to a standard appropriate for the intended use.
- Add PO to ensure access easements have appropriate grades, verge cross section and contain safe sight distances.
- Add PO and AO to ensure the easement contains all works associated with the access e.g. cut and fill batters, drainage works and utility services.
- Add PO to ensure relocation or alteration of existing services are undertaken as a result of an access easement.

#### Values and constraints

- Add PO to ensure vegetation clearing in the Water supply buffer (Overlay map - Infrastructure buffers) does not result in soil erosion or land degradation, avoids or minimises changes to hydrological water flows and velocity causing erosion, vegetated buffers and setbacks are retained, ecological values are preserved, and habitat trees are retained.

### **ZONE CODES - WORKS CRITERIA:**

#### **General changes across all subheadings -**

- Minor wording changes to provide clarity and consistency.
- Amendments to notes to provide further guidance and clarity i.e. information required where a technical report in accordance with a PSP is necessary.

#### Utilities

- Remove SAO that requires existing overhead power lines to be undergrounded for building work adjoining a park, foreshore or Humpybong Reserve.
- Add PO to ensure development in a rural area is provided with an approved electricity supply. Add corresponding AO to allow connection to a separate electricity generation supply where no connection exists to the reticulated electricity network.
- Remove PO that prescribes development is to be provided with constructed and dedicated road access. This criteria is located under the access provisions.



## Access

- Add SAO, PO and AOs to ensure all frontage roads are constructed to Council standards.
- Add SAO to ensure on-site access, manoeuvring areas and loading facilities can accommodate service vehicles in accordance with Schedule 8 - Service vehicles.
- Add PO and AO to ensure flood free road access during the minor storm event is available to the site from the nearest major road.
- Add PO and AOs to ensure trafficable road access during the major storm event is available to the site from the nearest major road.
- Amend PO relating to upgrading of the existing road network to provide more clarity around when an Integrated Transport Assessment is required. Add corresponding AOs to ensure new intersections, upgrades to existing intersections, and extensions to the active transport network is provided in accordance with PSP - Integrated design.
- Add PO and AOs to ensure intersections are located and designed to provide safe and convenient movements relevant to the zone/precinct in which they are located.
- Add PO and AO to ensure Council controlled streets and roads are designed in accordance with Council standards.
- Add new AO to ensure the appropriate landscaping is provided in internal, private car parks in accordance with PSP - Integrated design.

## Stormwater

- Add SAO and amend PO to align with the "deemed to comply" solutions published by Water by Design and the development triggers found in Council's Total Water Cycle Management plan.
- Add SAO, PO and AOs to ensure external stormwater and overland/surface flow that is not mapped on Overlay map - Overland flow path does not cause a nuisance or annoyance to any person or premises.
- Add SAO to ensure fencing and walls do not adversely impact on the flow of stormwater.
- Add PO and AOs to ensure the minor stormwater drainage system has the capacity to safely convey stormwater flows and is designed and constructed in accordance with PSP - Integrated design and QUDM.
- Add PO and AOs to ensure the major stormwater drainage system has the capacity to safely convey stormwater flows for the 1% AEP event.
- Add PO to ensure stormwater management facilities are located outside of riparian areas and prevents erosion.
- Add PO and AO to ensure stormwater discharge from dams/water impoundments do not cause nuisance or annoyance to any person or premises.
- Add PO and AO to ensure accurate representations of the completed stormwater works are provided to Council.
- Add PO to ensure stormwater pipes and structures in private land are protected by easements in favour of Council. Add corresponding SAO and AO containing pipe diameter and easement widths.

## Site works and construction management

- Add SAO to ensure adjoining premises are not impacted by dust emissions caused by soil disturbances and construction works.
- Add SAO to ensure cleared vegetation is appropriately disposed of (e.g. chipped or disposed of in a Council land fill facility).
- Add SAO to ensure on-site refuse (e.g. declared weeds, rubbish, scrap metal and the like) is disposed of in a Council land fill facility.
- Add SAO, PO and AO to ensure noise associated with development works not regulated by EPP legislation e.g. civil works, is controlled.
- Add SAO to ensure existing street trees are not damaged during construction works.
- Amend AO to ensure ponding of water does not occur in adjoining properties.
- Add AOs to ensure development vehicles use the highest classification of road, to ensure access from existing roads is retained for all users during development works, and to ensure access to the development site is via an existing lawful access.
- Add PO and AO to ensure earthworks are undertaken in manageable areas.



## Earthworks

- Add SAO and AO to ensure cut and fill batters have an appropriate finished slope based on their soil type.
- Add SAO to ensure cut and fill batters are provided with appropriate stormwater control measures.
- Add SAO to ensure stabilisation measures are applied to steep slopes and batters.
- Add SAO and AO to ensure fill and excavation is contained on-site and is free draining.
- Add SAO, PO and AO to ensure earthworks do not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the subject site.
- Add SAO and amend AO to ensure fill placed on-site is limited to that necessary for the approved use and is clean and uncontaminated.
- Add SAO to ensure filling or excavation does not occur in a Council or public sector entity easement.
- Amend SAO to allow a change in level from 900mm to 1m relative to the ground level or a batter no greater than 1V:6H relative to ground level.
- Amend SAO and add AO to ensure earthworks do not compromise access to Council or public sector entity infrastructure.

## **RAL CODE - WORKS CRITERIA:**

### General amendments

- Minor wording changes to provide clarity and consistency.
- Moving/deleting provisions where criteria do not relate to a zone/precinct.
- Amending Notes to provide further guidance and clarity i.e. information which should accompany technical reports in accordance with a PSP.

### Reticulated supply

- Amend subheading "Reticulated supply" to "Utilities" to provide consistency with works code and works criteria in zone codes.
- Amend PO and AO to ensure consistency and clarification in regards to utility connections in urban zones and the Rural residential zone.
- Amend PO and AO to ensure consistency and clarification in regards to utility connections in the Rural zone.
- Add POs and AOs to General residential zone to ensure access easements contain all relevant services and are designed and constructed to a standard appropriate for the intended use.

### Street design and layout

- Add PO and AOs to ensure intersections are located and designed to provide safe and convenient movements relevant to the zone/precinct in which they are located.
- Amend PO relating to upgrading of existing road network to provide more clarity around when an Integrated Transport Assessment is required. Add corresponding AOs to ensure new intersections, upgrades to existing intersections, and extensions to the active transport network are provided in accordance with PSP - Integrated design.
- Add PO and AO to ensure Council frontage roads are constructed in accordance with Council standards.
- Add PO and AO to ensure Council roads are designed and constructed in accordance with PSP - Integrated design and are able to accommodate the anticipated primary functions.
- Add PO and AO to ensure flood free road access during the minor storm event is available to the site from the nearest major road.
- Add PO and AOs to ensure trafficable road access during the major storm event is available to the site from the nearest major road.

### Movement network

- Add PO and AO to ensure laneway lots adjoining a park have a dedicated road reserve along the park frontage of the lots to contain all services and a concrete path.
- Add AO to ensure road truncations at intersections with laneways is provided.



#### Stormwater design and location

- Amend PO in the Centre zone and Township zone - Township centre precinct to ensure development is designed and constructed to achieve best practice WSUD.
- Add PO to urban zones to align with the "deemed to comply" solutions published in Water by Design and the development triggers found in Council's Total Water Cycle Management Plan.
- Add PO to ensure stormwater pipes and structures in private land are protected by easements in favour of Council. Add corresponding AO containing pipe diameter and easement widths.

#### Stormwater management systems

- Amend AO in urban zones to ensure drainage pathways are provided to contain a minimum width and designed and constructed to safely accommodate pedestrians and cyclists.
- Add PO and AOs to ensure external stormwater and overland/surface flow that is not mapped on Overlay map - Overland flow path does not cause a nuisance or annoyance to any person or premises.
- Remove provision containing specific stormwater quality criteria and substitute with new PO that ensures development achieves the greater pollutant of no increase in mean annual pollutant or stormwater objectives as listed in the relevant Schedule.

#### Values and constraints - Overland flow path

- Remove POs and AOs containing specific overland flow criteria for the Rural zone.

### **d. Overlay codes**

#### **FLOOD HAZARD OVERLAY CODE**

- Include additional exemption for Council master planned areas.
- Amend the fill provisions to allow flood mitigation infrastructure, water quality infrastructure or stormwater outlets to occur in Flood hazard areas.
- Amend overall outcomes to allow for development (e.g. Multiple dwellings) if acceptable mitigation can be provided (this change will align with how Coastal hazard - medium risk storm tide inundation or balance coastal planning area currently work).
- Minor amendments to provisions to improve clarity and remove inconsistencies.
- Corrections to notes to ensure references are to correct documents.
- Following investigation some Drainage investigation areas are to be removed.
- Amend boundaries of 4 DIAs to remove lots with minimum flood risk.

#### **COASTAL HAZARD OVERLAY CODE**

- Amend the fill provisions to allow flood mitigation infrastructure, water quality infrastructure or stormwater outlets to occur in Coastal hazard areas.
- Minor amendments to provisions to improve clarity and remove inconsistencies.
- Corrections to notes to ensure references are to correct documents.

### **e. Values and constraints**

#### **BUSHFIRE:**

- Amendments to self-assessable outcomes and assessable/performance outcomes required to improve plan useability.

#### **ENVIRONMENTAL AREAS AND HABITAT TREES:**

- Need to amend exemption wording to improve certainty, clarity of understanding, and readability for plan users.
- SAO wording amendment - exempt building works now address ability to undertake minor additions. Existing wording not required and should be deleted to avoid confusion and possible inappropriate and improper clearing of native vegetation.
- Amendment to Heritage and landscape character - Schedule 2. Protected vegetation (grapevine) relocated from site.
- Relocate the exemption for the clearing of habitat trees from a note in the SAO to the list of exemptions in Part 1, table 1.7.7.1.



- Include administration definition for High Value Areas and Value Offset Areas to improve planning scheme useability.
- Amendment to performance outcome to reduce the nest box replacement requirement when removing a habitat tree.
- Minor amendment to heading in recognition of mapping change to clearly identify MSES and MLES areas.

## f. Topic specific

### ANIMAL KEEPING:

The following amendments ensure that the scheme can deal with applications for Animal Keeping (i.e. kennels and catteries) and Animal Husbandry (i.e. primary production) where not considered self-assessable under the local law, or where a local law approval cannot be given.

- Amend Table 1.7.7.1 Exempt development in Part 1.7 Administrative matters to clearly articulate the relationship between Local laws regulations regarding Animal Keeping/Animal Husbandry and where the scheme takes over as the regulating legislation.
- Amend existing Self Assessable Outcomes in Community facilities zone code (Abbey precinct), Emerging community zone code (Interim & transition precincts), Extractive industry zone code, Rural zone code, Rural residential zone code, Woodfordia Local Plan codes and Caboolture West Local Plan codes with regards to Stormwater and waste water management to better cater for self-assessable instances of Animal Keeping and Animal Husbandry (i.e. where local law exemption does not apply).
- Amend existing Assessable Outcomes (PO and AO) in Community facilities zone code (Abbey precinct), Emerging community zone code (Interim and transition precincts), Extractive industry zone code, Rural zone code, Rural residential zone code, Woodfordia Local Plan codes and Caboolture West Local Plan codes with regards to waste management to better cater for where Animal Keeping and Animal Husbandry are Assessable uses against the scheme (i.e., where triggered up for Limited Code Assessment due to Self-Assessable Outcome non-compliance or triggered as Code or Impact Assessable in the zone).
- Other outcomes relative to these uses (i.e. amenity, noise, lighting, etc.) are considered to already be adequately dealt with by the applicable codes.

### CABOOLTURE WEST LOCAL PLAN:

#### Tables of assessment:

- MCU - Remove references to Neighbourhood development plan. Refer to sub-precincts (where relevant) and being in a 'structure planned area' and a 'service area'.
- MCU - Amend references 'if on an un-serviced lot' and 'if on a serviced lot' with 'if in a Non-Service area' and 'if in a Service area' respectively.
- MCU - Changes to ensure consistency with the rest of the planning scheme. For example, opportunities for self-assessment.
- RAL - Remove references to Neighbourhood development plan. Refer to the sub-precincts (where relevant) and being in a 'structure planned area' and a 'service area'.
- RAL - Add RAL is impact assessment categories if not otherwise specified.
- Building work - Amended the table of assessment to differentiate between serviced or un-serviced lots. For developable lots with building work, not associated with an MCU for a Dwelling house - the relevant assessment criteria should be the Interim uses code.

#### Code changes:

- MCU - Remove references to densities being located within a neighbourhood development plan and replace with relevant density provisions in accordance with the rest of the planning scheme.
- MCU - Remove references to Neighbourhood development plans and replaced with wording to refer to the new infrastructure figures within the local plan code.
- MCU - Amendment to and inclusion of new overall outcomes and performance outcomes to recognise change of terminology, and to clearly identify the expectations and outcomes anticipated with the servicing of development in Caboolture West.



- RAL - Amend overall outcome to replace references including 'to create serviced lots' with 'where in a Service area'.
- RAL - New overall outcome making reference to where in a non-Service area.
- RAL - Amend overall outcomes and performance outcomes to refer to the infrastructure figures in the local plan code for structure planned areas that are also in a service area.
- RAL - Amend or remove references to 'Neighbourhood development plan' in the overall outcomes, performance outcomes and acceptable outcomes.
- RAL - Replace 'unserviced lots' with 'in a non-service area'; replace 'to create serviced lots' with 'in a service area'.
- RAL - New overall outcomes and performance outcomes to recognise a change of terminology, clearly identify the expectations and outcomes anticipated with the servicing of development in Caboolture West.
- RAL - Urban living precinct - AO7 refers to the overlay map for community activities and hubs. This overlay map does not apply to Caboolture West. Instead it should refer to the figures in the local plan code.
- Various amendments in order to be consistent with relevant sections of the planning scheme being amended.

#### **PSP changes:**

- New PSP - Structure Plan - Caboolture West - Area 1. This will include background information that relates to Structure plan - Area 1.

### **g. Other**

#### **PART 5:**

- Add clarify to 5.3 to reflect how the level of assessment and assessment criteria for Local plans are to be determined.

#### **SCHEDULE 1 - DEFINITIONS:**

- Add clarity to the administrative definition for 'Ground level'.
- Add a new administrative definition for 'Natural ground', 'Finished ground', 'Non-tidal artificial waterway', 'water allocation side boundary', 'Constructed water body'.
- Amend for clarity the admin definition 'Other essentials for living', 'Main street', and 'Primary frontage'.
- Remove administrative definition for 'Neighbourhood development plan' (This change relates to terminology changes to 'structure plans' and relevant changes recorded in RAL Emerging community changes section of this attachment).
- Add new definitions for 'non-service area', 'service area', 'structure plan area', 'structure planned area', and 'future structure plan area'.
- Amend column 4 of 'Home based business' definition to clarify that cosmetic tattooing can be a Home based business.
- Add a new definition for top soil to give clarity to the exemptions in the operational works table of assessment.

### **h. Mapping**

#### **Strategic framework changes:**

- Beerburum Rd, Elimbah - amend northern boundary of Caboolture planning area.
- Boundary Rd, North Lakes - change place type from Enterprise and Employment to Next Generation Neighbourhood.
- Narangba East - add Investigation area to Settlement Pattern Map 3.6.1 to align with existing specific outcome 3.13.3.4 in North Lakes - Redcliffe - MBRL planning area.
- Coast and Riverlands place type and Mountain Ranges Forests and Waterways - Refinements to place type boundaries to reflect updated flood and coastal mapping.
- Delete incorrect slivers of place types.



- First Avenue and McMahon St, Woorim - change place type from Enterprise and Employment to Mountain Ranges Forests and Waterways and Coast and Riverlands.
- Ocean View - change place type from Rural Residential to Rural.
- Warner - change Settlement Pattern Map to remove Future Enterprise and Employment area and add to Urban Area.
- Identify the Mill at Moreton Bay Priority Development Area (PDA).
- Strategic framework map 3.6.1 – Settlement Pattern - Replace map with new revision deleting a small area of 'Investigation area' at Dakabin and North Lakes, east of Old Gympie Road – correct an error that exists.

#### Zones and precincts:

- 1273 Bribie Island Road, Ningi - change zone from Rural zone to General Residential zone.
- Wagner Rd, Griffin - change zone of part of site from General Residential to Environmental Management and Conservation.
- 64 Gordons Crossing Rd, Joyner - change zone from General Residential to Recreation and Open Space zone.
- Various sites along Moreton Bay rail line - change zone to Community Facilities - Utilities precinct.
- Mango Hill train station - change surplus rail land to General Residential zone - Urban Neighbourhood precinct.
- Kremzow Rd, Brendale (land adjoining rail line) - change zone from Industry to Community Facilities zone - Utilities precinct.
- Graham Rd and Bells Pocket Rd, Strathpine - change place type and zone precinct from Suburban Neighbourhood to Next Generation Neighbourhood and building height to 12m.
- Sheehan St, Ann St, Jabonica St, Holborn St, Kallangur - change place type and zone precinct from Suburban Neighbourhood to Next Generation Neighbourhood and building height to 12m.
- Seabreeze Cct and Brisbane Cres, Deception Bay - change place type and zone precinct from Suburban Neighbourhood to Next Generation Neighbourhood and building height to 12m.
- Woodfordia, 87 Woodrow Rd, Stanmore - remove Limited Development zone within local plan boundary.
- Warner (Kremzow Rd, South Pine Rd and Eatons Crossing Rd) - change from various zones to Emerging Community zone - Transition precinct (maintain Limited Development zone). Associated amendments to Strategic Framework maps and some overlay maps.
- 312 Morayfield Rd, Morayfield - change zone precinct from Specialised Centre to Morayfield Centre precinct.
- 152 King St, Caboolture (water treatment plant) - change to Community Facilities zone - Utilities precinct.
- 45 and 47 Wararba Cres, Caboolture - correct location of split zone (General Residential zone and Recreation and Open Space Zone) to follow newly created lot boundary.
- 42-48 Cliff St, 19 Highet St, 33 and 45 Blazey St, Kallangur - change zone from General Residential to Recreation and Open Space Zone (Council owned flood affected lots).
- Greens Rd and Dohles Rocks Rd, Griffin - change approved vegetation protection area and reservation for coastal management purposes to Environmental Management and Conservation zone.
- Mt Mee Rd, Mount Mee - include road closure adjoining 1369 Mt Mee Rd in the Recreation and Open Space zone.
- 49 and 51 Dinterra Ave, Arana Hills - change in part to Recreation and Open Space zone.
- Pitt Rd and Phillips Rd, Burpengary - change zone from Emerging Community to Rural Residential zone and associated strategic framework and overlay map changes.
- 171 Morayfield Rd, Morayfield (Morayfield Shopping Centre) - remove Limited Development zone from the site.
- Amend Limited Development zone to reflect new Lower Pine River Catchment modelling.
- 743, 759 and 761 Deception Bay Rd, Rothwell - change zone precinct from Specialised Centre to District Centre precinct.
- Buchanan St, Rothwell - change surplus Moreton Bay rail line land to General Residential zone - Next Generation Neighbourhood precinct and Environmental Management and Conservation zone.
- The Mill at Moreton Bay Priority Development Area (PDA).



- identify PDA boundary and hatch all land within PDA, Precincts 1, 2 and 3 (hatching to overlay zone and precinct information in precinct 3).
- remove zone and precinct information from Precincts 1 and 2.
- Zone map and Overlay map - Environmental areas - Narangba - Change zone of 150 and 156 Callaghan Road, Narangba from Rural Residential zone to Emerging Community, remove MLES from part of the site and consequential changes to 3 other overlay maps.
- 1863 Caboolture River Rd, Upper Caboolture - change zone from Rural to Emerging Community zone and include in the Caboolture West Local Plan - Rural Living precinct.

#### Overlay map changes:

- Include new overlay map called 'Overlay map - **Walking distance (Train station)**'.
- Change existing overlay map name from 'Centre walking distances' to '**Walking distance (Centre)**'.
- Include new overlay map called '**Overlay map - Structure plan areas**'.
- Overlay map - Active Transport
  - Amendment to Samford-Ferny Hill Trail as requested by the Department of Transport and Main Roads and reflects current information about the Samford to Ferny Grove Rail Trail.
  - Amendment to be consistent with change to Overlay map - Road hierarchy (e.g. Greensill Road, Albany Creek).
- Overlay map - **Building heights**:
  - Newport estate - change max building height for part of development from 8.5m to 12m to be consistent with intent for Next Generation Neighbourhood precinct.
  - Caboolture West - identify max building heights for NDP/Area 1 - max 12m with exception of varying lower heights within identified view corridors.
  - Identify The Mill at Moreton Bay Priority Development Area and remove overlay information from Precincts 1 and 2 within the PDA Interim Land Use Plan.
- Overlay map - **Centre Walking Distances**
  - Change map name to 'Walking distance (Centre)'.
  - Correct error in walking distance from Centre zone - District centre precinct at 418-446 Deception Bay Rd.
  - Identify The Mill at Moreton Bay Priority Development Area and remove overlay information from Precincts 1 and 2 within the PDA Interim Land Use Plan.
- Overlay map - **Community Activities and Neighbourhood Hubs** Identify the following sites:
  - 101 Lear Jet Drive, Caboolture as neighbourhood hub.
  - 1168 Oakey Flat Rd, Narangba as neighbourhood hub.
  - Warner Rd, Warner - Neighbourhood Hub.
  - 17 additional neighbourhood hubs (existing retail and/or commercial activities) on the Redcliffe Peninsular that have previously been omitted.
  - 5 additional community activities that are either new or existing that have previously been omitted.
  - 326 Meldale Rd, Meldale as neighbourhood hub.
  - Identify The Mill at Moreton Bay Priority Development Area.
- Overlay map - **Environmental Areas**:
  - Identify land having both state and local significance (region wide) and amend legend accordingly.
  - Remove areas known as 'State Habitat for EVR taxa' under the Biodiversity Planning Assessments (BPA) from MLES.
  - Identify The Mill at Moreton Bay Priority Development Area and remove overlay information from Precincts 1 and 2 within the PDA Interim Land Use Plan.
  - Amend to remove sections of MLES from 150 and 156 Callaghan Road, Narangba.

- Overlay map - **Flood Hazard:**
  - Amend to incorporate new Lower Pine River Catchment modelling.
  - Identify The Mill at Moreton Bay Priority Development Area and remove overlay information from Precincts 1 and 2 within the PDA Interim Land Use Plan.
  - Delete 6 DIAs where a feasible mitigation strategy was not identified through Phase 1 of the Drainage Investigation Area process.
  - Amend boundaries of 4 DIAs to remove lots with minimal flood risk.
- Overlay map - **Heritage and Landscape Character:**
  - Station Rd, Lawnton - relocate Heritage area ID number 193 (historical grape vine) from eastern to western side of rail line.
  - Map 20m buffer around Significant trees and amend legend accordingly.
  - Identify The Mill at Moreton Bay Priority Development Area.
- Overlay map - **Road Hierarchy:**
  - Amend in various locations to remove inconsistencies with movement figures in codes and planning scheme policies (including Naragba east and Greensill road).
  - Correct anomalies in road labels.
  - Update to reflect finalised road alignments.
  - Identify The Mill at Moreton Bay Priority Development Area.
- Overlay map - **Scenic Amenity**
  - Adsett Rd and Dayboro Rd, Whiteside - remove Regionally Significant area (extractive industry).

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Phone (07) 3205 0555  
Our Ref A17545530 (DH:jh:ms)  
Your Ref  
Date 11 September 2018

Minister Cameron Dick  
Department of State Development,  
Manufacturing, Infrastructure and Planning  
GPO Box 15009  
CITY EAST QLD 4002

Dear Minister

**Moreton Bay Regional Council Major Planning Scheme Amendment**

I refer to the discussion between the Minister for State Department, Manufacturing, Infrastructure and Planning (**Minister**) and Moreton Bay Regional Council's (**Council**) Mayor Allan Sutherland and Councillor Mick Gillam, in which the Minister requested Council to provide representations outlining Council's preferred strategy for resolving Council's major planning scheme amendment (**Proposed Amendment**).

**Council's representations**

Council's representations are structured as follows:

1. The public interest risks that have arisen from the commencement of the *Planning Act 2016*.
2. Council's public policy response to the public interest risks including the Proposed Amendment.
3. State government's position in respect of the Proposed Amendment.
4. Council's position in respect of the Proposed Amendment.
5. Council's preferred public policy position in the absence of the Proposed Amendment.

**1. Public interest risks**

*Local government principles*

Council is required by the *Local Government Act 2009* to act consistently with the local government principles, which relevantly include "*decision making in the public interest*" and "*sustainable development and management of assets and infrastructure, and delivery of effective services*" (see section 4(2)).

*Significant risk of serious adverse economic, social and environmental conditions*

Council is seeking to manage the significant risk of serious adverse economic, social and environmental conditions happening in its local government area related to the future development of the Emerging community areas under the *Moreton Bay Regional Council Planning Scheme 2016 (MBRC Planning Scheme)* for some 50,000 dwellings which are not required until after 2031, being the current planning horizon of the MBRC Planning Scheme.

*Basis for public interest risks*

These public interest risks have arisen as a result of the effect of the *Planning Act 2016* on the operation of the MBRC Planning Scheme, and in particular as a result of the following:

1. The MBRC Planning Scheme was prepared under the now repealed *Sustainable Planning Act 2009* and commenced on 1 February 2016. Under the MBRC Planning Scheme, the Emerging community areas are relevantly:
  - (a) Included in the Emerging community zone and made subject to code assessment against relevant strategic outcomes in the Strategic Framework and relevant outcomes in the applicable codes, which require integrated land use and infrastructure planning to be undertaken by Council for these areas before they can be developed.
  - (b) Not included in the priority infrastructure area under the then Priority Infrastructure Plan (**PIP**) (now Local Government Infrastructure Plan (**LGIP**)), to reflect the fact that Council has not planned to provide trunk infrastructure to service these areas, with the consequence that if development does proceed after Council has carried out the integrated land use and infrastructure planning for the relevant area, the provision of infrastructure is not intended to be subject to infrastructure offsets and refunds and may be subject to additional (now extra) payment conditions where applicable.
2. The Palaszczuk Labor government introduced the *Planning Act 2016* which was assented to on 25 May 2016, but did not commence until 3 July 2017. *The Planning Act 2016* has 3 significant policy and legal effects on the operation of the MBRC Planning Scheme and the Proposed Amendment:
  - (a) First, it limits the assessment benchmarks for code assessment by stating that the strategic outcomes in the Strategic Framework of the MBRC Planning Scheme are no longer assessment benchmarks for code assessment (see sections 45(3)(a), 43(2)(c) and 16(1)(a)), with the consequence that development requiring code assessment is not to be assessed against the policy statements for the Emerging community areas.
  - (b) Second, it changes the decision rules for code assessment such that a development requiring code assessment which complies with the remaining assessment benchmarks in the MBRC Planning Scheme must be approved (see section 60(2)(a)).



- (c) Third, it limits the application of a draft instrument containing amended or replaced assessment benchmarks, such as the Proposed Amendment, to only those draft instruments which have taken effect before the Council (or the Planning and Environment Court on appeal) decides the relevant development application (see section 45(7)).

*Position of other relevant public sector entities*

These public interest risks have also been recognised by Unitywater which is the distributor-retailer for water supply and sewerage infrastructure in Council's local government area and the Department of Transport and Main Roads (DTMR) which is the relevant public sector entity responsible for State controlled transport infrastructure in Council's local government area.

**2. Council's public policy response to the public interest risks**

Council identified the public interest risks arising from the passing in May 2016 of the Labor Government's *Planning Act 2016* and therefore sought to take action consistent with the local government principles of the *Local Government Act 2009*. These actions are summarised below.

