

THE MILL MORETON BAY

The Mill at Moreton Bay
Priority Development Area
Interim Land Use Plan

September 2016

1.0 Preliminary.....	1
1.1 Introduction	1
1.2 Economic Development Act.....	1
1.3 Purpose of the ILUP.....	1
1.4 Elements of the ILUP	1
2.0 Strategic context.....	3
2.1 Background.....	3
2.2 Location	3
2.3 Vision	3
3.0 Development assessment	4
procedures.....	4
3.1 PDA Development application.....	4
3.2 PDA Development approval.....	4
3.3 Demonstrating development is consistent with the ILUP	4
3.4 Plan of Development	4
3.5 Notification requirements.....	4
3.6 State interests	5
3.7 Relationship with other legislation.....	5
3.8 Relevant development requirements and relationship with the planning scheme.....	5
4.0 Development requirements.....	6
4.1 Development criteria.....	6
4.2 Precinct provisions	10
5.0 Levels of assessment.....	12
6.0 Infrastructure requirements.....	13
7.0 Schedules	14
Schedule 1: Exempt development.....	14
Schedule 2: Definitions	15

1.1 Introduction

The *Economic Development Act 2012* (the ED Act) provides for particular parts of the State to be declared as Priority Development Areas (PDAs).

The Mill at Moreton Bay PDA was declared by a regulation on 2 September 2016.

The Mill at Moreton Bay PDA Interim Land Use Plan (ILUP) has been prepared pursuant to Section 38 of the ED Act and applies only to land within the declared The Mill at Moreton Bay PDA boundary identified in Map 1.

1.2 Economic Development Act

The ED Act establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions and delegations of the Act.

The main purpose of the ED Act is to facilitate economic development and development for community purposes. The ED Act seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the state declared as PDAs.

1.3 Purpose of the ILUP

This ILUP commences on declaration and is effective for 12 months or until the development scheme for the PDA is adopted.

The purpose of this ILUP is to regulate development within the PDA until the development scheme for the area takes effect.

1.4 Elements of the ILUP

This ILUP contains:

- » the Vision for the PDA (Section 2.3)
- » Development criteria (Section 4.1)
- » Precinct provisions (Section 4.2)
- » Levels of assessment (Section 5)
- » Infrastructure requirements (Section 6)
- » Schedules (Section 7).

1.4.1 Vision

The vision identifies the broad planning outcomes for the PDA. The vision seeks to achieve the purposes of the ED Act and is the basis for the Development requirements.

1.4.2 Development criteria

The Development criteria state the requirements for carrying out development to achieve the vision for the PDA. These requirements apply to all PDA assessable development.

1.4.3 Precinct provisions

Precinct provisions provide guidance on where land uses and development are preferred within the three precincts of the PDA. Precinct provisions support the achievement of the longer term development outcomes for the PDA.

1.4.4 Levels of assessment

Table 1: Levels of assessment for Precinct 1 and Table 2: Levels of assessment for Precinct 2 prescribes:

- (i) PDA exempt development — Column 1
- (ii) PDA self assessable development — Column 2
- (iii) PDA assessable development — Column 3.

Table 3: Levels of assessment for Precinct 3 prescribes the levels of assessment for Precinct 3 by reference to the tables of assessment in the Moreton Bay Regional Council (MBRC) Planning Scheme (refer to section 3.8 of this ILUP).

PDA exempt development

Development included in Schedule 1 is PDA exempt development meaning that a PDA development approval is not necessary prior to carrying out the use or works.

PDA assessable development

PDA assessable development requires a PDA development application to be lodged with the MEDQ¹ for assessment and decision. Approval is required for assessable development to be undertaken.

Identification of development as assessable development does not mean that a PDA development approval (with or without conditions) will be granted.

PDA self assessable development

A PDA development application is not necessary for PDA self assessable development complying with the development requirements specified in this ILUP.

1.4.5 Infrastructure requirements

The Infrastructure requirements section discusses how infrastructure requirements will be determined for development.