*Identification of potential legal mechanism*

The Council identified that the Proposed Amendment, which had been provided by Council on 31 August 2016 to the State government for its first State interest review, was an appropriate legal mechanism to address the public interest risks.

*Consultation with public sector entities*

Council's officers and legal advisors prepared for Council's consideration briefing papers on proposed policy changes to the Proposed Amendment to address the public interest risks, and then undertook detailed consultations with senior officers and legal advisors of the then Minister's Department, DTMR and Unitywater, for which Council received support to proceed with the detailed drafting of the proposed policy changes.

*Proposed Amendment*

On 2 February 2017, Council provided additional changes to the Proposed Amendment, which in short provided for the following:

1. The inclusion of a new Structure Plan Area Overlay which applies to all Emerging community areas and includes each area in the Future Structure Plan Area category until it is included in the Structure Planned Area category as a result of an amendment to the MRBC Planning Scheme that provides for the integrated land use and infrastructure planning of the area.
2. An amended assessment table for the Emerging community zone under which development is impact assessable until the land is within a Service Area, being land within the priority infrastructure area under the PIP/LGIP, the water supply and sewerage connection areas under Unitywater's Netserv Plan and a Structure Planned Area for which there has been a planning scheme amendment providing for integrated land use and infrastructure planning of the relevant area in which the land is situated.

3. Amendments to the strategic outcomes of the Strategic Framework to provide for integrated land use and infrastructure planning, the coordination of infrastructure provision by Council, Unitywater and DTMR through a Coordinated Infrastructure Agreement (**CIA**) and the provision of development infrastructure by landowners and applicants consistent with the integrated and co-ordinated infrastructure planning provided for under the CIA by means of infrastructure agreements made under the CIA.

#### *Planning Act alignment amendments*

It is also relevant to note that Council officers in the course of preparing the *Planning Act 2016* alignment amendments for the MBRC Planning Scheme also canvassed with senior officers of the then Minister's Department whether the alignment amendments could provide for the strategic outcomes in the Strategic Framework being included in the assessment benchmarks within the applicable codes, but were advised that the alignment amendment process could not provide for such amendments.

#### *First state interests review*

The Proposed Amendment was subject to further detailed consultation with senior officers and legal advisors of the then Minister's Department, DTMR and Unitywater, which resulted in changes to the drafting of the strategic outcomes of the Strategic Framework that were the subject of an express condition to the then Minister's approval for the Council to proceed to public consultation of the Proposed Amendment.

#### *Public consultation*

The Proposed Amendment was subject to public consultation between 21 August 2017 and 6 October 2017. Council considered each properly made submission and, after making some minor amendments in response to those submissions, decided to proceed with the making of the Proposed Amendment on 22 December 2017.

#### *Departmental and Ministerial consideration*

The Proposed Amendment has been the subject of ongoing Departmental and Ministerial communications with Council, in particular the Department's letter of 27 July 2018, Council's letters of 3 and 7 August 2018, the Department's letter in reply of 10 August 2018, Council's letter in reply of 15 August 2018 and the Department's letter in reply of 17 August 2018.

### **3. State government's position in respect of the Proposed Amendment**

#### *Departmental advice*

Council has been relevantly advised as follows:

- Department's letter of 27 July 2018 - "...the Department has assessed the proposed amendment and cannot support a recommendation to approve the proposed amendment due to the proposed Co-ordinating Infrastructure Agreement, associated provisions (the CIA) and outstanding matters of state interests".



- Department's letters of 27 July 2018 and 10 August 2018 - *"the department is of the view that there are only three options available to the council in respect of the proposed amendment"*:
  1. *The proposed amendment is withdrawn by the council; OR*
  2. *The Council resubmits the proposed amendment including only the minor elements, for the Minister's consideration; OR*
  3. *The Planning Minister considers and decides the proposed amendment in its current form"*.

#### *Council's advice*

Council's letter to the Department of 15 August 2018 relevantly responded as follows:

*"...Council officers will now be undertaking a body of work to present a scheme amendment that will enable this to be presented for adoption.*

*As soon as the above body of work is done it will be discussed with your department to ensure acceptance. Once this is completed it will then be presented to Council for the required resolutions. It is considered those resolutions will include the repeal of Council's earlier scheme amendment decision and the consequential withdrawal of the existing major scheme amendment, together with a resolution to proceed under section 18 of the Planning Act 2016, as advised by your department, to amend the Moreton Bay Regional Council Planning Scheme."*

The Department's letter to the Council of 17 August 2018 relevantly responded as follows:

*"...As discussed, the department remains committed to working collaboratively with the council in managing the expected population growth and development with the Moreton Bay region."*

As envisaged in the Department's letter, a meeting of Council and Department officers was held on 24 August 2018, at which Department officers acknowledged and agreed with the Council's proposed change to the level of assessment within the Emerging community areas.

However the Department's officers advised that this could not be supported within the Proposed Amendment and as a result put forward the option of a temporary local planning instrument (TLPI) for consideration.

As a result 2 options were discussed between Council and Department officers for further consideration:

1. The withdrawal of the Proposed Amendment and the contemporaneous resubmission of the following:
  - (a) A planning scheme amendment which excludes the provisions relating to the CIA, Caboolture West Structure Planned Area 1, Warner Structure Planned Area and other Emerging community areas.
  - (b) A planning scheme amendment which deals with the Emerging community areas.

2. Option 1 above as well as the contemporaneous submission of a TLPI to manage the significant risk of serious adverse economic, social and environmental conditions in the local government area related to the premature development of the Emerging community areas.

However, in telephone conversations on 27 August 2018 between yourself and the Mayor and on 28 August 2018 between the Director-General of the Department and Mr Stewart Pentland and myself, Council was advised that it had only 2 options: withdraw the Proposed Amendment by 4 September 2018 or the Proposed Amendment would be refused.

#### **4. Council's position in respect of the Proposed Amendment**

Council has given detailed consideration to the position expressed by the Minister and Director-General of the Department, in the context of its obligation to act consistently with the relevant local government principles of *the Local Government Act 2009*.

Council has undertaken significant infrastructure planning and costings for the Emerging community areas in concert with the Minister's Department, DTMR, Unitywater and landowners and developers to identify the infrastructure and costs required to develop these areas.

Council has developed a complex financial model to understand the financial impacts of the Emerging community areas developing, contemporaneously with Council's current priority infrastructure area under its LGIP, current capital works program and current budget.

This model indicates that the Moreton Bay community would be exposed to costs in excess of \$1 billion if an appropriate planning and cost apportionment methodology is not implemented by way of a planning scheme amendment. This would significantly impact the cost of rates to our residents on an ongoing basis, and would significantly impact the financial sustainability of the Council.

Council also understands that DTMR and Unitywater share Council's concerns about the premature and haphazard development of the Emerging community areas and the significant cost burden this would cause to the community and to their own capital programs.

Council further understands that the Minister and the Department have concerns regarding the unprecedented nature of the Proposed Amendment relating to the Emerging community areas. However, the details of those concerns have not been provided to Council in a manner that would enable Council to address them. Indeed, the only occasion on which this has occurred was prior to the first State interest review, where the respective Council and Department officers and legal advisors worked together to develop a way forward that was sufficient for the then Minister to provide a sign off on the Proposed Amendment.

Therefore, given Council's obligations under the *Local Government Act 2009*, and the identified public interest risks of significant adverse economic, social and environmental conditions related to the premature development of the Emerging community areas, Council is not in a position to withdraw the Proposed Amendment, in the absence of an appropriate public policy response to the public interest risks.



## **5. Council's preferred public policy response in the absence of the Proposed Amendment**

In the absence of the Proposed Amendment, Council's preferred public policy response is that which was discussed with Department officers on the 24 August 2018, namely the following:

1. Council contemporaneously resolves to rescind its resolutions for the Proposed Amendment and makes further resolutions which facilitate the following public policy response.
2. A new proposed amendment, which is identical to that which was previously subject to public notice other than those matters relating to the Emerging Community areas, is made under section 20 of the *Planning Act 2016* seeking the Minister's excusal of earlier steps on the basis that the proposed amendment has previously been subject to public notice.
3. A new proposed amendment, which makes reconfiguring a lot impact assessable in Future Structure Plan Areas, is made under section 20 of the *Planning Act 2016*.
4. A proposed TLPI, which makes reconfiguring a lot impact assessable in Future Structure Plan Areas until the making of the proposed amendment in item 3, is made under section 23 of the *Planning Act 2016* on the basis that there is a significant risk of serious adverse economic, social and environmental conditions happening in the local government area and the delay in amending the MBRC Planning Scheme would increase that risk.

Council therefore respectfully requests the Minister to allow Council and the Department to continue working towards and implementing the public policy response described above in the public interest of the Moreton Bay community and the broader regional community.

I trust that these representations clarify Council's position on the public interests risks, the Proposed Amendment, and the preferred public policy response in the absence of the Proposed Amendment.

I confirm that Council remains committed to a mutually agreeable public policy response that both State and local governments can support, without compromising the prudent discharge of the responsibilities of the Minister or the Council.

Yours Sincerely,



Daryl Hitzman  
**Chief Executive Officer**

cc Rachel Hunter  
Director-General  
Department of State Development, Manufacturing, Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

## RE: MBRC Planning Scheme

Kerry Doss

Wed 12/09/2018 7:37 PM

To: Kate Isles <Kate.Isles@moretonbay.qld.gov.au>

Cc: Graeme Bolton <Graeme.Bolton@dsmip.qld.gov.au>; Stewart Pentland <Stewart.Pentland@moretonbay.qld.gov.au>; Steve Conner <Steve.Conner@dsmip.qld.gov.au>

Hi Kate.

Thank you for sending this through. The format and composition of a TLPI is a decision for Council to consider depending on the outcomes Council is seeking to achieve.

I strongly suggest that you seek independent legal advice on the operation of a TLPI and whether the proposed TLPI would meet the tests under the Planning Act 2016.

Should Council formally propose a TLPI the Department would consider it on its merits. As you are aware as part of this process both the local government and the Minister must decide that the making of the TLPI would not affect State interests.

Access refused under section 47(3)(b) of the RTI Act. Disclosure would, on balance, be contrary to the public interest.

regards



**Kerry Doss**

Deputy Director-General Planning Group  
Department of State Development,  
Manufacturing, Infrastructure and Planning

P 07 3452 7909 M **Access refused**

E [kerry.doss@dsmip.qld.gov.au](mailto:kerry.doss@dsmip.qld.gov.au)

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**From:** Kate Isles <Kate.Isles@moretonbay.qld.gov.au>

**Sent:** Friday, 7 September 2018 1:12 PM

**To:** Kerry Doss <Kerry.Doss@dsmip.qld.gov.au>

**Cc:** Graeme Bolton <Graeme.Bolton@dsmip.qld.gov.au>; Stewart Pentland <Stewart.Pentland@moretonbay.qld.gov.au>

**Subject:** MBRC Planning Scheme

Hi Kerry,

I refer to Stewart's voice message to you earlier today which follows on from our meeting 24 August 2018.

At our most recent meeting you acknowledged that a level of assessment change for subdivision from code to impact (as per the publicly notified version of the scheme amendment) is supported however not supported as part of the current amendment package. We then discussed a TLPI as an option to effect this change to which you were going to consider. To assist with this consideration we have drafted two options for a TLPI to assist in protecting existing Emerging community areas from out of sequence development. These drafts are attached.



Please note that we (the planners) have drafted and therefore prior to undertaking any legal review we wanted to provide these to you for consideration.

We would appreciate your thoughts so that we can look to progress at our end.

Happy to discuss further so please feel free to contact either myself or Stewart to discuss.

Thanks,

Kate

**Kate Isles MPIA**

Manager Development Services  
Planning and Economic Development  
Moreton Bay Regional Council | Caboolture Office  
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**OPTION 2**

**PROVIDED AS DRAFT FOR  
DISCUSSION PURPOSES.**

**NOT COUNCIL ENDORSED.**

**TEMPORARY LOCAL PLANNING  
INSTRUMENT  
No.1 of 2018  
(EMERGING COMMUNITY -  
FUTURE STRUCTURE PLAN AREAS)**

**Moreton Bay Regional Council Planning Scheme 2016**

**PART 1 – SHORT TITLE**

1. This temporary local planning instrument (TLPI) may be cited as TLPI No.1 2018 (Emerging Community - Future Structure Plan Areas).

**PART 2 – OVERVIEW**

- 2.1 This TLPI provides an interim policy response to address concerns raised by the Moreton Bay Regional Council (the **Council**) and the local community in respect of out of sequence development occurring in areas identified within the Emerging community zone referred to as Morayfield South, Burpengary East, Narangba East and Joyner.
- 2.2 This TLPI seeks to balance economic, social and environmental interests which are at significant risk of being impacted by the development proposals being lodged in advance of land use and infrastructure planning having been completed and considered for these area, whilst not adversely affecting any State interest.
- 2.3 In particular, this TLPI seeks to further regulate applications within these areas until such time as an amendment to the MBRC Planning Scheme is made.

**PART 3 – PURPOSE OF THE TLPI**

- 3.1 The purpose of the TLPI is to regulate applications within the identified Emerging community zoned land at Morayfield South, Burpengary East, Narangba East and Joyner (located within the Moreton Bay Regional Council local government area) to ensure these regionally significant growth areas are appropriately protected until the necessary land use planning and infrastructure planning is completed.

**PART 4 – DURATION OF TLPI**

- 4.1 In accordance with section 9(3)(a) of the *Planning Act 2016* (the Planning Act) the effective day for the TLPI is the day on which public notice of the TLPI is published in the gazette.
- 4.2 This TLPI will have effect in accordance with the Planning Act for a period not exceeding two years from the effective day or such longer period as may be permitted by law or unless otherwise repealed sooner.

**PART 5 – INTERPRETATION**

- 5.1 Where a term used in the TLPI is not defined, the term shall have the meaning assigned to it by—
  - a. the Planning Scheme; or
  - b. the Planning Act where the term is not defined in the Planning Scheme.
- 5.2 To the extent of any inconsistency between the Planning Scheme and the TLPI or a planning scheme policy and the TLPI, the TLPI prevails.



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## **PART 6 – APPLICATION OF THE TLPI**

- 6.1 The TLPI applies to all land identified in **Attachment A** - Emerging Community - Future Structure Plan Areas, these areas are also identified on the Emerging Community - Future Structure Plan Areas Maps in **Attachment B**.

## **PART 7 – EFFECT OF THE TLPI**

- 7.1 This TLPI is a local categorising instrument under the Planning Act which categorises development, specifies the categories of assessment and sets out assessment benchmarks for assessing assessable development against.
- 7.2 This TLPI includes definitions as set out below in Part 8.

## **PART 8 – DEFINITIONS**

- 8.1 “**Future structure plan area**” means - A future structure plan area identified on Map - Emerging Community - Future Structure Plan Areas.

ATTACHMENT A

JOYNER

Future Structure Plan Area	Lot	Plan	Address
Joyner	2	SP260635	332 SAMSONVALE ROAD JOYNER
Joyner	10	SP204473	334 SAMSONVALE ROAD JOYNER
Joyner	9	RP90276	336 SAMSONVALE ROAD JOYNER
Joyner	1	SP260635	1A YOUNGS CROSSING ROAD JOYNER
Joyner	8	RP90276	338 SAMSONVALE ROAD JOYNER
Joyner	30	RP805481	5A OXFORD STREET JOYNER
Joyner	7	RP90276	340 SAMSONVALE ROAD JOYNER
Joyner	12	RP90276	3 YOUNGS CROSSING ROAD JOYNER
Joyner	6	RP90276	342 SAMSONVALE ROAD JOYNER
Joyner	1	RP840690	352 SAMSONVALE ROAD JOYNER
Joyner	13	RP90276	5 YOUNGS CROSSING ROAD JOYNER
Joyner	4	RP90276	346 SAMSONVALE ROAD JOYNER
Joyner	2	RP805481	350 SAMSONVALE ROAD JOYNER
Joyner	3	RP90276	348 SAMSONVALE ROAD JOYNER
Joyner	5	RP90276	344 SAMSONVALE ROAD JOYNER
Joyner	9	RP805481	354 SAMSONVALE ROAD JOYNER
Joyner	10	RP87305	356 SAMSONVALE ROAD JOYNER
Joyner	14	RP90276	7 YOUNGS CROSSING ROAD JOYNER
Joyner	11	RP87305	358 SAMSONVALE ROAD JOYNER
Joyner	12	RP87305	360 SAMSONVALE ROAD JOYNER
Joyner	31	RP840690	352A SAMSONVALE ROAD JOYNER
Joyner	13	RP87305	362 SAMSONVALE ROAD JOYNER
Joyner	14	RP87305	364 SAMSONVALE ROAD JOYNER
Joyner	15	RP87305	366 SAMSONVALE ROAD JOYNER
Joyner	15	RP90276	9 YOUNGS CROSSING ROAD JOYNER
Joyner	16	RP87305	368 SAMSONVALE ROAD JOYNER
Joyner	2	SP115947	1 REGENT STREET JOYNER
Joyner	8	RP87599	370 SAMSONVALE ROAD JOYNER
Joyner	32	RP840690	352A SAMSONVALE ROAD JOYNER
Joyner	29	RP805481	5A OXFORD STREET JOYNER
Joyner	9	RP87599	372 SAMSONVALE ROAD JOYNER
Joyner	28	RP805481	5A OXFORD STREET JOYNER
Joyner	10	RP87599	374 SAMSONVALE ROAD JOYNER
Joyner	11	RP87599	376 SAMSONVALE ROAD JOYNER
Joyner	27	RP805481	5A OXFORD STREET JOYNER
Joyner	26	RP805481	7B OXFORD STREET JOYNER
Joyner	12	RP87599	378 SAMSONVALE ROAD JOYNER
Joyner	16	RP90276	11 YOUNGS CROSSING ROAD JOYNER
Joyner	13	RP87599	380 SAMSONVALE ROAD JOYNER
Joyner	3	RP225471	384 SAMSONVALE ROAD JOYNER
Joyner	14	RP87599	382 SAMSONVALE ROAD JOYNER
Joyner	1	RP225471	3 REGENT STREET JOYNER
Joyner	25	RP805481	5A OXFORD STREET JOYNER



Joyner	20	RP185098	5 OXFORD STREET JOYNER
Joyner	17	RP90276	13 YOUNGS CROSSING ROAD JOYNER
Joyner	2	RP801678	5 REGENT STREET JOYNER
Joyner	19	RP90276	3 OXFORD STREET JOYNER
Joyner	23	RP90276	11 OXFORD STREET JOYNER
Joyner	22	RP805481	9 OXFORD STREET JOYNER
Joyner	8	RP87305	13 OXFORD STREET JOYNER
Joyner	7	RP87305	15 OXFORD STREET JOYNER
Joyner	24	RP185098	5A OXFORD STREET JOYNER
Joyner	18	RP90276	1 OXFORD STREET JOYNER
Joyner	21	RP805481	7 OXFORD STREET JOYNER
Joyner	6	RP87305	17 OXFORD STREET JOYNER
Joyner	5	RP87305	19 OXFORD STREET JOYNER
Joyner	7	RP801678	7 REGENT STREET JOYNER
Joyner	4	RP87305	21 OXFORD STREET JOYNER
Joyner	3	RP87305	364 SAMSONVALE ROAD JOYNER
Joyner	2	RP87305	25 OXFORD STREET JOYNER
Joyner	1	RP87305	27 OXFORD STREET JOYNER
Joyner	7	RP87599	29 OXFORD STREET JOYNER
Joyner	6	RP87599	31 OXFORD STREET JOYNER
Joyner	5	RP87599	33 OXFORD STREET JOYNER
Joyner	5	RP101361	386 SAMSONVALE ROAD JOYNER
Joyner	4	RP87599	35 OXFORD STREET JOYNER
Joyner	4	RP810274	17 YOUNGS CROSSING ROAD JOYNER
Joyner	3	RP87599	37 OXFORD STREET JOYNER
Joyner	2	RP87599	39 OXFORD STREET JOYNER
Joyner	3	RP101361	9 REGENT STREET JOYNER
Joyner	1	RP87599	10 REGENT STREET JOYNER
Joyner	5	RP810274	10 OXFORD STREET JOYNER
Joyner	3	RP810274	19 YOUNGS CROSSING ROAD JOYNER
Joyner	2	RP810274	Lot 2 YOUNGS CROSSING ROAD JOYNER
Joyner	6	RP810274	8 OXFORD STREET JOYNER
Joyner	6	RP224754	13 REGENT STREET JOYNER
Joyner	38	RP87305	12 OXFORD STREET JOYNER
Joyner	39	RP87305	14 OXFORD STREET JOYNER
Joyner	5	RP880932	55 OXFORD STREET JOYNER
Joyner	1	RP810274	21 YOUNGS CROSSING ROAD JOYNER
Joyner	4	RP880932	59 OXFORD STREET JOYNER
Joyner	40	RP87305	16 OXFORD STREET JOYNER
Joyner	5	RP860322	26 OXFORD STREET JOYNER
Joyner	3	RP880932	63 OXFORD STREET JOYNER
Joyner	41	RP87305	18 OXFORD STREET JOYNER
Joyner	42	RP87305	20 OXFORD STREET JOYNER
Joyner	900	RP880932	67 OXFORD STREET JOYNER
Joyner	43	RP87305	22 OXFORD STREET JOYNER
Joyner	34	RP87305	23 YOUNGS CROSSING ROAD JOYNER
Joyner	46	RP87305	28 OXFORD STREET JOYNER
Joyner	47	RP87305	30 OXFORD STREET JOYNER



Joyner	48	RP87305	32 OXFORD STREET JOYNER
Joyner	49	RP87305	34 OXFORD STREET JOYNER
Joyner	50	RP87305	36 OXFORD STREET JOYNER
Joyner	33	RP87305	25 YOUNGS CROSSING ROAD JOYNER
Joyner	51	RP87305	38 OXFORD STREET JOYNER
Joyner	4	RP860322	24 OXFORD STREET JOYNER
Joyner	52	RP87305	18 REGENT STREET JOYNER
Joyner	53	RP87787	42 OXFORD STREET JOYNER
Joyner	54	RP87787	44 OXFORD STREET JOYNER
Joyner	55	RP87787	46 OXFORD STREET JOYNER
Joyner	56	RP87787	48 OXFORD STREET JOYNER
Joyner	57	RP87787	50 OXFORD STREET JOYNER
Joyner	32	RP87305	27 YOUNGS CROSSING ROAD JOYNER
Joyner	58	RP87787	52 OXFORD STREET JOYNER
Joyner	59	RP87787	54 OXFORD STREET JOYNER
Joyner	29	RP87305	3 GORDONS CROSSING ROAD EAST JOYNER
Joyner	60	RP87787	56 OXFORD STREET JOYNER
Joyner	2	RP851672	11 GORDONS CROSSING ROAD EAST JOYNER
Joyner	28	RP87305	5 GORDONS CROSSING ROAD EAST JOYNER
Joyner	31	RP87305	29 YOUNGS CROSSING ROAD JOYNER
Joyner	27	RP87305	7 GORDONS CROSSING ROAD EAST JOYNER
Joyner	26	RP87305	9 GORDONS CROSSING ROAD EAST JOYNER
Joyner	23	RP87305	15 GORDONS CROSSING ROAD EAST JOYNER
Joyner	30	RP87305	31 YOUNGS CROSSING ROAD JOYNER
Joyner	22	RP87305	17 GORDONS CROSSING ROAD EAST JOYNER
Joyner	21	RP87305	19 GORDONS CROSSING ROAD EAST JOYNER
Joyner	61	RP87787	21 REGENT STREET JOYNER
Joyner	20	RP87305	21 GORDONS CROSSING ROAD EAST JOYNER
Joyner	1	RP851672	13 GORDONS CROSSING ROAD EAST JOYNER
Joyner	19	RP87305	23 GORDONS CROSSING ROAD EAST JOYNER
Joyner	2	RP124798	25 GORDONS CROSSING ROAD EAST JOYNER
Joyner	1	RP124798	28 REGENT STREET JOYNER
Joyner	63	RP87787	25 REGENT STREET JOYNER
Joyner	64	RP87787	27 REGENT STREET JOYNER
Joyner	62	RP87787	23 REGENT STREET JOYNER
Joyner	65	RP87787	29 GORDONS CROSSING ROAD EAST JOYNER
Joyner	2	RP176348	33 GORDONS CROSSING ROAD EAST JOYNER
Joyner	1	RP176348	31 GORDONS CROSSING ROAD EAST JOYNER

### MORAYFIELD SOUTH

Future Structure Plan Area	Lot	Plan	Address
Morayfield South	2	RP189017	48 OGILVY ROAD BURPENGARY
Morayfield South	51	RP82952	120 COUTTS DRIVE BURPENGARY
Morayfield South	2	RP94916	102 O'BRIEN ROAD BURPENGARY
Morayfield South	53	RP82952	42 OGILVY ROAD BURPENGARY
Morayfield South	54	RP82952	38 OGILVY ROAD BURPENGARY
Morayfield South	1	RP94916	94 O'BRIEN ROAD BURPENGARY
Morayfield South	50	RP82952	116 COUTTS DRIVE BURPENGARY



Morayfield South	156	SL9664	112 O'BRIEN ROAD BURPENGARY
Morayfield South	49	RP82952	108 COUTTS DRIVE BURPENGARY
Morayfield South	1	RP189017	46 OGILVY ROAD BURPENGARY
Morayfield South	17	RP169607	34 ADSETT ROAD BURPENGARY
Morayfield South	48	RP82952	98 COUTTS DRIVE BURPENGARY
Morayfield South	16	RP169607	26 ADSETT ROAD BURPENGARY
Morayfield South	47	RP82952	94 COUTTS DRIVE BURPENGARY
Morayfield South	15	RP169607	18 ADSETT ROAD BURPENGARY
Morayfield South	18	RP169607	38 ADSETT ROAD BURPENGARY
Morayfield South	4	SP291426	43 OGILVY ROAD BURPENGARY
Morayfield South	3	SP291426	41 OGILVY ROAD BURPENGARY
Morayfield South	2	SP291426	39 OGILVY ROAD BURPENGARY
Morayfield South	1	SP291426	37 OGILVY ROAD BURPENGARY
Morayfield South	14	RP169607	10 ADSETT ROAD BURPENGARY
Morayfield South	41	RP82952	45 OGILVY ROAD BURPENGARY
Morayfield South	5	SP291426	6 SUNSEEKER STREET BURPENGARY
Morayfield South	13	RP169607	120 O'BRIEN ROAD BURPENGARY
Morayfield South	6	SP291426	10 SUNSEEKER STREET BURPENGARY
Morayfield South	42	RP82952	119 COUTTS DRIVE BURPENGARY
Morayfield South	7	SP291426	43 WHITEHAVEN STREET BURPENGARY
Morayfield South	8	SP291426	41 WHITEHAVEN STREET BURPENGARY
Morayfield South	11	SP201741	87 COUTTS DRIVE BURPENGARY
Morayfield South	9	SP291426	39 WHITEHAVEN STREET BURPENGARY
Morayfield South	43	RP82952	115 COUTTS DRIVE BURPENGARY
Morayfield South	44	RP82952	111 COUTTS DRIVE BURPENGARY
Morayfield South	32	RP82952	86 COUTTS DRIVE BURPENGARY
Morayfield South	10	SP291426	37 WHITEHAVEN STREET BURPENGARY
Morayfield South	45	RP82952	103 COUTTS DRIVE BURPENGARY
Morayfield South	1	RP190313	Lot 1 O'BRIEN ROAD BURPENGARY
Morayfield South	11	SP291426	35 WHITEHAVEN STREET BURPENGARY
Morayfield South	12	SP291426	33 WHITEHAVEN STREET BURPENGARY
Morayfield South	45	SP291427	48 WHITEHAVEN STREET BURPENGARY
Morayfield South	101	RP846477	Lot 101 ADSETT ROAD BURPENGARY
Morayfield South	13	SP291426	31 WHITEHAVEN STREET BURPENGARY
Morayfield South	44	SP291427	46 WHITEHAVEN STREET BURPENGARY
Morayfield South	14	SP291426	29 WHITEHAVEN STREET BURPENGARY
Morayfield South	43	SP291427	44 WHITEHAVEN STREET BURPENGARY
Morayfield South	42	SP291427	42 WHITEHAVEN STREET BURPENGARY
Morayfield South	15	SP291426	27 WHITEHAVEN STREET BURPENGARY
Morayfield South	46	SP291427	18 SUNSEEKER STREET BURPENGARY
Morayfield South	41	SP291426	40 WHITEHAVEN STREET BURPENGARY
Morayfield South	12	SP201741	83 COUTTS DRIVE BURPENGARY
Morayfield South	16	SP291426	25 WHITEHAVEN STREET BURPENGARY
Morayfield South	47	SP291427	22 SUNSEEKER STREET BURPENGARY
Morayfield South	40	SP291426	38 WHITEHAVEN STREET BURPENGARY
Morayfield South	48	SP291427	24 SUNSEEKER STREET BURPENGARY
Morayfield South	39	SP291426	36 WHITEHAVEN STREET BURPENGARY
Morayfield South	17	SP291426	23 WHITEHAVEN STREET BURPENGARY



Morayfield South	34	RP846477	15 ADSETT ROAD BURPENGARY
Morayfield South	49	SP291427	26 SUNSEEKER STREET BURPENGARY
Morayfield South	1	RP203476	5 ADSETT ROAD BURPENGARY
Morayfield South	38	SP291426	34 WHITEHAVEN STREET BURPENGARY
Morayfield South	18	SP291426	21 WHITEHAVEN STREET BURPENGARY
Morayfield South	902	SP291475	16 CRUISER STREET BURPENGARY
Morayfield South	50	SP291427	28 SUNSEEKER STREET BURPENGARY
Morayfield South	31	RP82952	82 COUTTS DRIVE BURPENGARY
Morayfield South	37	SP291426	32 WHITEHAVEN STREET BURPENGARY
Morayfield South	907	SP291427	41 SUNREEF STREET BURPENGARY
Morayfield South	161	SP291475	9 CRUISER STREET BURPENGARY
Morayfield South	901	SP291427	17 SUNSEEKER STREET BURPENGARY
Morayfield South	51	SP291427	30 SUNSEEKER STREET BURPENGARY
Morayfield South	162	SP291475	7 CRUISER STREET BURPENGARY
Morayfield South	163	SP291475	5 CRUISER STREET BURPENGARY
Morayfield South	164	SP291475	3 CRUISER STREET BURPENGARY
Morayfield South	165	SP291475	1 CRUISER STREET BURPENGARY
Morayfield South	52	SP291427	32 SUNSEEKER STREET BURPENGARY
Morayfield South	903	SP291426	15 WHITEHAVEN STREET BURPENGARY
Morayfield South	36	SP291426	30 WHITEHAVEN STREET BURPENGARY
Morayfield South	19	RP169607	27 ADSETT ROAD BURPENGARY
Morayfield South	53	SP291427	34 SUNSEEKER STREET BURPENGARY
Morayfield South	9	RP134995	2 BRIDGES ROAD MORAYFIELD
Morayfield South	35	SP291426	28 WHITEHAVEN STREET BURPENGARY
Morayfield South	2	RP196934	102 GLEESON ROAD BURPENGARY
Morayfield South	54	SP291427	36 SUNSEEKER STREET BURPENGARY
Morayfield South	91	SP291427	31 SUNSEEKER STREET BURPENGARY
Morayfield South	160	SP291475	15 CRUISER STREET BURPENGARY
Morayfield South	34	SP291426	26 WHITEHAVEN STREET BURPENGARY
Morayfield South	166	SP291475	15 CORSAIR STREET BURPENGARY
Morayfield South	90	SP291427	33 SUNSEEKER STREET BURPENGARY
Morayfield South	20	SP291426	13 WHITEHAVEN STREET BURPENGARY
Morayfield South	33	SP291426	24 WHITEHAVEN STREET BURPENGARY
Morayfield South	55	SP291427	38 SUNSEEKER STREET BURPENGARY
Morayfield South	89	SP291427	35 SUNSEEKER STREET BURPENGARY
Morayfield South	32	SP291426	22 WHITEHAVEN STREET BURPENGARY
Morayfield South	21	SP291426	11 WHITEHAVEN STREET BURPENGARY
Morayfield South	56	SP291427	40 SUNSEEKER STREET BURPENGARY
Morayfield South	88	SP291427	37 SUNSEEKER STREET BURPENGARY
Morayfield South	92	SP291427	33 SUNREEF STREET BURPENGARY
Morayfield South	159	SP291475	59 SUNREEF STREET BURPENGARY
Morayfield South	31	SP291426	20 WHITEHAVEN STREET BURPENGARY
Morayfield South	57	SP291428	42 SUNSEEKER STREET BURPENGARY
Morayfield South	158	SP291475	61 SUNREEF STREET BURPENGARY
Morayfield South	157	SP291475	63 SUNREEF STREET BURPENGARY
Morayfield South	93	SP291427	31 SUNREEF STREET BURPENGARY
Morayfield South	22	SP297349	9 WHITEHAVEN STREET BURPENGARY
Morayfield South	156	SP291475	65 SUNREEF STREET BURPENGARY



Morayfield South	87	SP291427	39 SUNSEEKER STREET BURPENGARY
Morayfield South	155	SP291475	67 SUNREEF STREET BURPENGARY
Morayfield South	58	SP291428	44 SUNSEEKER STREET BURPENGARY
Morayfield South	30	SP291426	18 WHITEHAVEN STREET BURPENGARY
Morayfield South	94	SP291427	29 SUNREEF STREET BURPENGARY
Morayfield South	23	SP297349	7 WHITEHAVEN STREET BURPENGARY
Morayfield South	59	SP291428	46 SUNSEEKER STREET BURPENGARY
Morayfield South	95	SP291427	27 SUNREEF STREET BURPENGARY
Morayfield South	29	SP291426	14 WHITEHAVEN STREET BURPENGARY
Morayfield South	35	RP82952	49 COUTTS DRIVE BURPENGARY
Morayfield South	900	RP882620	Lot 900 LINDSAY ROAD BURPENGARY
Morayfield South	4	RP856644	4 HUNT ROAD BURPENGARY
Morayfield South	20	RP846477	101 GLEESON ROAD BURPENGARY
Morayfield South	24	SP297349	5 WHITEHAVEN STREET BURPENGARY
Morayfield South	130	SP291475	40 SUNREEF STREET BURPENGARY
Morayfield South	33	RP82952	69 COUTTS DRIVE BURPENGARY
Morayfield South	129	SP291427	36 SUNREEF STREET BURPENGARY
Morayfield South	60	SP291428	48 SUNSEEKER STREET BURPENGARY
Morayfield South	30	RP82952	70 COUTTS DRIVE BURPENGARY
Morayfield South	96	SP291427	23 SUNREEF STREET BURPENGARY
Morayfield South	28	SP291426	12 WHITEHAVEN STREET BURPENGARY
Morayfield South	34	RP82952	55 COUTTS DRIVE BURPENGARY
Morayfield South	86	SP291427	43 SUNSEEKER STREET BURPENGARY
Morayfield South	131	SP291475	44 SUNREEF STREET BURPENGARY
Morayfield South	128	SP291427	34 SUNREEF STREET BURPENGARY
Morayfield South	3	RP856644	10 HUNT ROAD BURPENGARY
Morayfield South	61	SP291428	50 SUNSEEKER STREET BURPENGARY
Morayfield South	27	SP291426	10 WHITEHAVEN STREET BURPENGARY
Morayfield South	132	SP291475	46 SUNREEF STREET BURPENGARY
Morayfield South	133	SP291475	48 SUNREEF STREET BURPENGARY
Morayfield South	127	SP291427	32 SUNREEF STREET BURPENGARY
Morayfield South	2	RP203476	1 ADSETT ROAD BURPENGARY
Morayfield South	26	SP297349	8 WHITEHAVEN STREET BURPENGARY
Morayfield South	134	SP291475	50 SUNREEF STREET BURPENGARY
Morayfield South	85	SP291428	45 SUNSEEKER STREET BURPENGARY
Morayfield South	62	SP291428	52 SUNSEEKER STREET BURPENGARY
Morayfield South	2	RP856644	16 HUNT ROAD BURPENGARY
Morayfield South	8	RP134995	200 HAUTON ROAD MORAYFIELD
Morayfield South	126	SP291427	30 SUNREEF STREET BURPENGARY
Morayfield South	135	SP291475	56 SUNREEF STREET BURPENGARY
Morayfield South	25	SP297349	6C WHITEHAVEN STREET BURPENGARY
Morayfield South	136	SP291475	58 SUNREEF STREET BURPENGARY
Morayfield South	138	SP291475	7 CORSAIR STREET BURPENGARY
Morayfield South	63	SP291428	54 SUNSEEKER STREET BURPENGARY
Morayfield South	137	SP291475	60 SUNREEF STREET BURPENGARY
Morayfield South	125	SP291427	28 SUNREEF STREET BURPENGARY
Morayfield South	69	SP291427	19 SUNREEF STREET BURPENGARY
Morayfield South	150	SP297377	33 COUTTS DRIVE BURPENGARY



Morayfield South	84	SP291428	47 SUNSEEKER STREET BURPENGARY
Morayfield South	151	SP297377	31 COUTTS DRIVE BURPENGARY
Morayfield South	1	RP856644	22 HUNT ROAD BURPENGARY
Morayfield South	124	SP291427	10 PRINCESS STREET BURPENGARY
Morayfield South	64	SP291428	56 SUNSEEKER STREET BURPENGARY
Morayfield South	149	SP297377	35 COUTTS DRIVE BURPENGARY
Morayfield South	148	SP297377	37 COUTTS DRIVE BURPENGARY
Morayfield South	70	SP291428	15 SUNREEF STREET BURPENGARY
Morayfield South	139	SP291475	5 CORSAIR STREET BURPENGARY
Morayfield South	83	SP291428	49 SUNSEEKER STREET BURPENGARY
Morayfield South	152	SP297377	29 COUTTS DRIVE BURPENGARY
Morayfield South	147	SP297377	39 COUTTS DRIVE BURPENGARY
Morayfield South	123	SP291427	8 PRINCESS STREET BURPENGARY
Morayfield South	146	SP297377	41 COUTTS DRIVE BURPENGARY
Morayfield South	145	SP297377	43 COUTTS DRIVE BURPENGARY
Morayfield South	153	SP297377	27 COUTTS DRIVE BURPENGARY
Morayfield South	144	SP297377	45 COUTTS DRIVE BURPENGARY
Morayfield South	1	RP196934	90 GLEESON ROAD BURPENGARY
Morayfield South	12	RP135000	24 BRIDGES ROAD MORAYFIELD
Morayfield South	82	SP291428	51 SUNSEEKER STREET BURPENGARY
Morayfield South	143	SP297377	47 COUTTS DRIVE BURPENGARY
Morayfield South	122	SP291427	6 PRINCESS STREET BURPENGARY
Morayfield South	998	SP291428	
Morayfield South	71	SP291428	13 SUNREEF STREET BURPENGARY
Morayfield South	142	SP297377	47A COUTTS DRIVE BURPENGARY
Morayfield South	154	SP297377	25 COUTTS DRIVE BURPENGARY
Morayfield South	141	SP297377	47B COUTTS DRIVE BURPENGARY
Morayfield South	81	SP291428	53 SUNSEEKER STREET BURPENGARY
Morayfield South	140	SP297377	1 CORSAIR STREET BURPENGARY
Morayfield South	121	SP297377	4 PRINCESS STREET BURPENGARY
Morayfield South	11	RP135000	34 BRIDGES ROAD MORAYFIELD
Morayfield South	72	SP291428	11 SUNREEF STREET BURPENGARY
Morayfield South	80	SP291428	55 SUNSEEKER STREET BURPENGARY
Morayfield South	119	SP291427	20 SUNREEF STREET BURPENGARY
Morayfield South	120	SP297377	2 PRINCESS STREET BURPENGARY
Morayfield South	73	SP291428	9 SUNREEF STREET BURPENGARY
Morayfield South	79	SP291428	57 SUNSEEKER STREET BURPENGARY
Morayfield South	10	RP135000	44 BRIDGES ROAD MORAYFIELD
Morayfield South	118	SP291428	16 SUNREEF STREET BURPENGARY
Morayfield South	74	SP291428	7 SUNREEF STREET BURPENGARY
Morayfield South	21	RP169607	87 GLEESON ROAD BURPENGARY
Morayfield South	117	SP291428	14 SUNREEF STREET BURPENGARY
Morayfield South	14	RP94848	416 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	75	SP291428	5 SUNREEF STREET BURPENGARY
Morayfield South	9	RP135000	52 BRIDGES ROAD MORAYFIELD
Morayfield South	29	RP82952	66 COUTTS DRIVE BURPENGARY
Morayfield South	183	SP297377	36 COUTTS DRIVE BURPENGARY
Morayfield South	97	SP297377	23 COUTTS DRIVE BURPENGARY



Morayfield South	116	SP291428	12 SUNREEF STREET BURPENGARY
Morayfield South	76	SP291428	3 SUNREEF STREET BURPENGARY
Morayfield South	184	SP297377	34 COUTTS DRIVE BURPENGARY
Morayfield South	998	SP291428	
Morayfield South	7	RP134995	192 HAUTON ROAD MORAYFIELD
Morayfield South	901	RP882619	Lot 901 LINDSAY ROAD BURPENGARY
Morayfield South	182	SP297377	30 COUTTS DRIVE BURPENGARY
Morayfield South	8	RP882619	15 COLLEEN CRESCENT BURPENGARY
Morayfield South	115	SP291428	10 SUNREEF STREET BURPENGARY
Morayfield South	98	SP297377	21 COUTTS DRIVE BURPENGARY
Morayfield South	181	SP297377	28 COUTTS DRIVE BURPENGARY
Morayfield South	185	SP297377	38 COUTTS DRIVE BURPENGARY
Morayfield South	186	SP297377	40 COUTTS DRIVE BURPENGARY
Morayfield South	7	RP882619	13 COLLEEN CRESCENT BURPENGARY
Morayfield South	99	SP297377	19 COUTTS DRIVE BURPENGARY
Morayfield South	187	SP297377	42 COUTTS DRIVE BURPENGARY
Morayfield South	180	SP297377	26 COUTTS DRIVE BURPENGARY
Morayfield South	114	SP291428	8 SUNREEF STREET BURPENGARY
Morayfield South	100	SP297377	17 COUTTS DRIVE BURPENGARY
Morayfield South	9	RP882619	17 COLLEEN CRESCENT BURPENGARY
Morayfield South	179	SP297377	24 COUTTS DRIVE BURPENGARY
Morayfield South	191	CP827031	Lot 191 LINDSAY ROAD BURPENGARY
Morayfield South	10	RP882619	21 COLLEEN CRESCENT BURPENGARY
Morayfield South	101	SP297377	15 COUTTS DRIVE BURPENGARY
Morayfield South	113	SP291428	6 SUNREEF STREET BURPENGARY
Morayfield South	11	RP882618	25 COLLEEN CRESCENT BURPENGARY
Morayfield South	178	SP297377	22 COUTTS DRIVE BURPENGARY
Morayfield South	102	SP297377	13 COUTTS DRIVE BURPENGARY
Morayfield South	112	SP291428	4 SUNREEF STREET BURPENGARY
Morayfield South	12	RP882618	29 COLLEEN CRESCENT BURPENGARY
Morayfield South	177	SP297377	20 COUTTS DRIVE BURPENGARY
Morayfield South	13	RP882618	31 COLLEEN CRESCENT BURPENGARY
Morayfield South	21	RP133823	28 HUNT ROAD BURPENGARY
Morayfield South	176	SP297377	18 COUTTS DRIVE BURPENGARY
Morayfield South	998	SP291428	
Morayfield South	103	SP297377	11 COUTTS DRIVE BURPENGARY
Morayfield South	175	SP297377	16 COUTTS DRIVE BURPENGARY
Morayfield South	3	RP213126	116 HUNT ROAD BURPENGARY
Morayfield South	13	RP94848	412 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	20	RP133823	32 HUNT ROAD BURPENGARY
Morayfield South	104	SP297377	9 COUTTS DRIVE BURPENGARY
Morayfield South	174	SP297377	14 COUTTS DRIVE BURPENGARY
Morayfield South	10	RP169607	84 GLEESON ROAD BURPENGARY
Morayfield South	105	SP297377	7 COUTTS DRIVE BURPENGARY
Morayfield South	19	RP133823	40 HUNT ROAD BURPENGARY
Morayfield South	106	SP297377	5 COUTTS DRIVE BURPENGARY
Morayfield South	173	SP297377	10 COUTTS DRIVE BURPENGARY
Morayfield South	22	RP169606	81 GLEESON ROAD BURPENGARY



Morayfield South	18	RP133823	46 HUNT ROAD BURPENGARY
Morayfield South	997	SP297377	<Null>
Morayfield South	6	RP134995	186 HAUTON ROAD MORAYFIELD
Morayfield South	172	SP297377	8 COUTTS DRIVE BURPENGARY
Morayfield South	15	RP94848	76 BRIDGES ROAD MORAYFIELD
Morayfield South	17	RP133823	52 HUNT ROAD BURPENGARY
Morayfield South	28	RP82952	64 COUTTS DRIVE BURPENGARY
Morayfield South	801	SP297439	Lot 801 COUTTS DRIVE BURPENGARY
Morayfield South	6	RP882619	5 COLLEEN CRESCENT BURPENGARY
Morayfield South	998	SP291428	
Morayfield South	906	RP882618	Lot 906 COLLEEN CRESCENT BURPENGARY
Morayfield South	2	RP213126	112 HUNT ROAD BURPENGARY
Morayfield South	16	RP133823	56 HUNT ROAD BURPENGARY
Morayfield South	17	RP94848	64 BRIDGES ROAD MORAYFIELD
Morayfield South	902	RP882619	Lot 902 LINDSAY ROAD BURPENGARY
Morayfield South	1	RP199320	124 HUNT ROAD BURPENGARY
Morayfield South	15	RP133823	64 HUNT ROAD BURPENGARY
Morayfield South	16	RP94848	70 BRIDGES ROAD MORAYFIELD
Morayfield South	17	RP882619	6 COLLEEN CRESCENT BURPENGARY
Morayfield South	13	RP135000	Lot 13 TRAIL ROAD MORAYFIELD
Morayfield South	12	RP94848	406 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	14	RP133823	70 HUNT ROAD BURPENGARY
Morayfield South	13	RP133823	76 HUNT ROAD BURPENGARY
Morayfield South	12	RP133823	84 HUNT ROAD BURPENGARY
Morayfield South	5	RP882619	1 COLLEEN CRESCENT BURPENGARY
Morayfield South	16	RP882618	26 COLLEEN CRESCENT BURPENGARY
Morayfield South	11	RP133823	86 HUNT ROAD BURPENGARY
Morayfield South	14	RP882618	32 COLLEEN CRESCENT BURPENGARY
Morayfield South	15	RP882618	30 COLLEEN CRESCENT BURPENGARY
Morayfield South	18	RP882619	2 COLLEEN CRESCENT BURPENGARY
Morayfield South	5	RP134995	178 HAUTON ROAD MORAYFIELD
Morayfield South	10	RP133823	94 HUNT ROAD BURPENGARY
Morayfield South	9	RP169606	70 GLEESON ROAD BURPENGARY
Morayfield South	23	RP169606	71 GLEESON ROAD BURPENGARY
Morayfield South	903	RP882619	Lot 903 ROSSETTA ROAD BURPENGARY
Morayfield South	9	RP133823	100 HUNT ROAD BURPENGARY
Morayfield South	15	RP171281	Lot 15 TRAIL ROAD MORAYFIELD
Morayfield South	24	RP82952	46 COUTTS DRIVE BURPENGARY
Morayfield South	904	RP882619	Lot 904 ROSSETTA ROAD BURPENGARY
Morayfield South	8	RP133823	106 HUNT ROAD BURPENGARY
Morayfield South	11	RP94848	398 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	8	RP135000	31 CONIFER ROAD MORAYFIELD
Morayfield South	905	RP882618	Lot 905 ROSSETTA ROAD BURPENGARY
Morayfield South	7	RP135000	41 CONIFER ROAD MORAYFIELD
Morayfield South	27	RP82952	60 COUTTS DRIVE BURPENGARY
Morayfield South	600	SP183179	Lot 600 ROSSETTA ROAD BURPENGARY
Morayfield South	6	RP135000	49 CONIFER ROAD MORAYFIELD
Morayfield South	25	RP82952	52 COUTTS DRIVE BURPENGARY



Morayfield South	6	RP133823	167 HAUTON ROAD BURPENGARY
Morayfield South	5	RP135000	53 CONIFER ROAD MORAYFIELD
Morayfield South	804	SP297439	670 MORAYFIELD ROAD BURPENGARY
Morayfield South	600	SP183179	Lot 600 ROSSETTA ROAD BURPENGARY
Morayfield South	4	RP178846	170 HAUTON ROAD MORAYFIELD
Morayfield South	10	RP94848	394 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	1	RP178846	23 CONIFER ROAD MORAYFIELD
Morayfield South	24	RP169606	69 GLEESON ROAD BURPENGARY
Morayfield South	2	SP183179	2 ROSSETTA ROAD MORAYFIELD
Morayfield South	8	RP169606	66 GLEESON ROAD BURPENGARY
Morayfield South	26	RP82952	56 COUTTS DRIVE BURPENGARY
Morayfield South	907	RP882620	Lot 907 ROSSETTA ROAD BURPENGARY
Morayfield South	9	SL9170	386 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	600	SP183179	Lot 600 ROSSETTA ROAD BURPENGARY
Morayfield South	1	RP194129	160 HAUTON ROAD MORAYFIELD
Morayfield South	3	RP213128	24 CONIFER ROAD MORAYFIELD
Morayfield South	7	RP133823	155 HAUTON ROAD BURPENGARY
Morayfield South	2	RP113847	658 MORAYFIELD ROAD BURPENGARY
Morayfield South	87	RP186546	9 BLEWERS ROAD MORAYFIELD
Morayfield South	2	RP213128	20 CONIFER ROAD MORAYFIELD
Morayfield South	25	RP169606	57 GLEESON ROAD BURPENGARY
Morayfield South	86	RP186546	17 BLEWERS ROAD MORAYFIELD
Morayfield South	85	RP186546	17 BLEWERS ROAD MORAYFIELD
Morayfield South	7	RP169606	50 GLEESON ROAD BURPENGARY
Morayfield South	1	RP113847	650 MORAYFIELD ROAD BURPENGARY
Morayfield South	84	RP186546	33 BLEWERS ROAD MORAYFIELD
Morayfield South	8	SL9170	376 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	83	RP186546	41 BLEWERS ROAD MORAYFIELD
Morayfield South	82	RP186546	49 BLEWERS ROAD MORAYFIELD
Morayfield South	1	SP183179	1 BLEWERS ROAD MORAYFIELD
Morayfield South	2	RP134995	152 HAUTON ROAD MORAYFIELD
Morayfield South	81	RP186546	57 BLEWERS ROAD MORAYFIELD
Morayfield South	70	RP178788	147 HAUTON ROAD MORAYFIELD
Morayfield South	1	RP112280	636 MORAYFIELD ROAD BURPENGARY
Morayfield South	2	SP189658	50 CONIFER ROAD MORAYFIELD
Morayfield South	80	RP186546	65 BLEWERS ROAD MORAYFIELD
Morayfield South	2	RP112280	644 MORAYFIELD ROAD BURPENGARY
Morayfield South	79	RP186547	73 BLEWERS ROAD MORAYFIELD
Morayfield South	4	RP135000	30 CONIFER ROAD MORAYFIELD
Morayfield South	4	RP112280	630 MORAYFIELD ROAD BURPENGARY
Morayfield South	26	RP169606	41 GLEESON ROAD BURPENGARY
Morayfield South	78	RP186547	81 BLEWERS ROAD MORAYFIELD
Morayfield South	3	RP135000	38 CONIFER ROAD MORAYFIELD
Morayfield South	7	SL12315	362 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	77	RP186547	89 BLEWERS ROAD MORAYFIELD
Morayfield South	2	RP135000	46 CONIFER ROAD MORAYFIELD
Morayfield South	76	RP186547	99 BLEWERS ROAD MORAYFIELD
Morayfield South	1	RP113848	620 MORAYFIELD ROAD BURPENGARY



Morayfield South	6	RP169606	46 GLEESON ROAD BURPENGARY
Morayfield South	75	RP186547	107 BLEWERS ROAD MORAYFIELD
Morayfield South	71	RP178788	141 HAUTON ROAD MORAYFIELD
Morayfield South	1	RP134995	144 HAUTON ROAD MORAYFIELD
Morayfield South	74	RP186547	113 BLEWERS ROAD MORAYFIELD
Morayfield South	31	RP169606	610 MORAYFIELD ROAD BURPENGARY
Morayfield South	27	RP169606	25 GLEESON ROAD BURPENGARY
Morayfield South	3	RP171281	58 TRAIL ROAD MORAYFIELD
Morayfield South	29	RP169606	11 GLEESON ROAD BURPENGARY
Morayfield South	1	SP189658	51 TRAIL ROAD MORAYFIELD
Morayfield South	28	RP169606	19 GLEESON ROAD BURPENGARY
Morayfield South	4	SL12315	356 OAKY FLAT ROAD MORAYFIELD
Morayfield South	72	RP178788	133 HAUTON ROAD MORAYFIELD
Morayfield South	2	RP193154	136 HAUTON ROAD MORAYFIELD
Morayfield South	89	RP192382	2 BLEWERS ROAD MORAYFIELD
Morayfield South	56	RP192382	10 BLEWERS ROAD MORAYFIELD
Morayfield South	2	RP198751	3 GLEESON ROAD BURPENGARY
Morayfield South	3	RP197365	352 OAKY FLAT ROAD MORAYFIELD
Morayfield South	1	RP198267	17 MAVIS ROAD MORAYFIELD
Morayfield South	2	RP198267	13 MAVIS ROAD MORAYFIELD
Morayfield South	1	RP183713	7 MAVIS ROAD MORAYFIELD
Morayfield South	5	RP169606	36 GLEESON ROAD BURPENGARY
Morayfield South	4	RP171281	46 TRAIL ROAD MORAYFIELD
Morayfield South	13	RP178792	43 TRAIL ROAD MORAYFIELD
Morayfield South	91	RP192383	127 BLEWERS ROAD MORAYFIELD
Morayfield South	1	RP198751	1 GLEESON ROAD BURPENGARY
Morayfield South	1	RP193154	1 MAVIS ROAD MORAYFIELD
Morayfield South	73	RP192383	139 BLEWERS ROAD MORAYFIELD
Morayfield South	2	RP190755	346 OAKY FLAT ROAD MORAYFIELD
Morayfield South	2	SP150489	21 MAVIS ROAD MORAYFIELD
Morayfield South	57	RP186546	16 BLEWERS ROAD MORAYFIELD
Morayfield South	58	RP186546	26 BLEWERS ROAD MORAYFIELD
Morayfield South	5	RP859641	38 TRAIL ROAD MORAYFIELD
Morayfield South	59	RP186546	34 BLEWERS ROAD MORAYFIELD
Morayfield South	4	RP169606	34 GLEESON ROAD BURPENGARY
Morayfield South	60	RP186546	42 BLEWERS ROAD MORAYFIELD
Morayfield South	12	RP178792	35 TRAIL ROAD MORAYFIELD
Morayfield South	8	CP827032	Lot 8 LINDSAY ROAD BURPENGARY
Morayfield South	1	RP190755	334 OAKY FLAT ROAD MORAYFIELD
Morayfield South	61	RP186546	48 BLEWERS ROAD MORAYFIELD
Morayfield South	62	RP186546	56 BLEWERS ROAD MORAYFIELD
Morayfield South	55	RP186546	168 LINDSAY ROAD MORAYFIELD
Morayfield South	90	RP192383	130 BLEWERS ROAD MORAYFIELD
Morayfield South	3	RP169606	26 GLEESON ROAD BURPENGARY
Morayfield South	63	RP186546	68 BLEWERS ROAD MORAYFIELD
Morayfield South	32	RP193759	10 GLEESON ROAD BURPENGARY
Morayfield South	33	SP169526	6 GLEESON ROAD BURPENGARY
Morayfield South	1	RP192383	138 BLEWERS ROAD MORAYFIELD