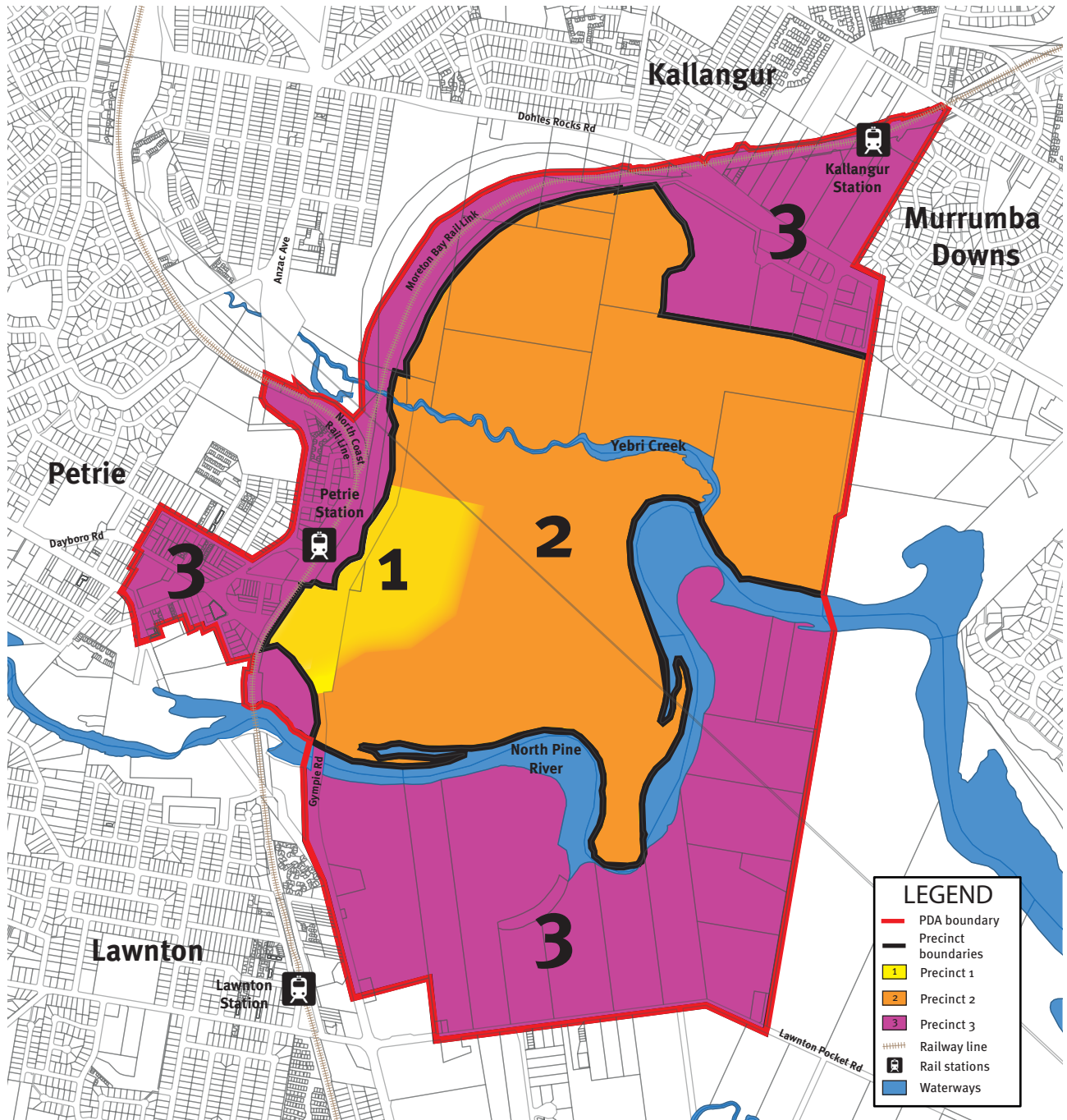
1.4.6 Schedules

Schedule 1 identifies development that is exempt from assessment for Precincts 1 and 2.

Schedule 2 provides the definitions required to interpret and apply the ILUP.

¹ The MEDQ has delegated responsibility for development assessment in The Mill at Moreton Bay PDA to Moreton Bay Regional Council (MBRC). All PDA development applications should be lodged with MBRC.

Map 1: The Mill at Moreton Bay PDA and Precincts



2.1 Background

In July 2015, the MBRC purchased the 200 hectare former paper mill site at Petrie. The purchase was to enable the establishment of a full-service university campus to serve the growing community of the Moreton Bay Region.

Following an education-focussed public tender process, the University of the Sunshine Coast were selected as the site's Anchor Education Partner in October 2015.

The redevelopment of the former paper mill site will support the construction and development sector by facilitating new educational, health, retail, commercial and residential development, as well as significant community infrastructure.

The development of the University of the Sunshine Coast campus has the ability to transition the Moreton Bay Region's economy from a historic 'blue collar' manufacturing and retail sector focus, to a 'white collar' knowledge-sector focus.