Morayfield South	64	RP186547	74 BLEWERS ROAD MORAYFIELD
Morayfield South	2	RP196563	114 HAUTON ROAD MORAYFIELD
Morayfield South	2	RP169606	20 GLEESON ROAD BURPENGARY
Morayfield South	18	RP203220	32 TRAIL ROAD MORAYFIELD
Morayfield South	4	RP859641	324 OAKY FLAT ROAD MORAYFIELD
Morayfield South	65	RP186547	82 BLEWERS ROAD MORAYFIELD
Morayfield South	1	SP150489	22 MAVIS ROAD MORAYFIELD
Morayfield South	1	RP196563	8 MAVIS ROAD MORAYFIELD
Morayfield South	66	RP186547	90 BLEWERS ROAD MORAYFIELD
Morayfield South	11	RP178792	27 TRAIL ROAD MORAYFIELD
Morayfield South	9	RP880197	14 MAVIS ROAD MORAYFIELD
Morayfield South	67	RP186547	98 BLEWERS ROAD MORAYFIELD
Morayfield South	68	RP186547	104 BLEWERS ROAD MORAYFIELD
Morayfield South	14	RP85776	588 MORAYFIELD ROAD BURPENGARY
Morayfield South	10	RP880197	20 MAVIS ROAD MORAYFIELD
Morayfield South	69	RP186547	110 BLEWERS ROAD MORAYFIELD
Morayfield South	13	RP85776	584 MORAYFIELD ROAD BURPENGARY
Morayfield South	2	RP178789	107 HAUTON ROAD MORAYFIELD
Morayfield South	3	RP203220	320 OAKY FLAT ROAD MORAYFIELD
Morayfield South	12	RP85776	582 MORAYFIELD ROAD BURPENGARY
Morayfield South	101	RP909109	Lot 101 PAIGE COURT MORAYFIELD
Morayfield South	11	RP855440	578 MORAYFIELD ROAD BURPENGARY
Morayfield South	20	RP202038	18 TRAIL ROAD MORAYFIELD
Morayfield South	10	RP178792	19 TRAIL ROAD MORAYFIELD
Morayfield South	10	RP855440	574 MORAYFIELD ROAD BURPENGARY
Morayfield South	19	RP202038	308 OAKY FLAT ROAD MORAYFIELD
Morayfield South	2	RP909109	108 HAUTON ROAD MORAYFIELD
Morayfield South	9	RP85776	570 MORAYFIELD ROAD BURPENGARY
Morayfield South	3	RP178789	99 HAUTON ROAD MORAYFIELD
Morayfield South	5	RP909109	26 PAIGE COURT MORAYFIELD
Morayfield South	7	RP85776	560 MORAYFIELD ROAD BURPENGARY
Morayfield South	8	RP85776	564 MORAYFIELD ROAD BURPENGARY
Morayfield South	3	RP909109	20 PAIGE COURT MORAYFIELD
Morayfield South	54	RP182710	1 ROBBS ROAD MORAYFIELD
Morayfield South	1	RP909109	104 HAUTON ROAD MORAYFIELD
Morayfield South	6	RP909109	28 PAIGE COURT MORAYFIELD
Morayfield South	53	RP182710	5 ROBBS ROAD MORAYFIELD
Morayfield South	4	RP909109	24 PAIGE COURT MORAYFIELD
Morayfield South	7	RP91719	335 OAKY FLAT ROAD MORAYFIELD
Morayfield South	52	RP182710	13 ROBBS ROAD MORAYFIELD
Morayfield South	2	RP886167	11 TRAIL ROAD MORAYFIELD
Morayfield South	51	RP182710	23 ROBBS ROAD MORAYFIELD
Morayfield South	5	RP85776	546 MORAYFIELD ROAD BURPENGARY
Morayfield South	50	RP182710	29 ROBBS ROAD MORAYFIELD
Morayfield South	1	RP862105	296 OAKY FLAT ROAD MORAYFIELD
Morayfield South	49	RP182710	37 ROBBS ROAD MORAYFIELD
Morayfield South	4	RP178789	95 HAUTON ROAD MORAYFIELD
Morayfield South	15	RP85776	556 MORAYFIELD ROAD BURPENGARY



Morayfield South	48	RP182710	45 ROBBS ROAD MORAYFIELD
Morayfield South	100	RP895530	Lot 100 NAIRN ROAD MORAYFIELD
Morayfield South	1	RP202028	100 HAUTON ROAD MORAYFIELD
Morayfield South	47	RP182710	51 ROBBS ROAD MORAYFIELD
Morayfield South	101	RP895530	Lot 101 NAIRN ROAD MORAYFIELD
Morayfield South	2	RP202028	9 BLANCH COURT MORAYFIELD
Morayfield South	46	RP182710	59 ROBBS ROAD MORAYFIELD
Morayfield South	4	RP202028	21 BLANCH COURT MORAYFIELD
Morayfield South	3	RP202028	15 BLANCH COURT MORAYFIELD
Morayfield South	45	RP182710	67 ROBBS ROAD MORAYFIELD
Morayfield South	6	RP85776	550 MORAYFIELD ROAD BURPENGARY
Morayfield South	6	RP91719	331 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	44	RP182710	75 ROBBS ROAD MORAYFIELD
Morayfield South	4	RP85776	542 MORAYFIELD ROAD BURPENGARY
Morayfield South	4	RP105703	286 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	2	RP895530	86 NAIRN ROAD MORAYFIELD
Morayfield South	43	RP182710	83 ROBBS ROAD MORAYFIELD
Morayfield South	5	RP202028	25 BLANCH COURT MORAYFIELD
Morayfield South	42	RP182710	91 ROBBS ROAD MORAYFIELD
Morayfield South	1	RP895530	96 NAIRN ROAD MORAYFIELD
Morayfield South	21	RP814918	323 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	41	RP182710	99 ROBBS ROAD MORAYFIELD
Morayfield South	20	RP814918	11 CASHMERE PLACE MORAYFIELD
Morayfield South	2	RP147878	83 HAUTON ROAD MORAYFIELD
Morayfield South	19	RP814918	13 CASHMERE PLACE MORAYFIELD
Morayfield South	40	RP182710	107 ROBBS ROAD MORAYFIELD
Morayfield South	18	RP814918	17 CASHMERE PLACE MORAYFIELD
Morayfield South	17	RP814918	21 CASHMERE PLACE MORAYFIELD
Morayfield South	1	RP179855	139 J DOBSON ROAD MORAYFIELD
Morayfield South	16	RP848527	25 CASHMERE PLACE MORAYFIELD
Morayfield South	3	RP85776	536 MORAYFIELD ROAD BURPENGARY
Morayfield South	15	RP848527	29 CASHMERE PLACE MORAYFIELD
Morayfield South	14	RP848527	33 CASHMERE PLACE MORAYFIELD
Morayfield South	13	RP848527	37 CASHMERE PLACE MORAYFIELD
Morayfield South	39	RP182710	115 ROBBS ROAD MORAYFIELD
Morayfield South	22	RP814918	4 CASHMERE PLACE MORAYFIELD
Morayfield South	12	RP848527	41 CASHMERE PLACE MORAYFIELD
Morayfield South	10	RP202028	78 HAUTON ROAD MORAYFIELD
Morayfield South	1	RP147878	81 HAUTON ROAD MORAYFIELD
Morayfield South	9	RP202028	10 BLANCH COURT MORAYFIELD
Morayfield South	3	RP105703	276 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	11	RP848527	45 CASHMERE PLACE MORAYFIELD
Morayfield South	8	RP202028	18 BLANCH COURT MORAYFIELD
Morayfield South	6	RP202028	26 BLANCH COURT MORAYFIELD
Morayfield South	2	RP85776	530 MORAYFIELD ROAD BURPENGARY
Morayfield South	1	RP814918	8 CASHMERE PLACE MORAYFIELD
Morayfield South	2	RP814918	12 CASHMERE PLACE MORAYFIELD
Morayfield South	302	RP814918	Lot 302 SUNRISE COURT MORAYFIELD



Morayfield South	23	RP814918	307 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	300	RP814918	Lot 300 SUNRISE COURT MORAYFIELD
Morayfield South	1	RP196555	2 ROBBS ROAD MORAYFIELD
Morayfield South	2	RP179855	131 J DOBSON ROAD MORAYFIELD
Morayfield South	3	RP814918	16 CASHMERE PLACE MORAYFIELD
Morayfield South	7	RP202028	22 BLANCH COURT MORAYFIELD
Morayfield South	2	RP196555	6 ROBBS ROAD MORAYFIELD
Morayfield South	4	RP814918	22 CASHMERE PLACE MORAYFIELD
Morayfield South	92	RP192384	127 ROBBS ROAD MORAYFIELD
Morayfield South	3	RP196555	10 ROBBS ROAD MORAYFIELD
Morayfield South	5	RP848527	26 CASHMERE PLACE MORAYFIELD
Morayfield South	5	RP192384	131 ROBBS ROAD MORAYFIELD
Morayfield South	6	RP848527	30 CASHMERE PLACE MORAYFIELD
Morayfield South	1	RP85776	528A MORAYFIELD ROAD BURPENGARY
Morayfield South	7	RP848527	34 CASHMERE PLACE MORAYFIELD
Morayfield South	119	SL4965	73 HAUTON ROAD MORAYFIELD
Morayfield South	8	RP848527	38 CASHMERE PLACE MORAYFIELD
Morayfield South	301	RP814918	Lot 301 SUNRISE COURT MORAYFIELD
Morayfield South	9	RP848527	42 CASHMERE PLACE MORAYFIELD
Morayfield South	10	RP848527	46 CASHMERE PLACE MORAYFIELD
Morayfield South	8	RP91719	50 NAIRN ROAD MORAYFIELD
Morayfield South	2	RP105703	270 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	9	RP91719	58 NAIRN ROAD MORAYFIELD
Morayfield South	27	RP182709	16 ROBBS ROAD MORAYFIELD
Morayfield South	3	RP179855	123 J DOBSON ROAD MORAYFIELD
Morayfield South	10	RP91719	66 NAIRN ROAD MORAYFIELD
Morayfield South	28	RP182709	24 ROBBS ROAD MORAYFIELD
Morayfield South	9	RP105703	66 HAUTON ROAD MORAYFIELD
Morayfield South	3	RP91719	301 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	11	RP91719	74 NAIRN ROAD MORAYFIELD
Morayfield South	4	RP196555	116 LINDSAY ROAD MORAYFIELD
Morayfield South	93	RP192384	102 ROBBS ROAD MORAYFIELD
Morayfield South	29	RP182709	32 ROBBS ROAD MORAYFIELD
Morayfield South	30	RP182709	40 ROBBS ROAD MORAYFIELD
Morayfield South	2	RP804516	293 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	10	RP196562	62 HAUTON ROAD MORAYFIELD
Morayfield South	6	RP192384	124 ROBBS ROAD MORAYFIELD
Morayfield South	31	RP182709	46 ROBBS ROAD MORAYFIELD
Morayfield South	32	RP182709	54 ROBBS ROAD MORAYFIELD
Morayfield South	4	RP179855	115 J DOBSON ROAD MORAYFIELD
Morayfield South	1	RP105703	260 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	3	RP895530	82 NAIRN ROAD MORAYFIELD
Morayfield South	3	RP804516	87 BURBURY ROAD MORAYFIELD
Morayfield South	33	RP182709	60 ROBBS ROAD MORAYFIELD
Morayfield South	4	RP804516	89 BURBURY ROAD MORAYFIELD
Morayfield South	5	RP196555	110 LINDSAY ROAD MORAYFIELD
Morayfield South	34	RP182709	66 ROBBS ROAD MORAYFIELD
Morayfield South	35	RP182709	72 ROBBS ROAD MORAYFIELD



Morayfield South	11	RP196562	54 HAUTON ROAD MORAYFIELD
Morayfield South	5	RP219594	15 JEAN ROAD MORAYFIELD
Morayfield South	10	RP192044	11 JEAN ROAD MORAYFIELD
Morayfield South	7	RP176373	51 HAUTON ROAD MORAYFIELD
Morayfield South	36	RP182709	80 ROBBS ROAD MORAYFIELD
Morayfield South	5	RP804516	88 BURBURY ROAD MORAYFIELD
Morayfield South	37	RP182709	86 ROBBS ROAD MORAYFIELD
Morayfield South	8	RP196576	285 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	38	RP182709	94 ROBBS ROAD MORAYFIELD
Morayfield South	5	RP196576	83 BURBURY ROAD MORAYFIELD
Morayfield South	5	RP179855	109 J DOBSON ROAD MORAYFIELD
Morayfield South	11	RP219594	19 JEAN ROAD MORAYFIELD
Morayfield South	1	RP169591	248 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	8	RP176373	45 HAUTON ROAD MORAYFIELD
Morayfield South	6	RP196576	81 BURBURY ROAD MORAYFIELD
Morayfield South	4	RP196576	84 BURBURY ROAD MORAYFIELD
Morayfield South	6	RP171283	21 JEAN ROAD MORAYFIELD
Morayfield South	900	RP896073	Lot 900 HAUTON ROAD MORAYFIELD
Morayfield South	6	RP179855	97 J DOBSON ROAD MORAYFIELD
Morayfield South	1	RP79449	269 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	8	RP896073	2 JEAN ROAD MORAYFIELD
Morayfield South	14	RP178819	75 BURBURY ROAD MORAYFIELD
Morayfield South	2	RP169591	244 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	11	RP896073	12 JEAN ROAD MORAYFIELD
Morayfield South	9	RP176373	37 HAUTON ROAD MORAYFIELD
Morayfield South	13	RP178820	74 BURBURY ROAD MORAYFIELD
Morayfield South	7	RP171283	18 JEAN ROAD MORAYFIELD
Morayfield South	161	SL9834	100 LINDSAY ROAD MORAYFIELD
Morayfield South	7	RP179855	89 J DOBSON ROAD MORAYFIELD
Morayfield South	2	RP210928	51 KOMRAUS COURT MORAYFIELD
Morayfield South	10	RP176373	33 HAUTON ROAD MORAYFIELD
Morayfield South	18	RP178819	263 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	1	RP210928	50 KOMRAUS COURT MORAYFIELD
Morayfield South	5	RP210168	236 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	20	RP193232	67 BURBURY ROAD MORAYFIELD
Morayfield South	24	RP176393	15 CLARK ROAD MORAYFIELD
Morayfield South	4	RP123021	32 HAUTON ROAD MORAYFIELD
Morayfield South	12	RP178820	66 BURBURY ROAD MORAYFIELD
Morayfield South	23	RP176393	19 CLARK ROAD MORAYFIELD
Morayfield South	22	RP176393	25 CLARK ROAD MORAYFIELD
Morayfield South	21	RP176393	31 CLARK ROAD MORAYFIELD
Morayfield South	8	RP179855	77 J DOBSON ROAD MORAYFIELD
Morayfield South	12	RP181988	47 KOMRAUS COURT MORAYFIELD
Morayfield South	10	RP181987	48 KOMRAUS COURT MORAYFIELD
Morayfield South	11	RP176373	23 HAUTON ROAD MORAYFIELD
Morayfield South	20	RP176393	37 CLARK ROAD MORAYFIELD
Morayfield South	1	RP192342	228 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	19	RP176392	43 CLARK ROAD MORAYFIELD



Morayfield South	17	RP178819	257 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	131	SL9704	63 J DOBSON ROAD MORAYFIELD
Morayfield South	18	RP176392	51 CLARK ROAD MORAYFIELD
Morayfield South	2	RP192342	220 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	17	RP176392	57 CLARK ROAD MORAYFIELD
Morayfield South	26	RP210724	65 CLARK ROAD MORAYFIELD
Morayfield South	11	RP178820	58 BURBURY ROAD MORAYFIELD
Morayfield South	3	RP123021	24 HAUTON ROAD MORAYFIELD
Morayfield South	201	CP827033	Lot 201 LINDSAY ROAD BURPENGARY
Morayfield South	15	RP176392	77 CLARK ROAD MORAYFIELD
Morayfield South	12	RP176373	15 HAUTON ROAD MORAYFIELD
Morayfield South	9	RP179855	67 J DOBSON ROAD MORAYFIELD
Morayfield South	19	RP193232	49 BURBURY ROAD MORAYFIELD
Morayfield South	1	RP227763	1 BURBURY ROAD MORAYFIELD
Morayfield South	2	RP193386	42 KOMRAUS COURT MORAYFIELD
Morayfield South	2	RP227763	27 BURBURY ROAD MORAYFIELD
Morayfield South	9	RP169591	16 HAUTON ROAD MORAYFIELD
Morayfield South	142	SL6179	216 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	10	RP178820	50 BURBURY ROAD MORAYFIELD
Morayfield South	13	RP176373	9 HAUTON ROAD MORAYFIELD
Morayfield South	13	RP181988	35 KOMRAUS COURT MORAYFIELD
Morayfield South	14	RP169591	210 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	1	RP193386	34 KOMRAUS COURT MORAYFIELD
Morayfield South	1	RP183728	237 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	10	RP169591	10 HAUTON ROAD MORAYFIELD
Morayfield South	132	SL9815	45 J DOBSON ROAD MORAYFIELD
Morayfield South	1	RP210724	71 CLARK ROAD MORAYFIELD
Morayfield South	3	RP223079	4 BURBURY ROAD MORAYFIELD
Morayfield South	2	RP223079	10 BURBURY ROAD MORAYFIELD
Morayfield South	1	RP201495	85 CLARK ROAD MORAYFIELD
Morayfield South	3	RP96335	2 CLARK ROAD MORAYFIELD
Morayfield South	2	RP201495	1 HAUTON ROAD MORAYFIELD
Morayfield South	13	RP169591	202 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	9	RP178820	44 BURBURY ROAD MORAYFIELD
Morayfield South	1	RP189750	2 HAUTON ROAD MORAYFIELD
Morayfield South	27	RP193246	26 KOMRAUS COURT MORAYFIELD
Morayfield South	16	SP208923	23 KOMRAUS COURT MORAYFIELD
Morayfield South	2	RP189750	131 CLARK ROAD MORAYFIELD
Morayfield South	27	RP169609	28 CLARK ROAD MORAYFIELD
Morayfield South	2	RP178818	225 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	16	RP196983	141 CLARK ROAD MORAYFIELD
Morayfield South	26	RP169609	40 CLARK ROAD MORAYFIELD
Morayfield South	4	RP178818	18 BURBURY ROAD MORAYFIELD
Morayfield South	2	RP193758	273 PETERSEN ROAD MORAYFIELD
Morayfield South	2	RP192371	50 CLARK ROAD MORAYFIELD
Morayfield South	12	RP118978	37 J DOBSON ROAD MORAYFIELD
Morayfield South	15	RP196983	192 OAKEY FLAT ROAD MORAYFIELD
Morayfield South	5	RP178820	26 BURBURY ROAD MORAYFIELD



Morayfield South	1	RP192371	56 CLARK ROAD MORAYFIELD
Morayfield South	6	RP178820	34 BURBURY ROAD MORAYFIELD
Morayfield South	12	RP200537	62 CLARK ROAD MORAYFIELD
Morayfield South	15	SP208923	15 KOMRAUS COURT MORAYFIELD
Morayfield South	11	RP200537	68 CLARK ROAD MORAYFIELD
Morayfield South	28	RP193246	18 KOMRAUS COURT MORAYFIELD
Morayfield South	10	RP199122	74 CLARK ROAD MORAYFIELD
Morayfield South	9	RP199122	80 CLARK ROAD MORAYFIELD
Morayfield South	8	RP178820	42 BURBURY ROAD MORAYFIELD
Morayfield South	4	RP96335	14 CLARK ROAD MORAYFIELD
Morayfield South	2	RP96335	36 LINDSAY ROAD MORAYFIELD
Morayfield South	1	RP178818	217 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	22	RP169609	88 CLARK ROAD MORAYFIELD
Morayfield South	7	RP178820	40 BURBURY ROAD MORAYFIELD
Morayfield South	21	RP169609	100 CLARK ROAD MORAYFIELD
Morayfield South	1	RP207663	11 KOMRAUS COURT MORAYFIELD
Morayfield South	2	RP162709	29 J DOBSON ROAD MORAYFIELD
Morayfield South	20	RP169609	112 CLARK ROAD MORAYFIELD
Morayfield South	3	RP204208	120 CLARK ROAD MORAYFIELD
Morayfield South	4	RP196558	136 CLARK ROAD MORAYFIELD
Morayfield South	8	RP118978	281 PETERSEN ROAD MORAYFIELD
Morayfield South	2	RP204208	128 CLARK ROAD MORAYFIELD
Morayfield South	3	RP196558	144 CLARK ROAD MORAYFIELD
Morayfield South	2	RP196558	148 CLARK ROAD MORAYFIELD
Morayfield South	1	RP196558	184 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	4	RP190758	241 PETERSEN ROAD MORAYFIELD
Morayfield South	623	SP297488	50 NEALE ROAD MORAYFIELD
Morayfield South	624	SP297488	52 NEALE ROAD MORAYFIELD
Morayfield South	625	SP297488	54 NEALE ROAD MORAYFIELD
Morayfield South	622	SP297488	48 NEALE ROAD MORAYFIELD
Morayfield South	621	SP297488	46 NEALE ROAD MORAYFIELD
Morayfield South	620	SP297488	44 NEALE ROAD MORAYFIELD
Morayfield South	626	SP297488	56 NEALE ROAD MORAYFIELD
Morayfield South	815	SP297487	42 NEALE ROAD MORAYFIELD
Morayfield South	814	SP297487	40 NEALE ROAD MORAYFIELD
Morayfield South	813	SP297487	38 NEALE ROAD MORAYFIELD
Morayfield South	334	SP297357	36 NEALE ROAD MORAYFIELD
Morayfield South	335	SP297357	34 NEALE ROAD MORAYFIELD
Morayfield South	336	SP297357	32 NEALE ROAD MORAYFIELD
Morayfield South	337	SP297357	30 NEALE ROAD MORAYFIELD
Morayfield South	2	RP190758	255 PETERSEN ROAD MORAYFIELD
Morayfield South	338	SP297357	28 NEALE ROAD MORAYFIELD
Morayfield South	339	SP297357	26 NEALE ROAD MORAYFIELD
Morayfield South	340	SP297357	24 NEALE ROAD MORAYFIELD
Morayfield South	341	SP297357	22 NEALE ROAD MORAYFIELD
Morayfield South	342	SP297357	20 NEALE ROAD MORAYFIELD
Morayfield South	1	RP190758	261 PETERSEN ROAD MORAYFIELD
Morayfield South	2	RP167142	205 OAKLEY FLAT ROAD MORAYFIELD



Morayfield South	2	RP207663	3 KOMRAUS COURT MORAYFIELD
Morayfield South	627	SP297488	60 NEALE ROAD MORAYFIELD
Morayfield South	1	RP193758	265 PETERSEN ROAD MORAYFIELD
Morayfield South	1	RP162709	21 J DOBSON ROAD MORAYFIELD
Morayfield South	628	SP297488	62 NEALE ROAD MORAYFIELD
Morayfield South	2	RP190285	23 ANDERSON ROAD MORAYFIELD
Morayfield South	901	SP297357	85 LAKEVIEW ROAD MORAYFIELD
Morayfield South	615	SP297488	33 NEALE ROAD MORAYFIELD
Morayfield South	616	SP297488	31 NEALE ROAD MORAYFIELD
Morayfield South	629	SP297488	64 NEALE ROAD MORAYFIELD
Morayfield South	617	SP297488	29 NEALE ROAD MORAYFIELD
Morayfield South	810	SP297487	27 NEALE ROAD MORAYFIELD
Morayfield South	1	RP173329	291 PETERSEN ROAD MORAYFIELD
Morayfield South	811	SP297487	25 NEALE ROAD MORAYFIELD
Morayfield South	812	SP297487	23 NEALE ROAD MORAYFIELD
Morayfield South	333	SP297357	21 NEALE ROAD MORAYFIELD
Morayfield South	332	SP297357	19 NEALE ROAD MORAYFIELD
Morayfield South	630	SP297488	66 NEALE ROAD MORAYFIELD
Morayfield South	1	SL4372	30 LINDSAY ROAD MORAYFIELD
Morayfield South	331	SP297357	17 NEALE ROAD MORAYFIELD
Morayfield South	15	RP200532	195 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	330	SP297357	15 NEALE ROAD MORAYFIELD
Morayfield South	329	SP297357	13 NEALE ROAD MORAYFIELD
Morayfield South	328	SP297357	11 NEALE ROAD MORAYFIELD
Morayfield South	343	SP297357	14 NEALE ROAD MORAYFIELD
Morayfield South	327	SP297357	7 NEALE ROAD MORAYFIELD
Morayfield South	14	RP169621	35 ANDERSON ROAD MORAYFIELD
Morayfield South	16	RP193231	168 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	631	SP297488	68 NEALE ROAD MORAYFIELD
Morayfield South	344	SP297357	12 NEALE ROAD MORAYFIELD
Morayfield South	614	SP297488	32 BROADWATER ROAD MORAYFIELD
Morayfield South	632	SP297488	70 NEALE ROAD MORAYFIELD
Morayfield South	355	SP297357	83 LAKEVIEW ROAD MORAYFIELD
Morayfield South	613	SP297488	30 BROADWATER ROAD MORAYFIELD
Morayfield South	15	RP169621	45 ANDERSON ROAD MORAYFIELD
Morayfield South	809	SP297487	28 BROADWATER ROAD MORAYFIELD
Morayfield South	808	SP297487	26 BROADWATER ROAD MORAYFIELD
Morayfield South	326	SP297357	5 NEALE ROAD MORAYFIELD
Morayfield South	345	SP297357	10 NEALE ROAD MORAYFIELD
Morayfield South	807	SP297487	24 BROADWATER ROAD MORAYFIELD
Morayfield South	320	SP297357	22 BROADWATER ROAD MORAYFIELD
Morayfield South	321	SP297357	20 BROADWATER ROAD MORAYFIELD
Morayfield South	354	SP297357	81 LAKEVIEW ROAD MORAYFIELD
Morayfield South	633	SP297488	72 NEALE ROAD MORAYFIELD
Morayfield South	322	SP297357	18 BROADWATER ROAD MORAYFIELD
Morayfield South	323	SP297357	16 BROADWATER ROAD MORAYFIELD
Morayfield South	346	SP297357	8 NEALE ROAD MORAYFIELD
Morayfield South	4	RP195466	297 PETERSEN ROAD MORAYFIELD