To facilitate the planning and development of the University of the Sunshine Coast campus and providing redevelopment opportunities for the surrounding land, a PDA was declared to establish the necessary policy framework to support the intended development and community outcomes for the area.

2.2 Location

The Mill at Moreton Bay PDA is approximately 460 hectares and is located within the suburbs of Petrie, Kallangur and Lawnton. The PDA is bordered by Lawnton Pocket Road to the south and the Moreton Bay Rail Link in the north and north west. The PDA also includes the existing Petrie town centre to the west of Petrie station and land to the south of the new Kallangur station. The North Pine River and Yebri Creek traverse the PDA.

2.3 Vision

The Mill at Moreton Bay PDA, located at the nexus of the North Coast Rail Line and the new Moreton Bay Rail Link, provides the opportunity to deliver the new University of the Sunshine Coast campus as well as vital, active, inclusive and integrated mixed-use neighbourhoods that support the university and the existing Petrie town centre as well as promote public transport use. This redevelopment opportunity will revitalise the local area and the broader Moreton Bay Region and support positive local and regional environmental outcomes.

Development in The Mill at Moreton Bay PDA will achieve this vision by:

- » delivering the foundation facilities of the new University of the Sunshine Coast campus
- » creating a new, vibrant mixed-use precinct to support the university with a focus on education, retail, residential and commercial uses
- » promoting high-quality urban design
- » delivering a new vibrant Main Street, occupied by both temporary and permanent retail and commercial activities to attract visitors to the precinct and encourage them to stay longer
- » providing strong integration and connections between existing and new uses as well as the expanded and renewed Petrie Station, the new Kallangur Station and Lawnton Station
- » maximising the infrastructure investment in the Moreton Bay Rail Link by providing opportunities to deliver best practice transit oriented development near Petrie, Kallangur and Lawnton stations
- » establishing a strong focus on an active public realm including new regional and local playgrounds in strategic locations
- » enhancing the PDA's environmental values and ecological functions by providing expansive conservation areas and a management strategy that promotes the site's connections to the broader Moreton Bay environmental corridors.

3.0 Development assessment procedures

3.1 PDA development application

To the extent the development criteria and precinct provisions are relevant, they are to be taken into account in the preparation of a PDA development application and the assessment of the application by the MEDQ².

The infrastructure requirements section of the ILUP may include further information which should be taken into account in the preparation, design and feasibility of development proposals.

3.2 PDA development approval

A PDA development approval will be required for development identified as PDA assessable development in Table 1: Levels of assessment for Precinct 1, Table 2: Levels of assessment for Precinct 2 and Table 3: Levels of assessment for Precinct 3. A PDA development application must be lodged with the MEDQ³ for assessment and decision.

Approval of a development permit is required before PDA assessable development is undertaken.

3.3 Demonstrating development is consistent with the ILUP

PDA assessable development is consistent with the ILUP if:

- (i) the development complies with all relevant development requirements as outlined in section 3.8 of this ILUP, or
- (ii) the development does not comply with one or more of the aspects of the relevant development requirements as outlined in section 3.8 of this ILUP but:
 - a. the development does not conflict with the PDA vision (section 2.3), and
 - b. there are sufficient grounds to justify the approval of the development despite the non compliance with the relevant development requirements outlined in section 3.8 of this ILUP.

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

- (i) superior design outcomes
- (ii) overwhelming community need.

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

3.4 Plan of Development

A Plan of Development (PoD) may accompany an application for a material change of use or reconfiguring a lot and may deal with any proposed use, and any associated building work or operational work.

A PoD is prepared by an applicant and may include maps, graphics and text that collectively demonstrate how proposed uses, building works, operational works and configuration of lots will contribute towards the achievement of the vision. It should also be consistent with the relevant development requirements.

A PoD should indicate the location and function of temporary and permanent uses and structures and how these uses and structures will relate to each other.

The PoD cannot include land beyond the boundary of the land the subject of the application, but may cover only part of the land the subject of the application. An applicant may also be required to demonstrate impacts and connections to areas adjoining the subject land in a separate plan to the PoD.

Under Schedule 1, development consistent with an approved PoD is exempt development and requires no further development approval under the ILUP⁴.

3.5 Notification requirements

For Precinct 1 and 2, a PDA development application will require public notification if the application is for development which in the opinion of the MEDQ, may have adverse impacts on the amenity or development potential of adjoining land under separate ownership. This includes development for a non-residential use adjacent to land approved for or accommodating a residential use.