Morayfield South	324	SP297357	14 BROADWATER ROAD MORAYFIELD
Morayfield South	16	RP169621	55 ANDERSON ROAD MORAYFIELD
Morayfield South	353	SP297357	79 LAKEVIEW ROAD MORAYFIELD
Morayfield South	1	RP190285	27 ANDERSON ROAD MORAYFIELD
Morayfield South	325	SP297357	10 BROADWATER ROAD MORAYFIELD
Morayfield South	347	SP297357	6 NEALE ROAD MORAYFIELD
Morayfield South	352	SP297357	77 LAKEVIEW ROAD MORAYFIELD
Morayfield South	17	RP169621	63 ANDERSON ROAD MORAYFIELD
Morayfield South	348	SP297357	2 NEALE ROAD MORAYFIELD
Morayfield South	14	SP221113	1 LAKEVIEW ROAD MORAYFIELD
Morayfield South	12	SP120737	13 J DOBSON ROAD MORAYFIELD
Morayfield South	351	SP297357	75 LAKEVIEW ROAD MORAYFIELD
Morayfield South	606	SP297488	5 WILLANDRA ROAD MORAYFIELD
Morayfield South	609	SP297488	31 BROADWATER ROAD MORAYFIELD
Morayfield South	18	RP169621	71 ANDERSON ROAD MORAYFIELD
Morayfield South	610	SP297488	29 BROADWATER ROAD MORAYFIELD
Morayfield South	608	SP297488	1 WILLANDRA ROAD MORAYFIELD
Morayfield South	607	SP297488	3 WILLANDRA ROAD MORAYFIELD
Morayfield South	13	RP193241	19 LAKEVIEW ROAD MORAYFIELD
Morayfield South	350	SP297357	71 LAKEVIEW ROAD MORAYFIELD
Morayfield South	804	SP297487	27 BROADWATER ROAD MORAYFIELD
Morayfield South	805	SP297487	25 BROADWATER ROAD MORAYFIELD
Morayfield South	3	RP195466	303 PETERSEN ROAD MORAYFIELD
Morayfield South	806	SP297487	23 BROADWATER ROAD MORAYFIELD
Morayfield South	319	SP297357	21 BROADWATER ROAD MORAYFIELD
Morayfield South	349	SP297357	67 LAKEVIEW ROAD MORAYFIELD
Morayfield South	318	SP297357	19 BROADWATER ROAD MORAYFIELD
Morayfield South	317	SP297357	17 BROADWATER ROAD MORAYFIELD
Morayfield South	5	RP198587	160 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	316	SP297357	15 BROADWATER ROAD MORAYFIELD
Morayfield South	315	SP297357	13 BROADWATER ROAD MORAYFIELD
Morayfield South	19	RP169621	81 ANDERSON ROAD MORAYFIELD
Morayfield South	313	SP297357	9 BROADWATER ROAD MORAYFIELD
Morayfield South	314	SP297357	11 BROADWATER ROAD MORAYFIELD
Morayfield South	312	SP297357	5 BROADWATER ROAD MORAYFIELD
Morayfield South	6	RP204208	97 ANDERSON ROAD MORAYFIELD
Morayfield South	605	SP297488	27 LAKEVIEW ROAD MORAYFIELD
Morayfield South	604	SP297488	29 LAKEVIEW ROAD MORAYFIELD
Morayfield South	603	SP297488	31 LAKEVIEW ROAD MORAYFIELD
Morayfield South	602	SP297488	33 LAKEVIEW ROAD MORAYFIELD
Morayfield South	803	SP297487	35 LAKEVIEW ROAD MORAYFIELD
Morayfield South	311	SP297357	1 BROADWATER ROAD MORAYFIELD
Morayfield South	802	SP297487	37 LAKEVIEW ROAD MORAYFIELD
Morayfield South	801	SP297487	39 LAKEVIEW ROAD MORAYFIELD
Morayfield South	301	SP297357	41 LAKEVIEW ROAD MORAYFIELD
Morayfield South	10	RP840626	315 PETERSEN ROAD MORAYFIELD
Morayfield South	310	SP297357	61 LAKEVIEW ROAD MORAYFIELD
Morayfield South	302	SP297357	43 LAKEVIEW ROAD MORAYFIELD



Morayfield South	303	SP297357	45 LAKEVIEW ROAD MORAYFIELD
Morayfield South	304	SP297357	47 LAKEVIEW ROAD MORAYFIELD
Morayfield South	309	SP297357	59 LAKEVIEW ROAD MORAYFIELD
Morayfield South	305	SP297357	49 LAKEVIEW ROAD MORAYFIELD
Morayfield South	306	SP297357	51 LAKEVIEW ROAD MORAYFIELD
Morayfield South	307	SP297357	53 LAKEVIEW ROAD MORAYFIELD
Morayfield South	308	SP297357	55 LAKEVIEW ROAD MORAYFIELD
Morayfield South	1	SP283502	18 LAKEVIEW ROAD MORAYFIELD
Morayfield South	2	SP283502	20 LAKEVIEW ROAD MORAYFIELD
Morayfield South	13	SP283502	22 LAKEVIEW ROAD MORAYFIELD
Morayfield South	11	SP120737	323 PETERSEN ROAD MORAYFIELD
Morayfield South	14	SP283502	24 LAKEVIEW ROAD MORAYFIELD
Morayfield South	4	RP198587	103 ANDERSON ROAD MORAYFIELD
Morayfield South	15	SP283502	26 LAKEVIEW ROAD MORAYFIELD
Morayfield South	16	SP283502	28 LAKEVIEW ROAD MORAYFIELD
Morayfield South	17	SP283502	30 LAKEVIEW ROAD MORAYFIELD
Morayfield South	14	RP190760	179 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	18	SP283502	32 LAKEVIEW ROAD MORAYFIELD
Morayfield South	3	RP198552	109 ANDERSON ROAD MORAYFIELD
Morayfield South	3	SP283502	167 BILBY DRIVE MORAYFIELD
Morayfield South	734	SP297401	36 LAKEVIEW ROAD MORAYFIELD
Morayfield South	733	SP297401	38 LAKEVIEW ROAD MORAYFIELD
Morayfield South	12	SP283502	158 BILBY DRIVE MORAYFIELD
Morayfield South	732	SP297401	40 LAKEVIEW ROAD MORAYFIELD
Morayfield South	13	RP190760	16 LAKEVIEW ROAD MORAYFIELD
Morayfield South	2	RP198552	115 ANDERSON ROAD MORAYFIELD
Morayfield South	731	SP297401	42 LAKEVIEW ROAD MORAYFIELD
Morayfield South	730	SP297401	44 LAKEVIEW ROAD MORAYFIELD
Morayfield South	21	SP283502	17 WEYBA STREET MORAYFIELD
Morayfield South	4	SP283502	165 BILBY DRIVE MORAYFIELD
Morayfield South	729	SP297401	46 LAKEVIEW ROAD MORAYFIELD
Morayfield South	1	RP198552	148 OAKLEY FLAT ROAD MORAYFIELD
Morayfield South	11	SP283502	156 BILBY DRIVE MORAYFIELD
Morayfield South	728	SP297401	48 LAKEVIEW ROAD MORAYFIELD
Morayfield South	20	SP283502	21 WEYBA STREET MORAYFIELD
Morayfield South	727	SP297401	73 WEYBA STREET MORAYFIELD
Morayfield South	5	SP283502	163 BILBY DRIVE MORAYFIELD
Morayfield South	19	SP283502	23 WEYBA STREET MORAYFIELD
Morayfield South	726	SP297401	71 WEYBA STREET MORAYFIELD
Morayfield South	725	SP297401	69 WEYBA STREET MORAYFIELD
Morayfield South	22	SP283502	13 WEYBA STREET MORAYFIELD
Morayfield South	10	SP283502	154 BILBY DRIVE MORAYFIELD
Morayfield South	711	SP297401	27 WEYBA STREET MORAYFIELD
Morayfield South	724	SP297401	59 WEYBA STREET MORAYFIELD
Morayfield South	712	SP297401	29 WEYBA STREET MORAYFIELD
Morayfield South	6	SP283502	161 BILBY DRIVE MORAYFIELD
Morayfield South	713	SP297401	31 WEYBA STREET MORAYFIELD
Morayfield South	714	SP297401	33 WEYBA STREET MORAYFIELD



Morayfield South	9	SP283502	152 BILBY DRIVE MORAYFIELD
Morayfield South	715	SP297401	35 WEYBA STREET MORAYFIELD
Morayfield South	35	SP296446	35/127 BILBY DRIVE MORAYFIELD
Morayfield South	34	SP296446	34/127 BILBY DRIVE MORAYFIELD
Morayfield South	36	SP296446	36/127 BILBY DRIVE MORAYFIELD
Morayfield South	37	SP296446	37/127 BILBY DRIVE MORAYFIELD
Morayfield South	716	SP297401	37 WEYBA STREET MORAYFIELD
Morayfield South	23	SP283502	11 WEYBA STREET MORAYFIELD
Morayfield South	1	SP296446	1/127 BILBY DRIVE MORAYFIELD
Morayfield South	33	SP296446	33/127 BILBY DRIVE MORAYFIELD
Morayfield South	717	SP297401	39 WEYBA STREET MORAYFIELD
Morayfield South	7	SP283502	157 BILBY DRIVE MORAYFIELD
Morayfield South	38	SP296446	38/127 BILBY DRIVE MORAYFIELD
Morayfield South	718	SP297401	41 WEYBA STREET MORAYFIELD
Morayfield South	719	SP297401	43 WEYBA STREET MORAYFIELD
Morayfield South	720	SP297401	45 WEYBA STREET MORAYFIELD
Morayfield South	2	SP296446	2/127 BILBY DRIVE MORAYFIELD
Morayfield South	721	SP297401	47 WEYBA STREET MORAYFIELD
Morayfield South	722	SP297401	49 WEYBA STREET MORAYFIELD
Morayfield South	723	SP297401	51 WEYBA STREET MORAYFIELD
Morayfield South	8	SP283502	148 BILBY DRIVE MORAYFIELD
Morayfield South	32	SP296446	32/127 BILBY DRIVE MORAYFIELD
Morayfield South	39	SP296446	39/127 BILBY DRIVE MORAYFIELD
Morayfield South	24	SP283502	5 WEYBA STREET MORAYFIELD
Morayfield South	3	SP296446	3/127 BILBY DRIVE MORAYFIELD
Morayfield South	25	SP283502	12 WEYBA STREET MORAYFIELD
Morayfield South	31	SP296446	31/127 BILBY DRIVE MORAYFIELD
Morayfield South	40	SP296446	40/127 BILBY DRIVE MORAYFIELD
Morayfield South	4	SP296446	4/127 BILBY DRIVE MORAYFIELD
Morayfield South	46	SP283502	124 BILBY DRIVE MORAYFIELD
Morayfield South	127	SL9389	187 PETERSEN ROAD MORAYFIELD
Morayfield South	30	SP296446	30/127 BILBY DRIVE MORAYFIELD
Morayfield South	701	SP297401	16 WEYBA STREET MORAYFIELD
Morayfield South	45	SP283502	128 BILBY DRIVE MORAYFIELD
Morayfield South	702	SP297401	18 WEYBA STREET MORAYFIELD
Morayfield South	44	SP283502	130 BILBY DRIVE MORAYFIELD
Morayfield South	29	SP296446	29/127 BILBY DRIVE MORAYFIELD
Morayfield South	43	SP283502	132 BILBY DRIVE MORAYFIELD
Morayfield South	26	SP283502	10 WEYBA STREET MORAYFIELD
Morayfield South	703	SP297401	20 WEYBA STREET MORAYFIELD
Morayfield South	42	SP283502	134 BILBY DRIVE MORAYFIELD
Morayfield South	704	SP297401	22 WEYBA STREET MORAYFIELD
Morayfield South	47	SP283502	122 BILBY DRIVE MORAYFIELD
Morayfield South	41	SP283502	136 BILBY DRIVE MORAYFIELD
Morayfield South	705	SP297401	24 WEYBA STREET MORAYFIELD
Morayfield South	706	SP297401	26 WEYBA STREET MORAYFIELD
Morayfield South	40	SP283502	138 BILBY DRIVE MORAYFIELD
Morayfield South	707	SP297401	28 WEYBA STREET MORAYFIELD



Morayfield South	5	SP296446	5/127 BILBY DRIVE MORAYFIELD
Morayfield South	39	SP283502	140 BILBY DRIVE MORAYFIELD
Morayfield South	28	SP296446	28/127 BILBY DRIVE MORAYFIELD
Morayfield South	41	SP296446	41/127 BILBY DRIVE MORAYFIELD
Morayfield South	38	SP283502	142 BILBY DRIVE MORAYFIELD
Morayfield South	52	SP296446	52/127 BILBY DRIVE MORAYFIELD
Morayfield South	708	SP297401	30 WEYBA STREET MORAYFIELD
Morayfield South	37	SP283502	144 BILBY DRIVE MORAYFIELD
Morayfield South	709	SP297401	32 WEYBA STREET MORAYFIELD
Morayfield South	36	SP283502	2 WEYBA STREET MORAYFIELD
Morayfield South	710	SP297401	34 WEYBA STREET MORAYFIELD
Morayfield South	9000	SP297401	36 WEYBA STREET MORAYFIELD
Morayfield South	6	SP296446	6/127 BILBY DRIVE MORAYFIELD
Morayfield South	35	SP283502	4 WEYBA STREET MORAYFIELD
Morayfield South	34	SP283502	2 COOTHARABA COURT MORAYFIELD
Morayfield South	27	SP296446	27/127 BILBY DRIVE MORAYFIELD
Morayfield South	42	SP296446	42/127 BILBY DRIVE MORAYFIELD
Morayfield South	27	SP283502	1 COOTHARABA COURT MORAYFIELD
Morayfield South	0	SP296446	127 BILBY DRIVE MORAYFIELD
Morayfield South	48	SP283502	118 BILBY DRIVE MORAYFIELD
Morayfield South	49	SP283503	58 AWOONGA CRESCENT MORAYFIELD
Morayfield South	51	SP296446	51/127 BILBY DRIVE MORAYFIELD
Morayfield South	7	SP296446	7/127 BILBY DRIVE MORAYFIELD
Morayfield South	50	SP283503	56 AWOONGA CRESCENT MORAYFIELD
Morayfield South	26	SP296446	26/127 BILBY DRIVE MORAYFIELD
Morayfield South	43	SP296446	43/127 BILBY DRIVE MORAYFIELD
Morayfield South	51	SP283503	54 AWOONGA CRESCENT MORAYFIELD
Morayfield South	52	SP283503	52 AWOONGA CRESCENT MORAYFIELD
Morayfield South	53	SP283503	50 AWOONGA CRESCENT MORAYFIELD
Morayfield South	50	SP296446	50/127 BILBY DRIVE MORAYFIELD
Morayfield South	8	SP296446	8/127 BILBY DRIVE MORAYFIELD
Morayfield South	33	SP283502	4 COOTHARABA COURT MORAYFIELD
Morayfield South	54	SP283503	48 AWOONGA CRESCENT MORAYFIELD
Morayfield South	25	SP296446	25/127 BILBY DRIVE MORAYFIELD
Morayfield South	44	SP296446	44/127 BILBY DRIVE MORAYFIELD
Morayfield South	28	SP283502	3 COOTHARABA COURT MORAYFIELD
Morayfield South	55	SP283503	46 AWOONGA CRESCENT MORAYFIELD
Morayfield South	56	SP283503	44 AWOONGA CRESCENT MORAYFIELD
Morayfield South	57	SP283503	42 AWOONGA CRESCENT MORAYFIELD
Morayfield South	24	SP296446	24/127 BILBY DRIVE MORAYFIELD
Morayfield South	9	SP296446	9/127 BILBY DRIVE MORAYFIELD
Morayfield South	58	SP283503	40 AWOONGA CRESCENT MORAYFIELD
Morayfield South	59	SP283503	38 AWOONGA CRESCENT MORAYFIELD
Morayfield South	32	SP283502	6 COOTHARABA COURT MORAYFIELD
Morayfield South	10	SP296446	10/127 BILBY DRIVE MORAYFIELD
Morayfield South	23	SP296446	23/127 BILBY DRIVE MORAYFIELD
Morayfield South	29	SP283502	5 COOTHARABA COURT MORAYFIELD
Morayfield South	49	SP296446	49/127 BILBY DRIVE MORAYFIELD



Morayfield South	48	SP296446	48/127 BILBY DRIVE MORAYFIELD
Morayfield South	47	SP296446	47/127 BILBY DRIVE MORAYFIELD
Morayfield South	22	SP296446	22/127 BILBY DRIVE MORAYFIELD
Morayfield South	11	SP296446	11/127 BILBY DRIVE MORAYFIELD
Morayfield South	46	SP296446	46/127 BILBY DRIVE MORAYFIELD
Morayfield South	45	SP296446	45/127 BILBY DRIVE MORAYFIELD
Morayfield South	31	SP283502	8 COOTHARABA COURT MORAYFIELD
Morayfield South	70	SP283503	43 AWOONGA CRESCENT MORAYFIELD
Morayfield South	12	SP296446	12/127 BILBY DRIVE MORAYFIELD
Morayfield South	21	SP296446	21/127 BILBY DRIVE MORAYFIELD
Morayfield South	69	SP283503	41 AWOONGA CRESCENT MORAYFIELD
Morayfield South	30	SP283502	7 COOTHARABA COURT MORAYFIELD
Morayfield South	68	SP283503	39 AWOONGA CRESCENT MORAYFIELD
Morayfield South	67	SP283503	37 AWOONGA CRESCENT MORAYFIELD
Morayfield South	19	SP296446	19/127 BILBY DRIVE MORAYFIELD
Morayfield South	66	SP283503	35 AWOONGA CRESCENT MORAYFIELD
Morayfield South	18	SP296446	18/127 BILBY DRIVE MORAYFIELD
Morayfield South	20	SP296446	20/127 BILBY DRIVE MORAYFIELD
Morayfield South	65	SP283503	33 AWOONGA CRESCENT MORAYFIELD
Morayfield South	17	SP296446	17/127 BILBY DRIVE MORAYFIELD
Morayfield South	16	SP296446	16/127 BILBY DRIVE MORAYFIELD
Morayfield South	62	SP283503	25 AWOONGA CRESCENT MORAYFIELD
Morayfield South	64	SP283503	31 AWOONGA CRESCENT MORAYFIELD
Morayfield South	15	SP296446	15/127 BILBY DRIVE MORAYFIELD
Morayfield South	14	SP296446	14/127 BILBY DRIVE MORAYFIELD
Morayfield South	63	SP283503	29 AWOONGA CRESCENT MORAYFIELD
Morayfield South	13	SP296446	13/127 BILBY DRIVE MORAYFIELD
Morayfield South	61	SP283503	23 AWOONGA CRESCENT MORAYFIELD
Morayfield South	71	SP283503	1 AWOONGA CRESCENT MORAYFIELD
Morayfield South	104	SP283503	109 BILBY DRIVE MORAYFIELD
Morayfield South	72	SP283503	3 AWOONGA CRESCENT MORAYFIELD
Morayfield South	73	SP283503	5 AWOONGA CRESCENT MORAYFIELD
Morayfield South	74	SP283503	7 AWOONGA CRESCENT MORAYFIELD
Morayfield South	75	SP283503	9 AWOONGA CRESCENT MORAYFIELD
Morayfield South	60	SP283503	21 AWOONGA CRESCENT MORAYFIELD
Morayfield South	76	SP283503	11 AWOONGA CRESCENT MORAYFIELD
Morayfield South	77	SP283503	13 AWOONGA CRESCENT MORAYFIELD
Morayfield South	900	SP283502	9 COOTHARABA COURT MORAYFIELD
Morayfield South	78	SP283503	15 AWOONGA CRESCENT MORAYFIELD
Morayfield South	103	SP283503	107 BILBY DRIVE MORAYFIELD
Morayfield South	79	SP283503	17 AWOONGA CRESCENT MORAYFIELD
Morayfield South	101	SP283503	100 BILBY DRIVE MORAYFIELD
Morayfield South	102	SP283503	105 BILBY DRIVE MORAYFIELD
Morayfield South	100	SP283503	104 BILBY DRIVE MORAYFIELD
Morayfield South	99	SP283503	106 BILBY DRIVE MORAYFIELD
Morayfield South	98	SP283503	108 BILBY DRIVE MORAYFIELD
Morayfield South	97	SP283503	2 AWOONGA CRESCENT MORAYFIELD
Morayfield South	96	SP283503	4 AWOONGA CRESCENT MORAYFIELD



Morayfield South	95	SP283503	6 AWOONGA CRESCENT MORAYFIELD
Morayfield South	94	SP283503	8 AWOONGA CRESCENT MORAYFIELD
Morayfield South	93	SP283503	10 AWOONGA CRESCENT MORAYFIELD
Morayfield South	92	SP283503	12 AWOONGA CRESCENT MORAYFIELD
Morayfield South	91	SP283503	16 AWOONGA CRESCENT MORAYFIELD
Morayfield South	90	SP283503	18 AWOONGA CRESCENT MORAYFIELD
Morayfield South	89	SP283503	20 AWOONGA CRESCENT MORAYFIELD
Morayfield South	88	SP283503	22 AWOONGA CRESCENT MORAYFIELD
Morayfield South	87	SP283503	24 AWOONGA CRESCENT MORAYFIELD
Morayfield South	86	SP283503	26 AWOONGA CRESCENT MORAYFIELD
Morayfield South	85	SP283503	2 BONNEY CLOSE MORAYFIELD
Morayfield South	84	SP283503	4 BONNEY CLOSE MORAYFIELD
Morayfield South	83	SP283503	6 BONNEY CLOSE MORAYFIELD
Morayfield South	82	SP283503	8 BONNEY CLOSE MORAYFIELD
Morayfield South	81	SP283503	10 BONNEY CLOSE MORAYFIELD
Morayfield South	80	SP283503	12 BONNEY CLOSE MORAYFIELD

### NARANGBA EAST

Future Structure Plan Area	Lot	Plan	Address
Narangba East	2	RP120581	535 BURPENGARY ROAD NARANGBA
Narangba East	1	RP120581	525 BURPENGARY ROAD NARANGBA
Narangba East	7	RP202355	179 MCPHAIL ROAD NARANGBA
Narangba East	4	RP195525	513 BURPENGARY ROAD NARANGBA
Narangba East	6	RP202355	191 MCPHAIL ROAD NARANGBA
Narangba East	1	RP195525	199 MCPHAIL ROAD NARANGBA
Narangba East	2	RP195525	205 MCPHAIL ROAD NARANGBA
Narangba East	1	RP180580	505 BURPENGARY ROAD NARANGBA
Narangba East	1	RP135039	503 BURPENGARY ROAD NARANGBA
Narangba East	3	RP195525	217 MCPHAIL ROAD NARANGBA
Narangba East	2	RP91168	497 BURPENGARY ROAD NARANGBA
Narangba East	1	RP138481	6 HALL ROAD NARANGBA
Narangba East	1	RP91168	495 BURPENGARY ROAD NARANGBA
Narangba East	32	RP79481	162 MCPHAIL ROAD NARANGBA
Narangba East	33	RP79481	168 MCPHAIL ROAD NARANGBA
Narangba East	23	RP82367	232 MCPHAIL ROAD NARANGBA
Narangba East	36	RP79481	17 HALL ROAD NARANGBA
Narangba East	21	RP82367	226 MCPHAIL ROAD NARANGBA
Narangba East	25	RP82367	236 MCPHAIL ROAD NARANGBA
Narangba East	1	RP158274	10 HALL ROAD NARANGBA
Narangba East	19	RP82367	220 MCPHAIL ROAD NARANGBA
Narangba East	37	RP79481	190 MCPHAIL ROAD NARANGBA
Narangba East	17	RP82367	214 MCPHAIL ROAD NARANGBA
Narangba East	38	RP79481	196 MCPHAIL ROAD NARANGBA
Narangba East	15	RP82367	208 MCPHAIL ROAD NARANGBA
Narangba East	13	RP82367	202 MCPHAIL ROAD NARANGBA
Narangba East	27	RP82367	483 BURPENGARY ROAD NARANGBA
Narangba East	2	RP158274	16 HALL ROAD NARANGBA
Narangba East	500	SP248830	Lot 500 MCPHAIL ROAD NARANGBA



Narangba East	2	RP173745	8 WALMSLEY STREET NARANGBA
Narangba East	31	RP79481	22 HALL ROAD NARANGBA
Narangba East	22	RP82367	232 MCPHAIL ROAD NARANGBA
Narangba East	20	RP82367	226 MCPHAIL ROAD NARANGBA
Narangba East	18	RP82367	226 MCPHAIL ROAD NARANGBA
Narangba East	11	RP82367	21 HALL ROAD NARANGBA
Narangba East	14	RP82367	181 MACKIE ROAD NARANGBA
Narangba East	1	SP236408	78 MCPHAIL ROAD NARANGBA
Narangba East	59	RP158159	26 HALL ROAD NARANGBA
Narangba East	1	RP173745	14 WALMSLEY STREET NARANGBA
Narangba East	10	RP82367	25 HALL ROAD NARANGBA
Narangba East	9	RP82367	27 HALL ROAD NARANGBA
Narangba East	60	RP158159	28 HALL ROAD NARANGBA
Narangba East	6	RP82367	32 HALL ROAD NARANGBA
Narangba East	8	RP82367	27A HALL ROAD NARANGBA
Narangba East	10	SP240713	227 MACKIE ROAD NARANGBA
Narangba East	4	RP82367	32 HALL ROAD NARANGBA
Narangba East	1	PER6962	<Null>
Narangba East	500	SP248830	Lot 500 MCPHAIL ROAD NARANGBA
Narangba East	50	SP182542	185 MACKIE ROAD NARANGBA
Narangba East	5	RP82367	36 HALL ROAD NARANGBA
Narangba East	7	RP82367	33 HALL ROAD NARANGBA
Narangba East	49	RP79481	189 MACKIE ROAD NARANGBA
Narangba East	47	RP79481	207 MACKIE ROAD NARANGBA
Narangba East	48	RP79481	189 MACKIE ROAD NARANGBA
Narangba East	12	RP82367	181 MACKIE ROAD NARANGBA
Narangba East	11	CP856089	225 MACKIE ROAD NARANGBA
Narangba East	3	SP215223	38 HALL ROAD NARANGBA
Narangba East	403	SP256480	461 BURPENGARY ROAD NARANGBA
Narangba East	27	RP79481	46 HALL ROAD NARANGBA
Narangba East	404	SP256481	459 BURPENGARY ROAD NARANGBA
Narangba East	2	RP162640	226 MACKIE ROAD NARANGBA
Narangba East	405	SP256482	457 BURPENGARY ROAD NARANGBA
Narangba East	1	RP162640	228 MACKIE ROAD NARANGBA
Narangba East	52	RP79481	173 MACKIE ROAD NARANGBA
Narangba East	401	N4351	224 MACKIE ROAD NARANGBA
Narangba East	53	RP860735	47 HALL ROAD NARANGBA
Narangba East	406	SP256476	455 BURPENGARY ROAD NARANGBA
Narangba East	2	RP133450	50 HALL ROAD NARANGBA
Narangba East	407	N4351	453 BURPENGARY ROAD NARANGBA
Narangba East	417	N4351	14 WHEATON STREET NARANGBA
Narangba East	408	N4351	451 BURPENGARY ROAD NARANGBA
Narangba East	416	N4351	14 WHEATON STREET NARANGBA
Narangba East	1	RP133450	52 HALL ROAD NARANGBA
Narangba East	409	N4351	449 BURPENGARY ROAD NARANGBA
Narangba East	415	N4351	22 WHEATON STREET NARANGBA
Narangba East	25	RP79481	56 HALL ROAD NARANGBA
Narangba East	410	N4351	445 BURPENGARY ROAD NARANGBA



Narangba East	414	N4351	24 WHEATON STREET NARANGBA
Narangba East	413	N4351	26 WHEATON STREET NARANGBA
Narangba East	412	N4351	30 WHEATON STREET NARANGBA
Narangba East	24	SP155474	153 MACKIE ROAD NARANGBA
Narangba East	411	N4351	34 WHEATON STREET NARANGBA
Narangba East	4	RP188385	27 WHEATON STREET NARANGBA
Narangba East	20	SP138521	176 MACKIE ROAD NARANGBA
Narangba East	19	RP79481	180 MACKIE ROAD NARANGBA
Narangba East	18	RP79481	184 MACKIE ROAD NARANGBA
Narangba East	17	RP79481	188 MACKIE ROAD NARANGBA
Narangba East	16	RP79481	192 MACKIE ROAD NARANGBA
Narangba East	15	RP79481	192 MACKIE ROAD NARANGBA
Narangba East	14	RP79481	200 MACKIE ROAD NARANGBA
Narangba East	13	RP79481	204 MACKIE ROAD NARANGBA
Narangba East	12	RP79481	208 MACKIE ROAD NARANGBA
Narangba East	11	RP79481	212 MACKIE ROAD NARANGBA
Narangba East	21	RP79481	172 MACKIE ROAD NARANGBA
Narangba East	58	RP79481	439 BURPENGARY ROAD NARANGBA
Narangba East	9	RP202836	166 MACKIE ROAD NARANGBA
Narangba East	10	RP79481	5 WHEATON STREET NARANGBA
Narangba East	9	RP79481	11 WHEATON STREET NARANGBA
Narangba East	57	RP79481	433 BURPENGARY ROAD NARANGBA
Narangba East	8	RP79481	15 WHEATON STREET NARANGBA
Narangba East	2	SP211050	31 WHEATON STREET NARANGBA
Narangba East	4	RP79481	429 BURPENGARY ROAD NARANGBA
Narangba East	5	RP79481	35 WHEATON STREET NARANGBA
Narangba East	8	RP196069	425 BURPENGARY ROAD NARANGBA
Narangba East	5	RP196069	421 BURPENGARY ROAD NARANGBA
Narangba East	4	RP196069	411 BURPENGARY ROAD NARANGBA
Narangba East	1	SP211050	17 WHEATON STREET NARANGBA
Narangba East	1	RP196069	399 BURPENGARY ROAD NARANGBA
Narangba East	4	RP204655	20 MERRYN COURT NARANGBA
Narangba East	3	RP204655	14 MERRYN COURT NARANGBA
Narangba East	2	RP204655	6 MERRYN COURT NARANGBA
Narangba East	5	RP204655	19 MERRYN COURT NARANGBA
Narangba East	45	RP79384	389 BURPENGARY ROAD NARANGBA
Narangba East	32	RP79384	54 BOSCOE ROAD NARANGBA
Narangba East	1	RP204655	4 MERRYN COURT NARANGBA
Narangba East	6	RP204655	15 MERRYN COURT NARANGBA
Narangba East	12	RP214970	50 BOSCOE ROAD NARANGBA
Narangba East	11	RP214970	44 BOSCOE ROAD NARANGBA
Narangba East	10	RP214970	34 BOSCOE ROAD NARANGBA
Narangba East	30	RP848457	381 BURPENGARY ROAD NARANGBA
Narangba East	7	RP204655	7 MERRYN COURT NARANGBA
Narangba East	9	RP904641	Lot 9 BURPENGARY ROAD NARANGBA
Narangba East	1	RP150970	31 BOSCOE ROAD NARANGBA
Narangba East	5	RP846771	29 BOSCOE ROAD NARANGBA
Narangba East	8	RP904641	11 BOSCOE ROAD NARANGBA



Narangba East	7	RP904641	1 BOSCOE ROAD NARANGBA
Narangba East	28	RP79384	59 BOSCOE ROAD NARANGBA
Narangba East	23	RP79384	367 BURPENGARY ROAD NARANGBA
Narangba East	52	RP160330	73 BOSCOE ROAD NARANGBA
Narangba East	27	RP79384	49 BOSCOE ROAD NARANGBA
Narangba East	26	RP79384	43 BOSCOE ROAD NARANGBA
Narangba East	2	RP150970	37 BOSCOE ROAD NARANGBA
Narangba East	3	RP159492	361 BURPENGARY ROAD NARANGBA
Narangba East	2	RP159492	357 BURPENGARY ROAD NARANGBA
Narangba East	1	RP159493	353 BURPENGARY ROAD NARANGBA
Narangba East	4	RP807778	18 CAMPBELL STREET NARANGBA
Narangba East	15	RP895838	51 MICHEL DRIVE NARANGBA
Narangba East	14	RP895838	55 MICHEL DRIVE NARANGBA
Narangba East	13	RP895838	59 MICHEL DRIVE NARANGBA
Narangba East	19	RP895838	45 MICHEL DRIVE NARANGBA
Narangba East	12	RP895838	63 MICHEL DRIVE NARANGBA
Narangba East	3	RP807778	14 CAMPBELL STREET NARANGBA
Narangba East	7	RP807778	Lot 7 BURPENGARY ROAD NARANGBA
Narangba East	2	RP807778	6 CAMPBELL STREET NARANGBA
Narangba East	5	RP807778	21 CAMPBELL STREET NARANGBA
Narangba East	102	RP895838	Lot 102 MICHEL DRIVE NARANGBA
Narangba East	9	RP895838	50 MICHEL DRIVE NARANGBA
Narangba East	6	RP807778	7 CAMPBELL STREET NARANGBA
Narangba East	10	RP895838	58 MICHEL DRIVE NARANGBA
Narangba East	11	RP895838	62 MICHEL DRIVE NARANGBA
Narangba East	1	RP224233	337 BURPENGARY ROAD NARANGBA
Narangba East	18	RP840569	40 MICHEL DRIVE NARANGBA
Narangba East	16	RP840569	36 MICHEL DRIVE NARANGBA
Narangba East	19	RP79384	331 BURPENGARY ROAD NARANGBA
Narangba East	8	RP840569	32 MICHEL DRIVE NARANGBA
Narangba East	7	RP840569	28 MICHEL DRIVE NARANGBA
Narangba East	4	RP79384	197 CALLAGHAN ROAD NARANGBA
Narangba East	3	RP79384	207 CALLAGHAN ROAD NARANGBA
Narangba East	6	RP840569	24 MICHEL DRIVE NARANGBA
Narangba East	2	RP79384	223 CALLAGHAN ROAD NARANGBA
Narangba East	1001	SP295609	Lot 1001 BURPENGARY ROAD NARANGBA
Narangba East	1	RP79384	229 CALLAGHAN ROAD NARANGBA
Narangba East	5	RP840569	20 MICHEL DRIVE NARANGBA
Narangba East	1	RP97899	191 CALLAGHAN ROAD NARANGBA
Narangba East	4	RP840569	16 MICHEL DRIVE NARANGBA
Narangba East	2	RP185250	315 BURPENGARY ROAD NARANGBA
Narangba East	17	RP840569	12 MICHEL DRIVE NARANGBA
Narangba East	421	SP295609	1 WARREGO LANE NARANGBA
Narangba East	420	SP295609	3 WARREGO LANE NARANGBA
Narangba East	419	SP295609	5 WARREGO LANE NARANGBA
Narangba East	418	SP295609	7 WARREGO LANE NARANGBA
Narangba East	417	SP295609	9 WARREGO LANE NARANGBA
Narangba East	416	SP295609	11 WARREGO LANE NARANGBA



Narangba East	415	SP295609	13 WARREGO LANE NARANGBA
Narangba East	414	SP295609	15 WARREGO LANE NARANGBA
Narangba East	413	SP295609	17 WARREGO LANE NARANGBA
Narangba East	412	SP295609	19 WARREGO LANE NARANGBA
Narangba East	411	SP295609	21 WARREGO LANE NARANGBA
Narangba East	410	SP295609	23 WARREGO LANE NARANGBA
Narangba East	384	SP295608	58 KALLATINA STREET NARANGBA
Narangba East	385	SP295608	60 KALLATINA STREET NARANGBA
Narangba East	386	SP295608	62 KALLATINA STREET NARANGBA
Narangba East	387	SP295608	64 KALLATINA STREET NARANGBA
Narangba East	372	SP295608	24 EVERTON STREET NARANGBA
Narangba East	388	SP295608	66 KALLATINA STREET NARANGBA
Narangba East	3	RP840569	8 MICHEL DRIVE NARANGBA
Narangba East	429	SP295609	2 WARREGO LANE NARANGBA
Narangba East	430	SP295609	4 WARREGO LANE NARANGBA
Narangba East	431	SP295609	6 WARREGO LANE NARANGBA
Narangba East	432	SP295609	8 WARREGO LANE NARANGBA
Narangba East	433	SP295609	10 WARREGO LANE NARANGBA
Narangba East	434	SP295609	12 WARREGO LANE NARANGBA
Narangba East	373	SP295608	22 EVERTON STREET NARANGBA
Narangba East	435	SP295609	14 WARREGO LANE NARANGBA
Narangba East	436	SP295609	16 WARREGO LANE NARANGBA
Narangba East	409	SP295608	24 TADORNA STREET NARANGBA
Narangba East	437	SP295609	18 WARREGO LANE NARANGBA
Narangba East	438	SP295609	20 WARREGO LANE NARANGBA
Narangba East	439	SP295609	22 WARREGO LANE NARANGBA
Narangba East	389	SP295608	17 EVERTON STREET NARANGBA
Narangba East	440	SP295609	24 WARREGO LANE NARANGBA
Narangba East	441	SP295609	26 WARREGO LANE NARANGBA
Narangba East	374	SP295608	20 EVERTON STREET NARANGBA
Narangba East	408	SP295608	22 TADORNA STREET NARANGBA
Narangba East	390	SP295608	15 EVERTON STREET NARANGBA
Narangba East	375	SP295608	18 EVERTON STREET NARANGBA
Narangba East	407	SP295608	20 TADORNA STREET NARANGBA
Narangba East	391	SP295608	13 EVERTON STREET NARANGBA
Narangba East	1	RP185250	305 BURPENGARY ROAD NARANGBA
Narangba East	376	SP295608	16 EVERTON STREET NARANGBA
Narangba East	406	SP295608	18 TADORNA STREET NARANGBA
Narangba East	448	SP295609	34 GRAZIER STREET NARANGBA
Narangba East	392	SP295608	11 EVERTON STREET NARANGBA
Narangba East	447	SP295609	36 GRAZIER STREET NARANGBA
Narangba East	446	SP295609	38 GRAZIER STREET NARANGBA
Narangba East	2	RP840569	2 MICHEL DRIVE NARANGBA
Narangba East	377	SP295608	14 EVERTON STREET NARANGBA
Narangba East	445	SP295609	40 GRAZIER STREET NARANGBA
Narangba East	467	SP295608	17 TADORNA STREET NARANGBA
Narangba East	405	SP295608	16 TADORNA STREET NARANGBA
Narangba East	444	SP295609	42 GRAZIER STREET NARANGBA



Narangba East	443	SP295609	44 GRAZIER STREET NARANGBA
Narangba East	442	SP295609	46 GRAZIER STREET NARANGBA
Narangba East	1	RP840569	185 CALLAGHAN ROAD NARANGBA
Narangba East	393	SP295608	9 EVERTON STREET NARANGBA
Narangba East	378	SP295608	12 EVERTON STREET NARANGBA
Narangba East	404	SP295608	14 TADORNA STREET NARANGBA
Narangba East	466	SP295608	15 TADORNA STREET NARANGBA
Narangba East	394	SP295608	7 EVERTON STREET NARANGBA
Narangba East	403	SP295608	12 TADORNA STREET NARANGBA
Narangba East	465	SP295608	13 TADORNA STREET NARANGBA
Narangba East	379	SP295608	10 EVERTON STREET NARANGBA
Narangba East	456	SP295609	33 VENUS STREET NARANGBA
Narangba East	457	SP295609	35 VENUS STREET NARANGBA
Narangba East	395	SP295608	5 EVERTON STREET NARANGBA
Narangba East	458	SP295609	37 VENUS STREET NARANGBA
Narangba East	459	SP295609	39 VENUS STREET NARANGBA
Narangba East	460	SP295609	41 VENUS STREET NARANGBA
Narangba East	461	SP295609	43 VENUS STREET NARANGBA
Narangba East	464	SP295608	11 TADORNA STREET NARANGBA
Narangba East	101	RP840569	181 CALLAGHAN ROAD NARANGBA
Narangba East	462	SP295609	45 VENUS STREET NARANGBA
Narangba East	380	SP295608	8 EVERTON STREET NARANGBA
Narangba East	381	SP295608	6 EVERTON STREET NARANGBA
Narangba East	402	SP295608	2 HOPEWELL LANE NARANGBA
Narangba East	463	SP295608	9 TADORNA STREET NARANGBA
Narangba East	401	SP295608	4 HOPEWELL LANE NARANGBA
Narangba East	2	RP190756	150 CALLAGHAN ROAD NARANGBA
Narangba East	400	SP295608	6 HOPEWELL LANE NARANGBA
Narangba East	399	SP295608	8 HOPEWELL LANE NARANGBA
Narangba East	398	SP295608	10 HOPEWELL LANE NARANGBA
Narangba East	397	SP295608	12 HOPEWELL LANE NARANGBA
Narangba East	396	SP295608	14 HOPEWELL LANE NARANGBA
Narangba East	382	SP295608	4 EVERTON STREET NARANGBA
Narangba East	383	SP295608	2 EVERTON STREET NARANGBA
Narangba East	13	SP295609	34 VENUS STREET NARANGBA
Narangba East	14	SP295609	36 VENUS STREET NARANGBA
Narangba East	15	SP295609	38 VENUS STREET NARANGBA
Narangba East	16	SP295609	40 VENUS STREET NARANGBA
Narangba East	20	SP295608	7 TADORNA STREET NARANGBA
Narangba East	17	SP295609	42 VENUS STREET NARANGBA
Narangba East	18	SP295609	44 VENUS STREET NARANGBA
Narangba East	19	SP295609	46 VENUS STREET NARANGBA
Narangba East	21	SP295608	5 TADORNA STREET NARANGBA
Narangba East	1	RP907550	265 CALLAGHAN ROAD NARANGBA
Narangba East	22	SP295608	3 TADORNA STREET NARANGBA
Narangba East	9994	SP295608	60 VENUS STREET NARANGBA
Narangba East	2	RP907550	275 CALLAGHAN ROAD NARANGBA
Narangba East	1	RP207672	180 CALLAGHAN ROAD NARANGBA



Narangba East	23	SP295608	1 TADORNA STREET NARANGBA
Narangba East	9996	SP295608	52 VENUS STREET NARANGBA
Narangba East	99	RP907550	295 BURPENGARY ROAD NARANGBA
Narangba East	100	RP907550	275A CALLAGHAN ROAD NARANGBA
Narangba East	1	RP190756	156 CALLAGHAN ROAD NARANGBA
Narangba East	6	RP78839	166 CALLAGHAN ROAD NARANGBA
Narangba East	7	RP78839	168 CALLAGHAN ROAD NARANGBA
Narangba East	9	RP78839	2 MORGAN ROAD NARANGBA
Narangba East	2	RP207672	176 CALLAGHAN ROAD NARANGBA
Narangba East	10	RP78839	40 MORGAN ROAD NARANGBA
Narangba East	2	SP182538	NARANGBA DOWNS Unit 2 MORGAN ROAD NARANGBA
Narangba East	1	SP182538	NARANGBA DOWNS Unit 1 MORGAN ROAD NARANGBA
Narangba East	0	SP182538	2/50 MORGAN ROAD NARANGBA
Narangba East	12	RP78839	58 MORGAN ROAD BURPENGARY
Narangba East	13	RP78839	76 MORGAN ROAD BURPENGARY
Narangba East	14	RP78839	82 MORGAN ROAD BURPENGARY
Narangba East	15	RP78839	82 MORGAN ROAD BURPENGARY
Narangba East	151	SP297456	28 EUROPA STREET BURPENGARY
Narangba East	152	SP297456	26 EUROPA STREET BURPENGARY
Narangba East	153	SP297456	24 EUROPA STREET BURPENGARY
Narangba East	154	SP297456	22 EUROPA STREET BURPENGARY
Narangba East	155	SP297456	20 EUROPA STREET BURPENGARY
Narangba East	156	SP297456	18 EUROPA STREET BURPENGARY
Narangba East	157	SP297456	16 EUROPA STREET BURPENGARY
Narangba East	158	SP297456	14 EUROPA STREET BURPENGARY
Narangba East	159	SP297456	12 EUROPA STREET BURPENGARY
Narangba East	160	SP297456	10 EUROPA STREET BURPENGARY
Narangba East	161	SP297456	8 EUROPA STREET BURPENGARY
Narangba East	162	SP297456	6 EUROPA STREET BURPENGARY
Narangba East	163	SP297456	4 EUROPA STREET BURPENGARY
Narangba East	164	SP297456	2 EUROPA STREET BURPENGARY
Narangba East	63	SP297456	22 ALKINA DRIVE BURPENGARY
Narangba East	64	SP297456	20 ALKINA DRIVE BURPENGARY
Narangba East	165	SP297456	1 PROMETHEUS STREET BURPENGARY
Narangba East	184	SP297456	2 PANDORA STREET BURPENGARY
Narangba East	65	SP297456	14 ALKINA DRIVE BURPENGARY
Narangba East	234	SP297456	15 EUROPA STREET BURPENGARY
Narangba East	166	SP303611	3 PROMETHEUS STREET BURPENGARY
Narangba East	233	SP297456	13 EUROPA STREET BURPENGARY
Narangba East	990	SP303611	Lot 990 MORGAN ROAD BURPENGARY
Narangba East	232	SP297456	11 EUROPA STREET BURPENGARY
Narangba East	183	SP303611	4 PANDORA STREET BURPENGARY
Narangba East	66	SP297456	12 ALKINA DRIVE BURPENGARY
Narangba East	231	SP297456	9 EUROPA STREET BURPENGARY
Narangba East	230	SP297456	7 EUROPA STREET BURPENGARY
Narangba East	229	SP297456	5 EUROPA STREET BURPENGARY
Narangba East	167	SP303611	5 PROMETHEUS STREET BURPENGARY



Narangba East	228	SP297456	3 EUROPA STREET BURPENGARY
Narangba East	67	SP297456	10 ALKINA DRIVE BURPENGARY
Narangba East	227	SP297456	1 EUROPA STREET BURPENGARY
Narangba East	226	SP297456	19 ALKINA DRIVE BURPENGARY
Narangba East	182	SP303611	6 PANDORA STREET BURPENGARY
Narangba East	225	SP297456	17 ALKINA DRIVE BURPENGARY
Narangba East	68	SP297456	8 ALKINA DRIVE BURPENGARY
Narangba East	224	SP297456	13 ALKINA DRIVE BURPENGARY
Narangba East	168	SP303611	7 PROMETHEUS STREET BURPENGARY
Narangba East	206	SP303611	1 PROTEUS STREET BURPENGARY
Narangba East	181	SP303611	8 PANDORA STREET BURPENGARY
Narangba East	207	SP303611	3 PROTEUS STREET BURPENGARY
Narangba East	69	SP297456	6 ALKINA DRIVE BURPENGARY
Narangba East	208	SP303611	5 PROTEUS STREET BURPENGARY
Narangba East	209	SP303611	7 PROTEUS STREET BURPENGARY
Narangba East	223	SP297456	11 ALKINA DRIVE BURPENGARY
Narangba East	210	SP303611	9 PROTEUS STREET BURPENGARY
Narangba East	169	SP303611	9 PROMETHEUS STREET BURPENGARY
Narangba East	211	SP303611	11 PROTEUS STREET BURPENGARY
Narangba East	212	SP303611	13 PROTEUS STREET BURPENGARY
Narangba East	180	SP303611	10 PANDORA STREET BURPENGARY
Narangba East	213	SP303611	15 PROTEUS STREET BURPENGARY
Narangba East	214	SP303611	17 PROTEUS STREET BURPENGARY
Narangba East	215	SP303611	19 PROTEUS STREET BURPENGARY
Narangba East	222	SP297456	9 ALKINA DRIVE BURPENGARY
Narangba East	170	SP303611	11 PROMETHEUS STREET BURPENGARY
Narangba East	221	SP297456	7 ALKINA DRIVE BURPENGARY
Narangba East	179	SP303611	12 PANDORA STREET BURPENGARY
Narangba East	9	SP297456	2 ALKINA DRIVE BURPENGARY
Narangba East	216	SP303611	23 PROTEUS STREET BURPENGARY
Narangba East	171	SP303611	13 PROMETHEUS STREET BURPENGARY
Narangba East	220	SP297456	5 ALKINA DRIVE BURPENGARY
Narangba East	217	SP303611	25 PROTEUS STREET BURPENGARY
Narangba East	178	SP303611	14 PANDORA STREET BURPENGARY
Narangba East	185	SP303611	9 PANDORA STREET BURPENGARY
Narangba East	218	SP303611	27 PROTEUS STREET BURPENGARY
Narangba East	172	SP303611	15 PROMETHEUS STREET BURPENGARY
Narangba East	205	SP303611	4 PROTEUS STREET BURPENGARY
Narangba East	204	SP303611	6 PROTEUS STREET BURPENGARY
Narangba East	177	SP303611	16 PANDORA STREET BURPENGARY
Narangba East	203	SP303611	8 PROTEUS STREET BURPENGARY
Narangba East	202	SP303611	10 PROTEUS STREET BURPENGARY
Narangba East	8	SP297456	1 ALKINA DRIVE BURPENGARY
Narangba East	186	SP303611	11 PANDORA STREET BURPENGARY
Narangba East	219	SP303611	29 PROTEUS STREET BURPENGARY
Narangba East	201	SP303611	12 PROTEUS STREET BURPENGARY
Narangba East	200	SP303611	14 PROTEUS STREET BURPENGARY
Narangba East	173	SP303611	17 PROMETHEUS STREET BURPENGARY



Narangba East	199	SP303611	16 PROTEUS STREET BURPENGARY
Narangba East	176	SP303611	18 PANDORA STREET BURPENGARY
Narangba East	198	SP303611	18 PROTEUS STREET BURPENGARY
Narangba East	7	SP303611	31 PROTEUS STREET BURPENGARY
Narangba East	187	SP303611	13 PANDORA STREET BURPENGARY
Narangba East	174	SP303611	19 PROMETHEUS STREET BURPENGARY
Narangba East	175	SP303611	20 PANDORA STREET BURPENGARY
Narangba East	6	SP303611	33 PROTEUS STREET BURPENGARY
Narangba East	189	SP303611	16 ELARA PARADE BURPENGARY
Narangba East	197	SP303611	22 PROTEUS STREET BURPENGARY
Narangba East	190	SP303611	14 ELARA PARADE BURPENGARY
Narangba East	188	SP303611	15 PANDORA STREET BURPENGARY
Narangba East	191	SP303611	12 ELARA PARADE BURPENGARY
Narangba East	192	SP303611	10 ELARA PARADE BURPENGARY
Narangba East	5	SP303611	35 PROTEUS STREET BURPENGARY
Narangba East	193	SP303611	8 ELARA PARADE BURPENGARY
Narangba East	194	SP303611	6 ELARA PARADE BURPENGARY
Narangba East	195	SP303611	4 ELARA PARADE BURPENGARY
Narangba East	196	SP303611	2 ELARA PARADE BURPENGARY
Narangba East	4	SP303611	37 PROTEUS STREET BURPENGARY
Narangba East	902	SP297456	Lot 902 MORGAN ROAD BURPENGARY
Narangba East	3	SP303611	39 PROTEUS STREET BURPENGARY
Narangba East	21	RP78839	12 MARKS ROAD BURPENGARY
Narangba East	900	SP297456	Lot 900 MORGAN ROAD BURPENGARY
Narangba East	2	SP303611	41 PROTEUS STREET BURPENGARY
Narangba East	1	SP303611	43 PROTEUS STREET BURPENGARY
Narangba East	18	RP78839	122 MORGAN ROAD BURPENGARY
Narangba East	7	RP213776	85 NEW SETTLEMENT ROAD BURPENGARY
Narangba East	19	RP860746	121 NEW SETTLEMENT ROAD BURPENGARY

### BURPENGARY EAST

Future Structure Plan Area	Lot	Plan	Address
Burpengary East	16	RP80649	49 CREEK ROAD BURPENGARY EAST
Burpengary East	17	RP80649	59 CREEK ROAD BURPENGARY EAST
Burpengary East	18	RP80649	67 CREEK ROAD BURPENGARY EAST
Burpengary East	21	RP80649	91 CREEK ROAD BURPENGARY EAST
Burpengary East	22	RP80649	101 CREEK ROAD BURPENGARY EAST
Burpengary East	23	RP80649	87 TWISTS ROAD BURPENGARY EAST
Burpengary East	25	RP80649	73 TWISTS ROAD BURPENGARY EAST
Burpengary East	26	RP80649	63 TWISTS ROAD BURPENGARY EAST
Burpengary East	27	RP80649	57 TWISTS ROAD BURPENGARY EAST
Burpengary East	28	RP80649	49 TWISTS ROAD BURPENGARY EAST
Burpengary East	29	RP80649	41 TWISTS ROAD BURPENGARY EAST
Burpengary East	30	RP80649	44 TWISTS ROAD BURPENGARY EAST
Burpengary East	31	RP80649	58 TWISTS ROAD BURPENGARY EAST
Burpengary East	34	RP80649	57 FOSTER ROAD BURPENGARY EAST
Burpengary East	36	RP80649	39 FOSTER ROAD BURPENGARY EAST



Burpengary East	37	RP80649	33 FOSTER ROAD BURPENGARY EAST
Burpengary East	41	RP80649	58 FOSTER ROAD BURPENGARY EAST
Burpengary East	42	RP80649	70 FOSTER ROAD BURPENGARY EAST
Burpengary East	1	RP106276	452 OLD BAY ROAD BURPENGARY EAST
Burpengary East	2	RP106276	442 OLD BAY ROAD BURPENGARY EAST
Burpengary East	3	RP106276	20 MAITLAND ROAD BURPENGARY EAST
Burpengary East	4	RP106276	30 MAITLAND ROAD BURPENGARY EAST
Burpengary East	8	RP112529	519 OLD BAY ROAD BURPENGARY EAST
Burpengary East	2	RP142553	499 OLD BAY ROAD BURPENGARY EAST
Burpengary East	1	RP143888	80 MAITLAND ROAD BURPENGARY EAST
Burpengary East	2	RP143888	420 OLD BAY ROAD BURPENGARY EAST
Burpengary East	3	RP143888	72 MAITLAND ROAD BURPENGARY EAST
Burpengary East	4	RP143888	430 OLD BAY ROAD BURPENGARY EAST
Burpengary East	4	RP157089	375 OLD BAY ROAD BURPENGARY EAST
Burpengary East	5	RP157089	9 CAULFIELD DRIVE BURPENGARY EAST
Burpengary East	6	RP157089	17 CAULFIELD DRIVE BURPENGARY EAST
Burpengary East	10	RP157089	30 CAULFIELD DRIVE BURPENGARY EAST
Burpengary East	11	RP157089	24 CAULFIELD DRIVE BURPENGARY EAST
Burpengary East	12	RP157089	16 CAULFIELD DRIVE BURPENGARY EAST
Burpengary East	1	RP160327	91 TWISTS ROAD BURPENGARY EAST
Burpengary East	1	RP162147	108 TWISTS ROAD BURPENGARY EAST
Burpengary East	2	RP166581	116 MAITLAND ROAD BURPENGARY EAST
Burpengary East	2	RP181229	104 TWISTS ROAD BURPENGARY EAST
Burpengary East	3	RP181229	94 TWISTS ROAD BURPENGARY EAST
Burpengary East	1	RP181657	1 MAITLAND ROAD BURPENGARY EAST
Burpengary East	1	RP185747	40 CAULFIELD DRIVE BURPENGARY EAST
Burpengary East	2	RP185747	34 CAULFIELD DRIVE BURPENGARY EAST
Burpengary East	1	RP189013	25 CAULFIELD DRIVE BURPENGARY EAST
Burpengary East	2	RP189013	33 CAULFIELD DRIVE BURPENGARY EAST
Burpengary East	1	RP192324	2 CAULFIELD DRIVE BURPENGARY EAST
Burpengary East	2	RP192324	413 OLD BAY ROAD BURPENGARY EAST
Burpengary East	1	RP192325	1 TWISTS ROAD BURPENGARY EAST
Burpengary East	2	RP192325	9 TWISTS ROAD BURPENGARY EAST
Burpengary East	3	RP192325	17 TWISTS ROAD BURPENGARY EAST
Burpengary East	4	RP192325	27 TWISTS ROAD BURPENGARY EAST
Burpengary East	1	RP192351	429 OLD BAY ROAD BURPENGARY EAST
Burpengary East	2	RP192351	419 OLD BAY ROAD BURPENGARY EAST
Burpengary East	3	RP193505	77 TWISTS ROAD BURPENGARY EAST
Burpengary East	4	RP193505	79 TWISTS ROAD BURPENGARY EAST
Burpengary East	11	RP195860	412 OLD BAY ROAD BURPENGARY EAST
Burpengary East	1	RP197794	1 CAULFIELD DRIVE BURPENGARY EAST
Burpengary East	2	RP197794	383 OLD BAY ROAD BURPENGARY EAST
Burpengary East	1	RP198512	390 OLD BAY ROAD BURPENGARY EAST
Burpengary East	2	RP198512	386 OLD BAY ROAD BURPENGARY EAST
Burpengary East	1	RP198513	380 OLD BAY ROAD BURPENGARY EAST
Burpengary East	2	RP198513	374 OLD BAY ROAD BURPENGARY EAST
Burpengary East	2	RP198580	33 TWISTS ROAD BURPENGARY EAST
Burpengary East	17	RP210045	Lot 17 OLD BAY ROAD BURPENGARY EAST



Burpengary East	19	RP217418	94 MAITLAND ROAD BURPENGARY EAST
Burpengary East	20	RP219591	98 MAITLAND ROAD BURPENGARY EAST
Burpengary East	5	RP220497	443 OLD BAY ROAD BURPENGARY EAST
Burpengary East	6	RP220497	437 OLD BAY ROAD BURPENGARY EAST
Burpengary East	1	RP220885	110 MAITLAND ROAD BURPENGARY EAST
Burpengary East	5	RP220885	114 MAITLAND ROAD BURPENGARY EAST
Burpengary East	3	RP220897	97 TWISTS ROAD BURPENGARY EAST
Burpengary East	21	RP223608	102 MAITLAND ROAD BURPENGARY EAST
Burpengary East	8	RP838759	134 BRUCE HIGHWAY EASTERN SERVICE ROAD BURPENGARY EAST
Burpengary East	12	RP845459	406 OLD BAY ROAD BURPENGARY EAST
Burpengary East	13	RP845459	402 OLD BAY ROAD BURPENGARY EAST
Burpengary East	15	RP845459	396 OLD BAY ROAD BURPENGARY EAST
Burpengary East	18	RP845459	88 MAITLAND ROAD BURPENGARY EAST
Burpengary East	43	RP849487	86 TWISTS ROAD BURPENGARY EAST
Burpengary East	10	RP859717	24 TWISTS ROAD BURPENGARY EAST
Burpengary East	5	RP860749	36 MAITLAND ROAD BURPENGARY EAST
Burpengary East	300	RP894569	Lot 300 CREEK ROAD BURPENGARY EAST
Burpengary East	2	SP158728	111 TWISTS ROAD BURPENGARY EAST
Burpengary East	106	SP224152	98 BRUCE HIGHWAY EASTERN SERVICE ROAD BURPENGARY EAST
Burpengary East	2	SP234054	41 FODORA PLACE BURPENGARY EAST
Burpengary East	1	SP249481	12 TWISTS ROAD BURPENGARY EAST
Burpengary East	2	SP249481	14 TWISTS ROAD BURPENGARY EAST
Burpengary East	3	SP249481	16 TWISTS ROAD BURPENGARY EAST
Burpengary East	4	SP249481	18 TWISTS ROAD BURPENGARY EAST
Burpengary East	5	SP249481	20 TWISTS ROAD BURPENGARY EAST
Burpengary East	6	SP249481	2 KODA STREET BURPENGARY EAST
Burpengary East	7	SP249481	4 KODA STREET BURPENGARY EAST
Burpengary East	8	SP249481	6 KODA STREET BURPENGARY EAST
Burpengary East	9	SP249481	8 KODA STREET BURPENGARY EAST
Burpengary East	10	SP249481	10 KODA STREET BURPENGARY EAST
Burpengary East	11	SP249481	12 KODA STREET BURPENGARY EAST
Burpengary East	12	SP249481	57 FODORA PLACE BURPENGARY EAST
Burpengary East	13	SP249481	55 FODORA PLACE BURPENGARY EAST
Burpengary East	14	SP249481	53 FODORA PLACE BURPENGARY EAST
Burpengary East	15	SP249481	51 FODORA PLACE BURPENGARY EAST
Burpengary East	16	SP249481	49 FODORA PLACE BURPENGARY EAST
Burpengary East	17	SP249481	47 FODORA PLACE BURPENGARY EAST
Burpengary East	18	SP249481	45 FODORA PLACE BURPENGARY EAST
Burpengary East	19	SP249481	35 FODORA PLACE BURPENGARY EAST
Burpengary East	20	SP249481	33 FODORA PLACE BURPENGARY EAST
Burpengary East	21	SP249481	31 FODORA PLACE BURPENGARY EAST
Burpengary East	22	SP249481	29 FODORA PLACE BURPENGARY EAST
Burpengary East	23	SP249481	27 FODORA PLACE BURPENGARY EAST
Burpengary East	39	SP249481	26 FODORA PLACE BURPENGARY EAST
Burpengary East	40	SP249481	28 FODORA PLACE BURPENGARY EAST
Burpengary East	41	SP249481	30 FODORA PLACE BURPENGARY EAST
Burpengary East	42	SP249481	32 FODORA PLACE BURPENGARY EAST



Burpengary East	43	SP249481	34 FODORA PLACE BURPENGARY EAST
Burpengary East	44	SP249481	36 FODORA PLACE BURPENGARY EAST
Burpengary East	45	SP249481	38 FODORA PLACE BURPENGARY EAST
Burpengary East	46	SP249481	40 FODORA PLACE BURPENGARY EAST
Burpengary East	47	SP249481	42 FODORA PLACE BURPENGARY EAST
Burpengary East	3	SP257522	19 FODORA PLACE BURPENGARY EAST
Burpengary East	24	SP257522	25 FODORA PLACE BURPENGARY EAST
Burpengary East	25	SP257522	23 FODORA PLACE BURPENGARY EAST
Burpengary East	26	SP257522	21 FODORA PLACE BURPENGARY EAST
Burpengary East	29	SP257522	6 FODORA PLACE BURPENGARY EAST
Burpengary East	30	SP257522	8 FODORA PLACE BURPENGARY EAST
Burpengary East	31	SP257522	10 FODORA PLACE BURPENGARY EAST
Burpengary East	32	SP257522	12 FODORA PLACE BURPENGARY EAST
Burpengary East	33	SP257522	14 FODORA PLACE BURPENGARY EAST
Burpengary East	34	SP257522	16 FODORA PLACE BURPENGARY EAST
Burpengary East	35	SP257522	18 FODORA PLACE BURPENGARY EAST
Burpengary East	36	SP257522	20 FODORA PLACE BURPENGARY EAST
Burpengary East	37	SP257522	22 FODORA PLACE BURPENGARY EAST
Burpengary East	38	SP257522	24 FODORA PLACE BURPENGARY EAST
Burpengary East	48	SP257522	44 FODORA PLACE BURPENGARY EAST
Burpengary East	49	SP257522	46 FODORA PLACE BURPENGARY EAST
Burpengary East	50	SP257522	48 FODORA PLACE BURPENGARY EAST
Burpengary East	51	SP257522	50 FODORA PLACE BURPENGARY EAST
Burpengary East	52	SP257522	52 FODORA PLACE BURPENGARY EAST
Burpengary East	53	SP257522	73 FODORA PLACE BURPENGARY EAST
Burpengary East	54	SP257522	71 FODORA PLACE BURPENGARY EAST
Burpengary East	55	SP257522	69 FODORA PLACE BURPENGARY EAST
Burpengary East	56	SP257522	67 FODORA PLACE BURPENGARY EAST
Burpengary East	57	SP257522	65 FODORA PLACE BURPENGARY EAST
Burpengary East	58	SP257522	63 FODORA PLACE BURPENGARY EAST
Burpengary East	59	SP257522	61 FODORA PLACE BURPENGARY EAST
Burpengary East	60	SP257522	3 HEADING STREET BURPENGARY EAST
Burpengary East	901	SP257522	1 FODORA PLACE BURPENGARY EAST
Burpengary East	27	SP265965	34 KODA STREET BURPENGARY EAST
Burpengary East	28	SP265965	4 FODORA PLACE BURPENGARY EAST
Burpengary East	61	SP265965	14 KODA STREET BURPENGARY EAST
Burpengary East	62	SP265965	16 KODA STREET BURPENGARY EAST
Burpengary East	63	SP265965	18 KODA STREET BURPENGARY EAST
Burpengary East	64	SP265965	20 KODA STREET BURPENGARY EAST
Burpengary East	65	SP265965	24 KODA STREET BURPENGARY EAST
Burpengary East	66	SP265965	28 KODA STREET BURPENGARY EAST
Burpengary East	67	SP265965	30 KODA STREET BURPENGARY EAST
Burpengary East	68	SP265965	32 KODA STREET BURPENGARY EAST
Burpengary East	139	SP265965	22 KODA STREET BURPENGARY EAST
Burpengary East	69	SP270599	45 KODA STREET BURPENGARY EAST
Burpengary East	70	SP270599	43 KODA STREET BURPENGARY EAST
Burpengary East	71	SP270599	41 KODA STREET BURPENGARY EAST
Burpengary East	72	SP270599	39 KODA STREET BURPENGARY EAST



Burpengary East	73	SP270599	33 KODA STREET BURPENGARY EAST
Burpengary East	74	SP270599	31 KODA STREET BURPENGARY EAST
Burpengary East	75	SP270599	29 KODA STREET BURPENGARY EAST
Burpengary East	76	SP270599	27 KODA STREET BURPENGARY EAST
Burpengary East	77	SP270599	21 KODA STREET BURPENGARY EAST
Burpengary East	78	SP270599	19 KODA STREET BURPENGARY EAST
Burpengary East	79	SP270599	17 KODA STREET BURPENGARY EAST
Burpengary East	80	SP270599	15 KODA STREET BURPENGARY EAST
Burpengary East	81	SP270599	11 KODA STREET BURPENGARY EAST
Burpengary East	82	SP270599	9 KODA STREET BURPENGARY EAST
Burpengary East	83	SP270599	2 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	84	SP270599	4 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	85	SP270599	6 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	86	SP270599	8 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	87	SP270599	10 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	88	SP270599	12 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	89	SP270599	14 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	105	SP270599	15 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	106	SP270599	13 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	107	SP270599	11 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	108	SP270599	9 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	109	SP270599	7 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	110	SP270599	5 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	133	SP270599	11 SHADFORTH STREET BURPENGARY EAST
Burpengary East	134	SP270599	9 SHADFORTH STREET BURPENGARY EAST
Burpengary East	135	SP270599	30 TWISTS ROAD BURPENGARY EAST
Burpengary East	136	SP270599	32 TWISTS ROAD BURPENGARY EAST
Burpengary East	140	SP270599	37 KODA STREET BURPENGARY EAST
Burpengary East	141	SP270599	25 KODA STREET BURPENGARY EAST
Burpengary East	142	SP270599	13 KODA STREET BURPENGARY EAST
Burpengary East	146	SP270599	3 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	147	SP270599	1 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	904	SP270599	13 SHADFORTH STREET BURPENGARY EAST
Burpengary East	3	SP269563	517 OLD BAY ROAD BURPENGARY EAST
Burpengary East	4	SP269563	511 OLD BAY ROAD BURPENGARY EAST
Burpengary East	90	SP275459	18 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	91	SP275459	22 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	92	SP275459	24 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	93	SP275459	26 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	94	SP275459	28 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	95	SP275459	30 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	96	SP275459	32 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	97	SP275459	36 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	98	SP275459	40 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	99	SP275459	31 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	100	SP275459	29 FELTHAM CIRCUIT BURPENGARY EAST



Burpengary East	101	SP275459	25 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	102	SP275459	23 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	103	SP275459	21 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	104	SP275459	19 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	111	SP275459	59 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	112	SP275459	55 FELTHAM CIRCUIT BURPENGARY EAST
Burpengary East	113	SP275459	51 FELTHAM CIRCUIT BURPENGARY EAST
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Burpengary East	115	SP275459	45 FELTHAM CIRCUIT BURPENGARY EAST
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Burpengary East	118	SP275459	39 FELTHAM CIRCUIT BURPENGARY EAST
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Burpengary East	33	RP849486	70 TWISTS ROAD BURPENGARY EAST
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Burpengary East	14	SP291342	17 EMERALD STREET BURPENGARY EAST
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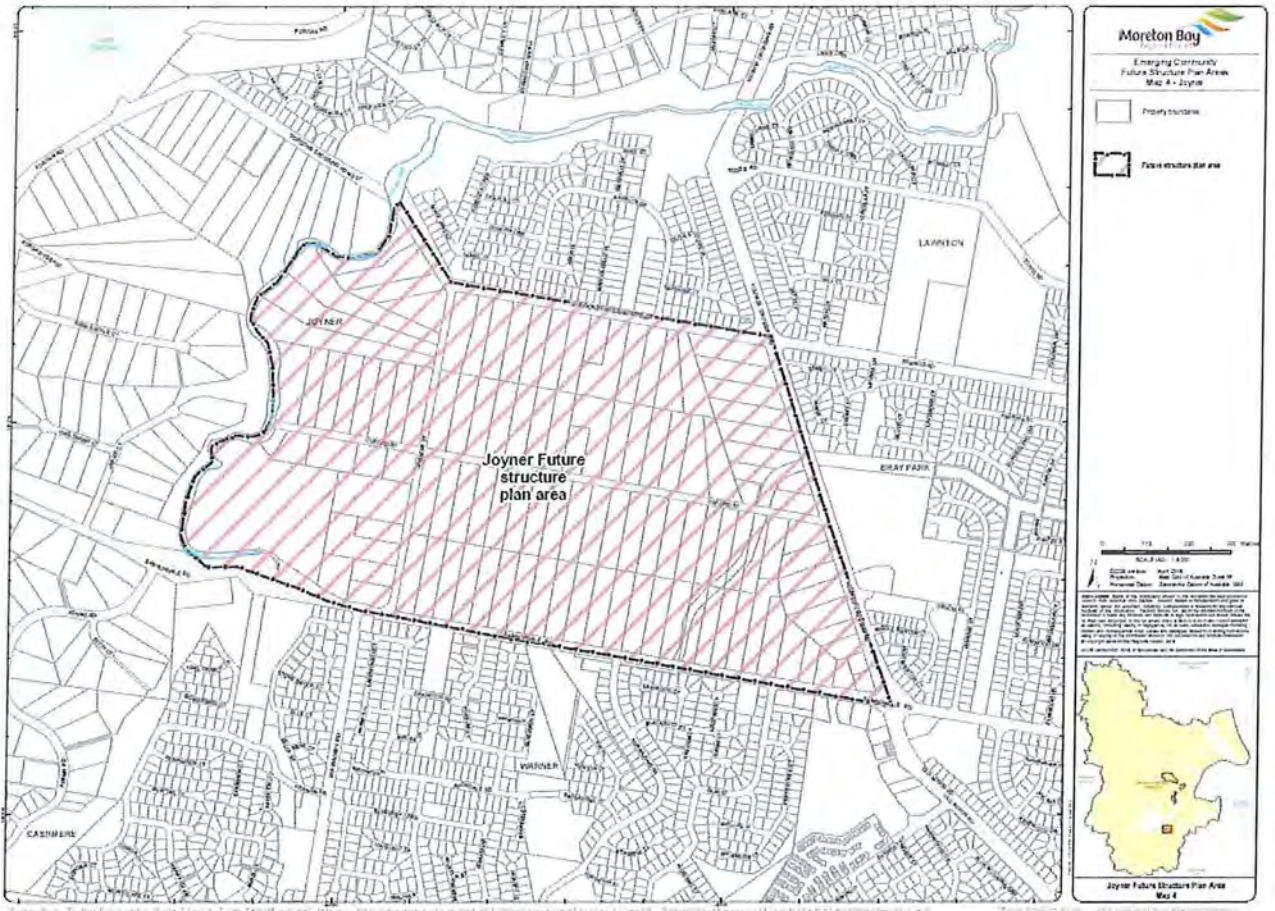
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Burpengary East	0	SP291527	1 SMITH STREET BURPENGARY EAST
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Burpengary East	0	SP291523	1 LIPPIATT COURT BURPENGARY EAST
Burpengary East	1	SP291523	1/1 LIPPIATT COURT BURPENGARY EAST
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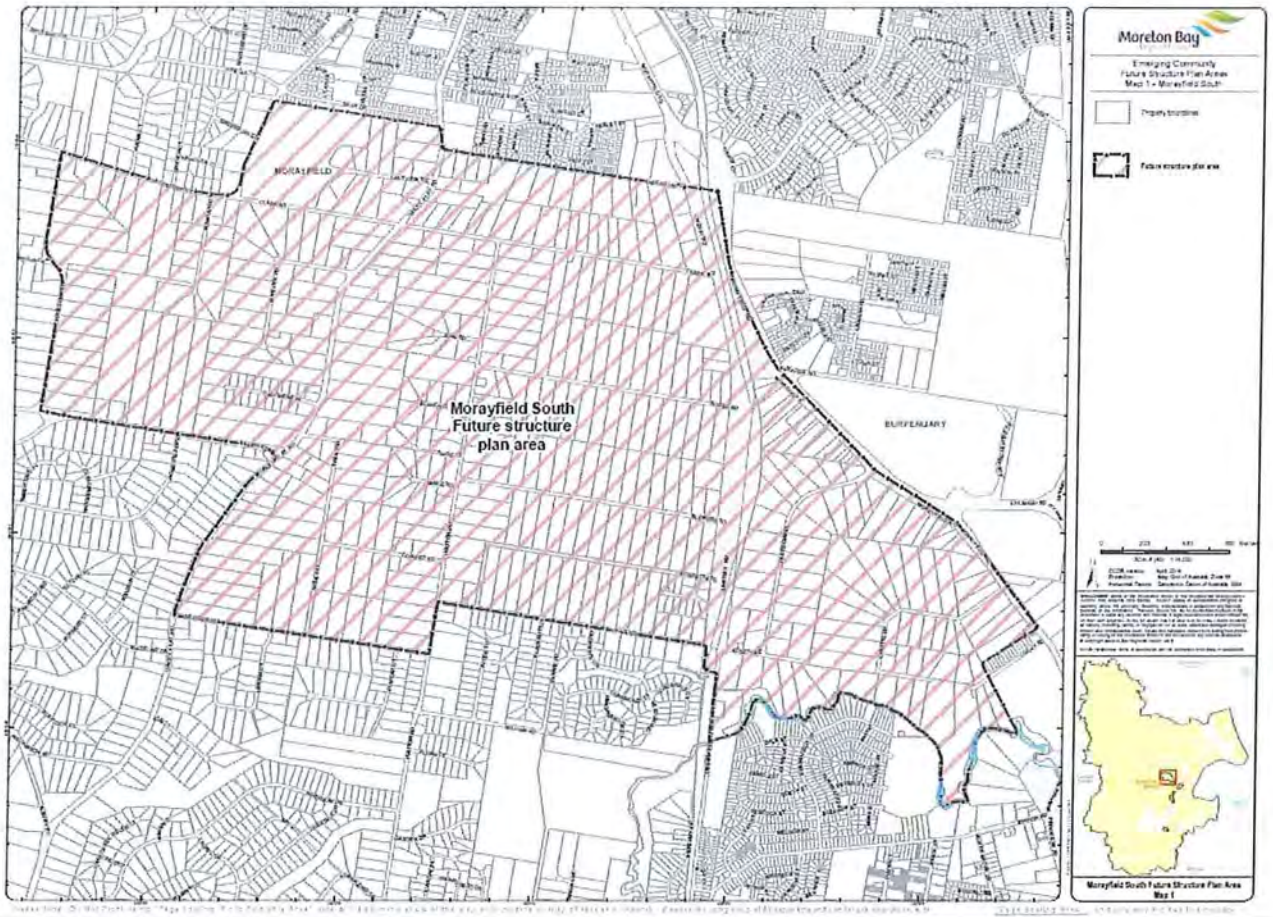
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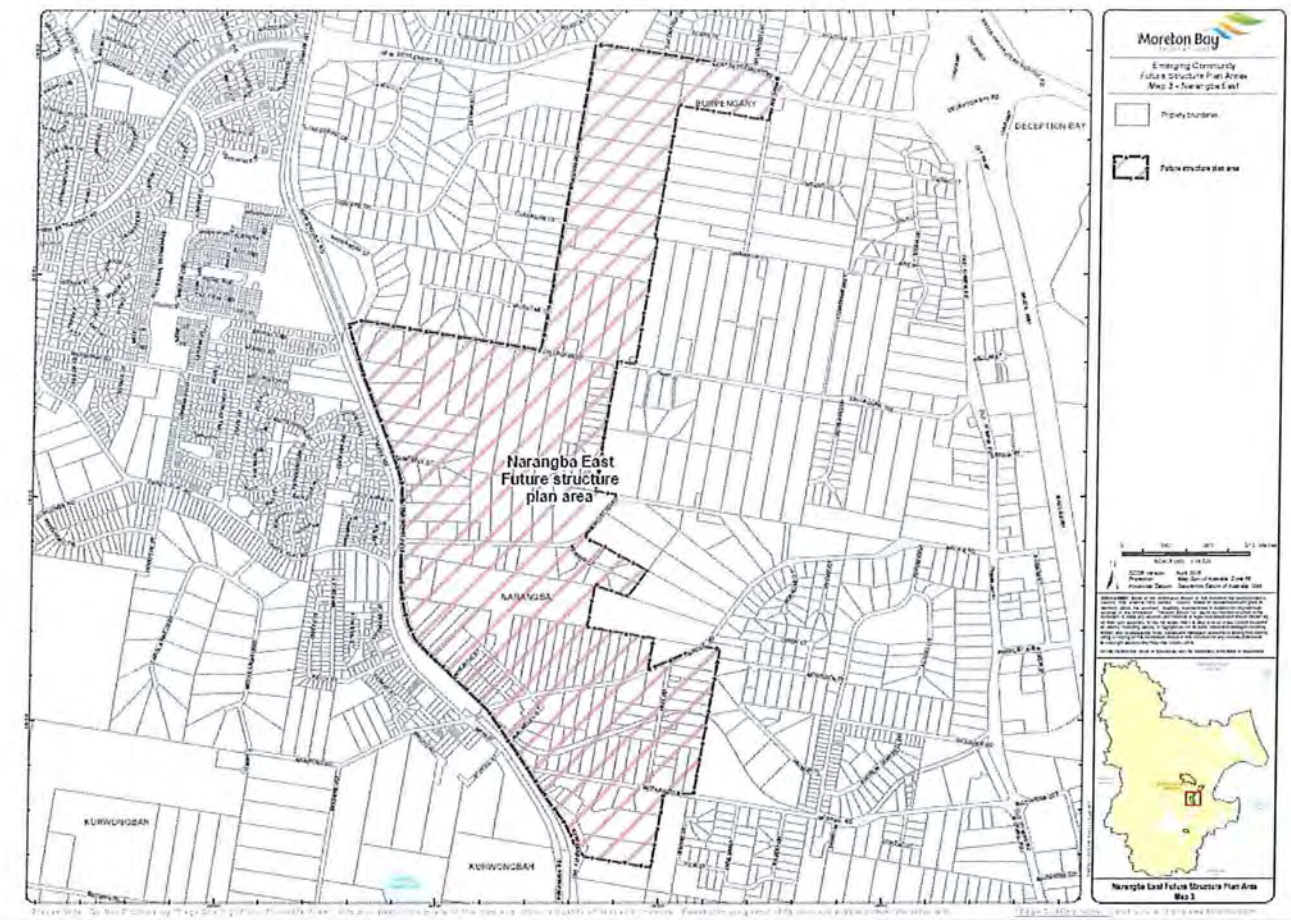
ATTACHMENT B

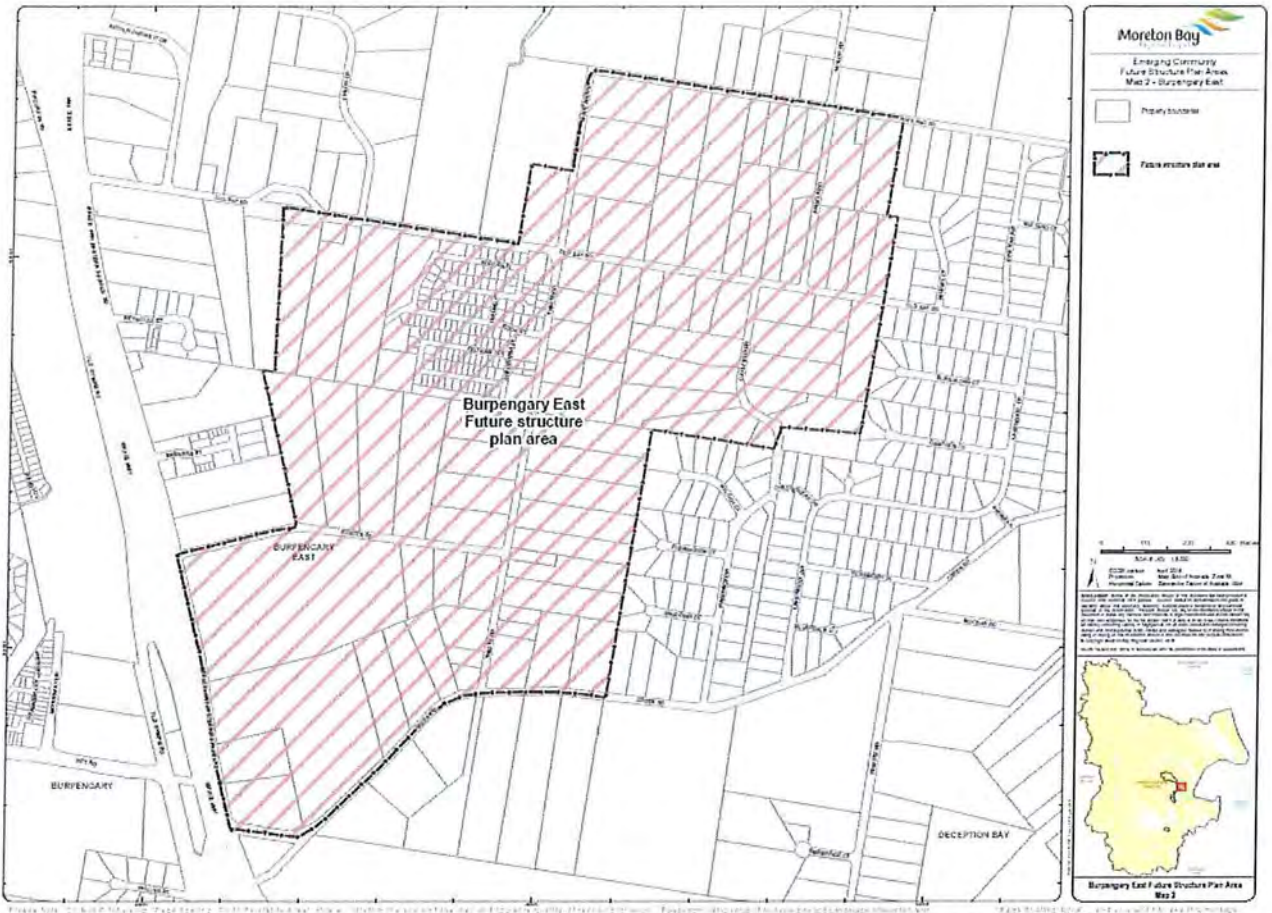
MAP - Emerging Community - Future Structure Plan Areas













**ATTACHMENT C**

**Table 1 – Table of Assessment and Relevant Assessment Criteria  
Emerging Community Zone**

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria
Reconfiguring a Lot	Impact Assessable	Emerging Community Zone Code Reconfiguring a Lot Code - Emerging community zone Future Structure Plan Area Code

## **Emerging Community - Future Structure Plan Area Code**

### **1. Emerging community- Future Structure Plan Area Code**

1. The provisions in this section comprise the Emerging community-Future Structure Plan Area Code:
  - Compliance with Emerging community- Future Structure Plan Area (section 2);
  - Overall outcomes for the Emerging community- Future Structure Plan Area Code (section 3); and

### **2. Compliance with the Emerging community- Future Structure Plan Area Code**

1. Development that is consistent with the overall outcomes in section 3, complies with the Emerging Community- Future Structure Plan Area Code.

### **3. Overall Outcomes / Purpose for the Emerging community- Future Structure Plan Area Code**

1. The overall outcomes are the purpose of the Emerging community- Future Structure Plan Area Code.
2. The overall outcomes for the Emerging community - Future Structure Plan Code are:
  - a. Reconfiguring a lot where in a Future Structure Plan area does not result in additional lots.



**OPTION 1**

**PROVIDED AS DRAFT FOR  
DISCUSSION PURPOSES.**

**NOT COUNCIL ENDORSED.**

**TEMPORARY LOCAL PLANNING  
INSTRUMENT  
No.1 of 2018  
(EMERGING COMMUNITY -  
FUTURE STRUCTURE PLAN AREAS)**

**Moreton Bay Regional Council Planning Scheme 2016**

**PART 1 – SHORT TITLE**

1. This temporary local planning instrument (TLPI) may be cited as TLPI No.1 2018 (Emerging Community - Future Structure Plan Areas).

**PART 2 – OVERVIEW**

- 2.1 This TLPI provides an interim policy response to address concerns raised by the Moreton Bay Regional Council (the **Council**) and the local community in respect of out of sequence development occurring in areas identified within the Emerging community zone referred to as Morayfield South, Burpengary East, Narangba East and Joyner.
- 2.2 This TLPI seeks to balance economic, social and environmental interests which are at significant risk of being impacted by the development proposals being lodged in advance of land use and infrastructure planning having been completed and considered for these areas, whilst not adversely affecting any State interest.
- 2.3 In particular, this TLPI seeks to further regulate applications within these areas until such time as an amendment to the MBRC Planning Scheme is made.

**PART 3 – PURPOSE OF THE TLPI**

- 3.1 The purpose of the TLPI is to regulate applications within the identified Emerging community zoned land at Morayfield South, Burpengary East, Narangba East and Joyner (located within the Moreton Bay Regional Council local government area) to ensure these regionally significant growth areas are appropriately protected until the necessary land use planning and infrastructure planning is completed.

**PART 4 – DURATION OF TLPI**

- 4.1 In accordance with section 9(3)(a) of the *Planning Act 2016* (the Planning Act) the effective day for the TLPI is the day on which public notice of the TLPI is published in the gazette.
- 4.2 This TLPI will have effect in accordance with the Planning Act for a period not exceeding two years from the effective day or such longer period as may be permitted by law or unless otherwise repealed sooner.

**PART 5 – INTERPRETATION**

- 5.1 Where a term used in the TLPI is not defined, the term shall have the meaning assigned to it by—
  - a. the Planning Scheme; or
  - b. the Planning Act where the term is not defined in the Planning Scheme.
- 5.2 To the extent of any inconsistency between the Planning Scheme and the TLPI or a planning scheme policy and the TLPI, the TLPI prevails.

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## PART 6 – APPLICATION OF THE TLPI

- 6.1 The TLPI applies to land identified as within the TLPI boundary on the Emerging Community - Future Structure Plan Areas Maps in **Attachment A**.

## PART 7 – EFFECT OF THE TLPI

- 7.1 This TLPI is a local categorising instrument under the Planning Act which categorises development, specifies the categories of assessment and sets out assessment benchmarks for assessing assessable development against.
- 7.2 This TLPI includes definitions as set out below in Part 8.

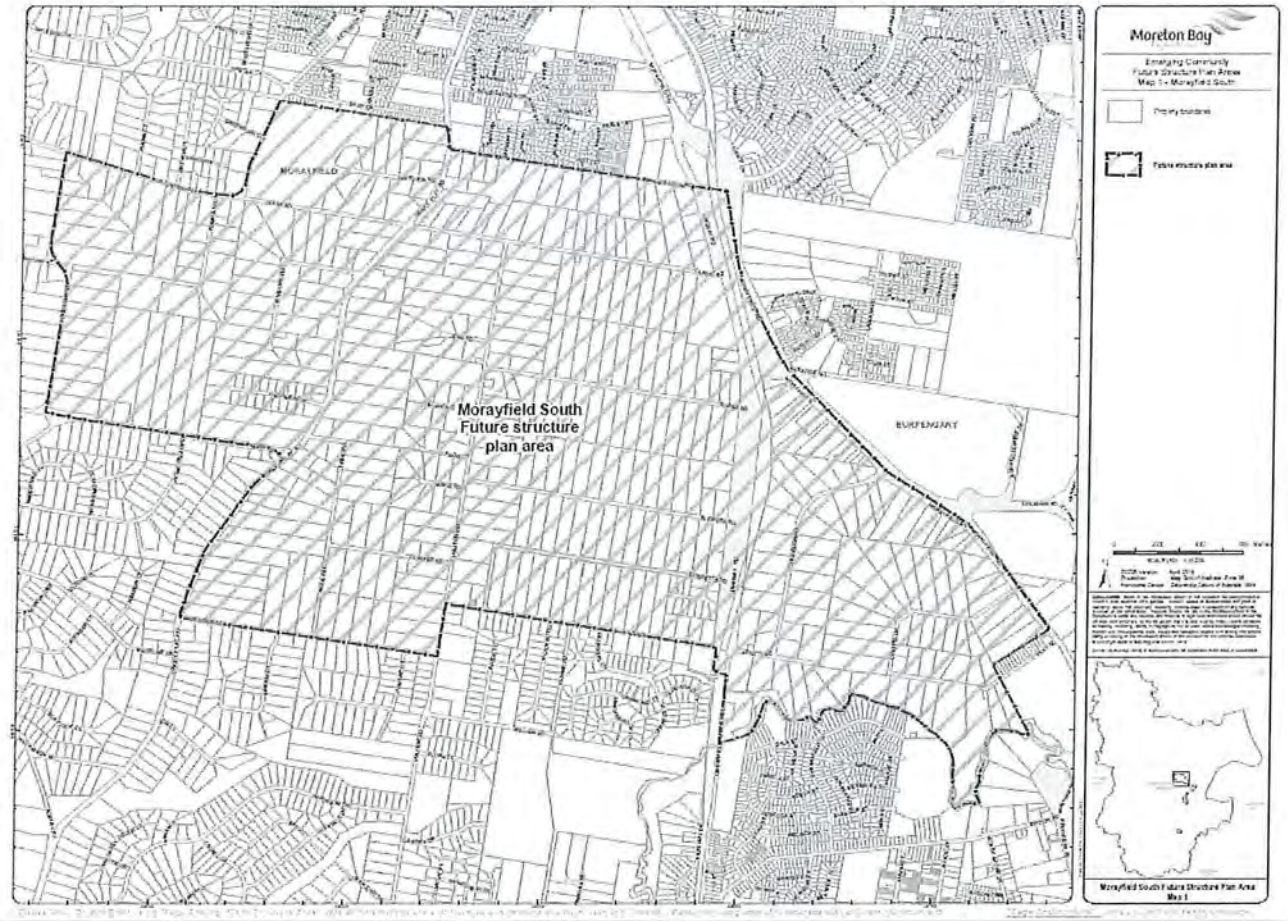
## PART 8 – DEFINITIONS

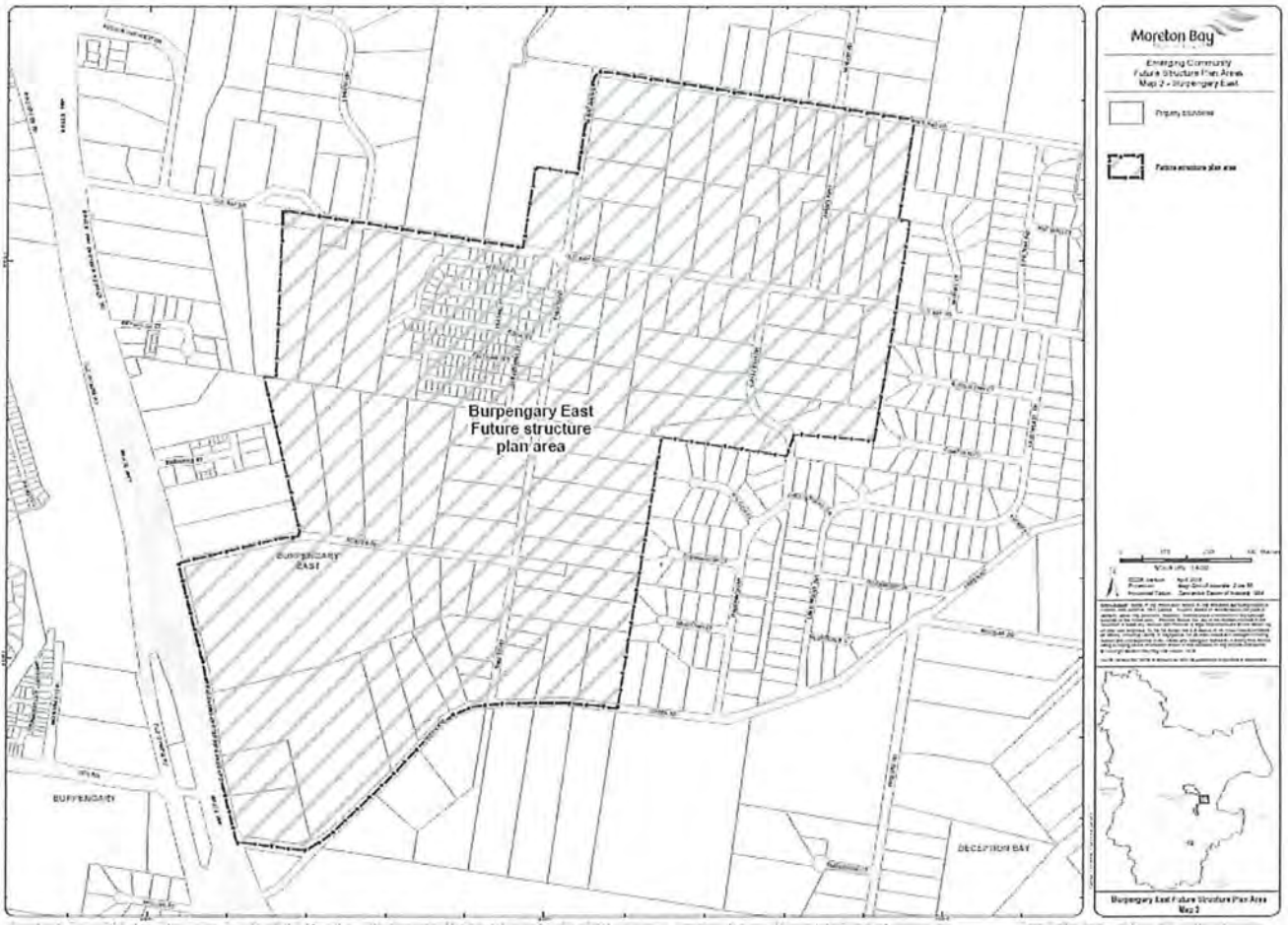
- 8.1 **“Future structure plan area”** means - A future structure plan area identified on Map - Emerging Community - Future Structure Plan Areas.
- 8.2 **“Structure plan”** means - A document prepared by council. Structure plan includes relevant background information in relation to the following:
- a. the location and quantity of land uses, in the form of assumptions, that are based on and consistent with the outcomes in the Planning Scheme used to inform the matters in paragraph b.
  - b. the type and location of necessary infrastructure and accompanying background information for each of the following infrastructure networks:
    - Roads;
    - Active transport;
    - Open space and community facilities;
    - Stormwater - Quality and quantity;
    - Water;
    - Sewerage.
- 8.3 **“Structure plan area”** means - An area identified on Map - Emerging Community - Future Structure Plan Areas as a Future structure plan area or a Structure planned area.
- 8.4 **“Structure planned area”** means - A structure planned area identified on Map - Emerging Community - Future Structure Plan Areas.
- 8.5 **“Un-serviced lot”** means - A lot which is not a serviced lot.
- 8.6 **“Serviced lot”** means - A lot which is provided with infrastructure and services (including reticulated water and sewer, stormwater, dedicated roads and electricity) of a standard and capacity required by the planning scheme for the proposed development.



ATTACHMENT A

MAP - Emerging Community - Future Structure Plan Areas













ATTACHMENT B

**Table 1 – Table of Assessment and Relevant Assessment Criteria  
Emerging Community Zone**

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria
Reconfiguring a Lot	Impact Assessable	Emerging Community Zone Code Reconfiguring a Lot Code - Emerging community zone Future Structure Plan Area Code

DRAFT

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ATTACHMENT C

**Emerging Community - Future Structure Plan Code**

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## ATTACHMENT C

### 1. Emerging community- Future Structure Plan Area Code

1. The provisions in this section comprise the Emerging community- Future Structure Plan Area Code:
  - Compliance with Emerging community- Future Structure Plan Area (section 2);
  - Overall outcomes for the Emerging community- Future Structure Plan Area Code (section 3); and
  - Specific outcomes for Emerging community- Future Structure Plan Area Code (section 4).

### 2. Compliance with the Emerging community- Future Structure Plan Area Code

1. Development that is consistent with the overall, specific and performance outcomes in section 3, section 4 and section 5 complies with the Emerging community- Future Structure Plan Area Code.

### 3. Overall Outcomes / Purpose for the Emerging community- Future Structure Plan Area Code

*Development of growth areas that are also identified on Map - Emerging community - Future Structure Plan Areas are to be consistent with the future planning intent for each structure plan area. These areas are to develop in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers.*

1. The overall outcomes are the purpose of the Emerging community- Future Structure Plan Area Code.
2. Each structure plan area identified on the map requires the preparation of a structure plan to ensure the integration of the land uses and infrastructure required to service these areas.
3. The infrastructure required to service each structure plan area is determined and provided in a coordinated manner. Once a structure plan has been prepared, detailed land use and infrastructure planning will be identified as follows:
  - a. detailed land use planning and infrastructure planning for all Local Government infrastructure networks including local roads, active transport, stormwater, community facilities and open space, will be reflected in the Planning Scheme by the Council, which is the relevant planning authority for land use and local development infrastructure under the Act;
  - b. detailed water infrastructure planning will be identified in a water netserv plan made by the Northern SEQ Distributor-Retailer Authority, which is the relevant planning authority for water infrastructure under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009; and
  - c. detailed transport infrastructure planning for the State's transport network will be identified in a plan made by the Department of Transport and Main Roads, which is the relevant planning authority for transport infrastructure under the Transport Infrastructure Act 1994 and Transport Planning and Coordination Act 1994.
4. Detailed land use planning for the development of the structure plan area is integrated with the detailed infrastructure planning coordinated between the relevant planning authorities for the development of the structure plan area to ensure that the provision of the infrastructure for the development of the structure plan area achieves the following outcomes:
  - a. Safety - the provision of the infrastructure protects and enhances the personal health and safety and property of the communities as they relate to the relevant planning authority;
  - b. Effectiveness - the provision of the infrastructure satisfies the following policy objectives:
    - i. promotes the most effective, efficient and flexible use of existing and planned infrastructure to service the logical and orderly development of the structure plan area;
    - ii. realises multiple economic, social and environmental benefits of infrastructure investment particularly road transport infrastructure to service the development of the structure plan area;
    - iii. ensures the consideration of the future infrastructure needed to service the ultimate development of the structure plan area; and
    - iv. enables the optimal location, planning, coordination, sequencing, delivery and operation of the infrastructure to service the development of the structure plan area to:



- A. facilitate greater access by communities to facilities and services and reduce the occurrence of poorly serviced and geographically fragmented development;
  - B. ensure that the financial feasibility and viability of infrastructure provision is not undermined by the misalignment in pace of urban development and infrastructure planning, the geographic spread of new development fronts, infrastructure funding short falls and limitations on infrastructure funding and financing;
  - c. Efficiency - the provision of the infrastructure:
    - i. is produced at as low a marginal cost as is consistent with the safety and efficiency of the delivery of the service;
    - ii. is allocated to service development in a manner which contributes the most to the overall public interest of the communities as they relate to the relevant planning authority; and
    - iii. is dynamic in that flexibility is provided to enable the production and allocation of infrastructure to improve over time; and
  - d. Equity - the provision of the infrastructure is fair in relation to the distribution of the benefits of the infrastructure such that those who benefit from the provision of the infrastructure bear an equivalent share of the cost and that those responsible for imposing additional costs on others make equivalent recompense.
5. Detailed infrastructure planning is coordinated between the relevant planning authorities for the development of the structure plan area which:
- a. includes the planning, coordination, sequencing, delivery and operation of infrastructure to service the development of the structure plan area, including the identification of the following:
    - i. development assumptions which forecast the pattern and timing of demand for infrastructure to service the development of the structure plan area, which are to be revised and reissued as necessary to ensure currency;
    - ii. market based development sequencing which specifies a preferred pathway for the development of the structure plan area based on the minimisation of the total cost of social and economic infrastructure for the relevant planning authorities, proponents of development and owners of premises in the structure plan area, which is to be revised and reissued as necessary to ensure currency;
    - iii. the preparation of a cost impact assessment in accordance with a specified methodology to determine, for the development of the structure plan area and in particular development which proposes to vary from the preferred pathway for the development of the structure plan area, the additional costs including the subsidisation of infrastructure provision to service the development of the structure plan area, for the relevant planning authorities, proponents of development and owners of premises in the structure plan area; and
    - iv. the infrastructure contributions necessary to service the development of premises in the structure plan area at no additional cost including the subsidisation of infrastructure provision to service the development of the structure plan area, for the relevant planning authorities, proponents of development and owners of premises in the structure plan area; and
  - b. provides for a proponent of development to agree with the relevant planning authorities the proponent's responsibilities for the provision of the infrastructure contributions necessary to service the development and for the owner of the premises to consent to the proponent's responsibilities being attached to the premises and binding the owner of the premises and the owner's successors in title.
6. Development is not consistent with the future planning intent for a structure plan area if the development compromises or would render more difficult any of the following:
- a. the integration of the detailed land use planning for the development of the structure plan area with the detailed infrastructure planning coordinated between the relevant planning authorities for the development of the structure plan area;
  - b. the co-ordination between the relevant planning authorities of the detailed infrastructure planning for the development of the structure plan area;
  - c. the ultimate decision of the relevant planning authorities as to the form the detailed land use and infrastructure planning for the development of the structure plan area should take; and
  - d. the ability of existing and planned infrastructure to service the development of the structure plan area to be planned, co-ordinated, sequenced, delivered and operated safely, effectively, efficiently and equitably.
7. Development is only consistent with the future planning intent for the development of the structure plan area when the development is consistent with the detailed land use and infrastructure planning for the development of the structure plan area stated in the plans made by the relevant planning



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authorities that:

- a. are to be consistent with the intent of the SEQ Regional Plan;
  - b. are appropriately integrated with the land use and infrastructure planning for the area as it relates to the relevant planning authorities and in particular the surrounding area of the structure plan area;
  - c. identify premises which are included in a structure planned area, the development of which is consistent with the future planning intent for the development of the structure plan area;
  - d. have been informed by widespread public consultation; and
  - e. have been endorsed by the relevant planning authorities:
    - i. subsequent to public consultation and the consideration of relevant submissions; and
    - ii. before the development application for the development has been lodged.
8. 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, is only consistent with the future planning intent for the development of the structure plan area if:
- a. the development is in a logical and orderly location, form, timing and sequence to:
    - i. function in the short term as a viable and cohesive community rather than as a poorly serviced dispersed development of a small and fragmented housing estate which is spread out and surrounded by vacant blocks that is distant from basic services and experiences poor quality of life outcomes created for example by social isolation, chronic congestion and poor accessibility;
    - ii. enable in the long run the safe, effective, efficient and equitable planning, coordination, sequencing, delivery and operation of infrastructure by the relevant planning authorities, proponents of development and owners of premises in the structure plan area to service the development of the structure plan area; and
    - iii. avoid additional costs including the subsidisation of infrastructure provision to service the development of the structure plan area, for the relevant planning authorities, proponents of development and owners of premises in the structure plan area; and
    - i. 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 through a relevant infrastructure agreement, being both an infrastructure agreement under the Act and a water infrastructure agreement under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, to which the relevant planning authorities are parties.

#### **4. Specific Outcomes for the Emerging community- Future Structure Plan Area Code**

##### **1. Morayfield South**

The rural residential area at Morayfield South has been identified as a potential future urban growth front. The key strength of this area lies in its location proximate to the higher order activity centres at Caboolture and Morayfield and regional transport connections including the Bruce Highway and North Coast Rail Line. Despite this, the lack of urban infrastructure, presence of potentially significant environmental values and fragmented land pattern will constrain the ability to provide serviced urban land, other than for a small area, in the northern portion of the area. Given the existing constraints, other development fronts in the Region and the large size of the growth area, all of the area is not anticipated to be required for urban development prior to 2031. The majority of the area is likely to remain largely rural residential in nature until the area can be developed in an efficient and cohesive manner;

- a. The growth area at Morayfield South will provide for land to be available for urban development during the life of the planning scheme. Limited infrastructure network planning has been done for the identified area. It is not serviced by all development infrastructure networks including water supply and sewerage;
- b. Further investigation and planning of this growth area through the preparation of structure plans is required to integrate land use and infrastructure and coordinate infrastructure in the context of the outcomes Council and other infrastructure and service providers are seeking to achieve in the growth area;
- c. The further investigation and planning of this growth area will include the following aspects as a minimum:
  - i. land use structure;



- ii. transport infrastructure - public transport, active transport and road connections;
  - iii. retail and commercial strategy;
  - iv. community facilities infrastructure;
  - v. green infrastructure network;
  - vi. total water cycle management infrastructure;
  - vii. open space and recreation infrastructure;
  - viii. water supply and sewer reticulation infrastructure; and
  - ix. necessary upgrades to infrastructure beyond the growth area;
- d. Development within the Morayfield South growth area that is also identified on Map - Emerging Community - Future Structure Plan Areas, occurs in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers in accordance with the strategic outcomes above; and
- e. Interim development in this area does not fragment, pre-empt or compromise the potential development for urban purposes.

## 2. Narangba East

A growth area has been identified at Narangba East. Council will undertake further investigation in this area to determine the potential to be developed for future residential and other compatible and related purposes.

- a. The growth area at Narangba East will provide for land to be available for urban development during the life of the planning scheme. Limited infrastructure network planning has been done for the identified area. It is not serviced by all development infrastructure networks including water supply and sewerage;
- b. Further investigation and planning of this growth area through the preparation of structure plans is required to integrate land use and infrastructure and coordinate infrastructure in the context of the outcomes Council and other infrastructure and service providers are seeking to achieve in the growth area;
- c. The further investigation and planning of this growth area will include the following aspects as a minimum:
  - i. land use structure;
  - ii. transport infrastructure - public transport, active transport and road connections;
  - iii. retail and commercial strategy;
  - iv. community facilities infrastructure;
  - v. green infrastructure network;
  - vi. total water cycle management infrastructure;
  - vii. open space and recreation infrastructure;
  - viii. water supply and sewer reticulation infrastructure; and
  - ix. necessary upgrades to infrastructure beyond the growth area.
- d. Development within the Narangba East growth area that is also identified on Map - Emerging Community - Future Structure Plan Areas, occurs in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers in accordance with the strategic outcomes above; and
- e. Interim development in this area does not fragment, pre-empt or compromise the potential development for urban purposes.

## 3. Burpengary East

A growth area has been identified at Burpengary East (Old Bay Road area). Council will undertake further investigation in this area to determine the potential to be developed for future residential and other compatible and related purposes.

- a. The growth area at Burpengary East (Old Bay Road area) will provide for land to be available for urban development during the life of the planning scheme. Limited network planning has been done for the identified area. It is not serviced by all development infrastructure networks including water supply and sewerage;
- b. Further investigation and planning of this growth area through the preparation of structure plans is required to integrate land use and infrastructure and coordinate infrastructure in the context of the outcomes Council and other infrastructure and service providers are seeking to achieve in the growth area;
- c. The further investigation and planning of this growth area will include the following aspects as a minimum:
  - i. land use structure;



- ii. transport infrastructure - public transport, active transport and road connections;
  - iii. retail and commercial strategy;
  - iv. community facilities infrastructure;
  - v. green infrastructure network;
  - vi. total water cycle management infrastructure;
  - vii. open space and recreation infrastructure;
  - viii. water supply and sewer reticulation infrastructure; and
  - ix. necessary upgrades to infrastructure beyond the growth area.
- d. Development within the Burpengary East growth area that is also identified on Map - Emerging Community - Future Structure Plan Areas, occurs in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers in accordance with the strategic outcomes above; and
- e. Interim development in this area does not fragment, pre-empt or compromise the potential development for urban purposes.

#### 4. Joyner

A growth area has been identified at Joyner. Council will undertake further investigation in this area to determine the potential to be developed for future residential and other compatible and related purposes.

- a. The growth area at Joyner will provide for land to be available for urban development during the life of the planning scheme. Limited infrastructure network planning has been done for the identified area. It is not serviced by all development infrastructure networks including water supply and sewerage;
- b. Further investigation and planning of this growth area through the preparation of structure plans is required to integrate land use and infrastructure and coordinate infrastructure in the context of the outcomes Council and other infrastructure and service providers are seeking to achieve in the growth area;
- c. The further investigation and planning of this growth area will include the following aspects as a minimum:
  - i. land use structure;
  - ii. transport infrastructure - public transport, active transport and road connections;
  - iii. retail and commercial strategy;
  - iv. community facilities infrastructure;
  - v. green infrastructure network;
  - vi. total water cycle management infrastructure;
  - vii. open space and recreation infrastructure;
  - viii. water supply and sewer reticulation infrastructure; and
  - ix. necessary upgrades to infrastructure beyond the growth area.
- d. Development within the Joyner growth area that is also identified on Map - Emerging Community - Future Structure Plan Areas, occurs in a manner which integrates land use and infrastructure planning and coordinates the provision of infrastructure by relevant infrastructure and service providers in accordance with the strategic outcomes above;
- e. Interim development in this area does not fragment, pre-empt or compromise the potential development for urban purposes.

#### 5. Performance Outcomes for the Emerging community- Future Structure Plan Area Code

Performance Outcome	Examples that achieve aspects of the Performance Outcomes
PO1 Reconfiguring a lot does not result in additional lots.	No example provided.