For Precinct 3, a PDA development application must require public notification if the application would require public notification under the MBRC planning scheme.

The MEDQ⁵ may require public notification in other circumstances if the development application is for a use or of a size or nature which, in the opinion of the MEDQ⁶, warrants public notification.

² The MEDQ has delegated responsibility for development assessment in The Mill at Moreton Bay PDA to MBRC. All PDA development applications should be lodged with MBRC.

³ The MEDQ has delegated responsibility for development assessment in The Mill at Moreton Bay PDA to MBRC. All PDA development applications should be lodged with MBRC.

⁴ For further advice on preparing a PoD refer to the applicable EDQ practice note available at www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html.

⁵ The MEDQ has delegated responsibility for development assessment in The Mill at Moreton Bay PDA to MBRC. All PDA development applications should be lodged with MBRC.

⁶ The MEDQ has delegated responsibility for development assessment in The Mill at Moreton Bay PDA to MBRC. All PDA development applications should be lodged with MBRC.

3.6 State interests

Relevant matters of state interest will be considered as part of the assessment of an application⁷.

3.7 Relationship with other legislation

In addition to assessment against the ILUP, development may require assessment against other legislation including but not limited to the *Nature Conservation Act 1992*, *Plumbing and Drainage Act 2002*, *Building Act 1975*, *Environmental Protection Act 1994* and *Planning Act*⁸.

3.8 Relevant development requirements and relationship with the planning scheme

For development in Precinct 1 and 2, the development requirements are the vision (section 2.3) and those in Section 4 of this ILUP and not the MBRC Planning Scheme.

For development in Precinct 3, the development requirements are the vision (section 2.3) and development criteria for koala conservation (section 4.1.1, where relevant) of this ILUP as well as the applicable provisions of the MBRC Planning Scheme.

Where the ILUP adopts the provisions of the MBRC Planning Scheme, they are as stated with the following exceptions:

- » References to:
 - » Exempt development are taken to be references to PDA exempt development
 - » Self assessable development are taken to be references to PDA self assessable development
 - » Assessable development are taken to be references to PDA assessable development
 - » Development application is taken to be a reference to a PDA development application
 - » Code assessable development (or code assessable) is taken to be a reference to PDA assessable development
 - » Impact assessable development (or impact assessable) is taken to be a reference to PDA

assessable development

- » Development approvals are taken to be references to PDA development approvals
- » certain definitions are as defined in Schedule 2 of this ILUP
- » the levels of assessment for development (as prescribed in the tables of assessment in the MBRC Planning Scheme) are set out in Table 3.

This ILUP prevails to the extent of an inconsistency with any of the following instruments:

- » a planning instrument
- » a plan, policy or code made under the *Planning Act*⁹ or another Act.

Unless this ILUP specifically applies a provision of the MBRC Planning Scheme, or a plan, policy or code made under the *Planning Act*¹⁰ or another Act, the ILUP is inconsistent with the provisions of the MBRC Planning Scheme, plan, policy or code.

⁷ For the purposes of addressing state interests in development assessment, the State Planning Policy (SPP) and online Development Assessment (DA) Mapping, provide guidance in identifying if a state interest is relevant to the assessment of a PDA development application (refer to: <http://www.dsdip.qld.gov.au/about-planning/sara-mapping-online-system.html>).

⁸ *Sustainable Planning Act 2009*.

⁹ *Sustainable Planning Act 2009*.

¹⁰ *Sustainable Planning Act 2009*.

4.0 Development requirements

4.1 Development criteria

4.1.1 Koala conservation

Bushland habitat

In areas of bushland habitat¹¹, clearing of non-juvenile koala habitat trees:

- » is avoided unless the Commonwealth Government:
 - » determines the clearing is not a controlled action; or
 - » determines the clearing is not a controlled action particular manner¹²; or
 - » gives an approval to undertake the clearing as a controlled action¹³.

If the Commonwealth Government determines the clearing of non-juvenile koala habitat trees in areas of bushland habitat is not a controlled action, the clearing:

- » is minimised to the greatest extent practicable; and
- » any significant residual impact of clearing is offset¹⁴ to areas according to the following order of priority:
 - » areas within the PDA along the North Pine River which strengthen habitat connectivity;
 - » other areas within the PDA;
 - » areas close to the PDA within the MBRC local government area.

Rehabilitation habitat

In areas of rehabilitation habitat¹⁵, clearing of non-juvenile koala habitat trees in high value rehabilitation habitat and medium value rehabilitation habitat is avoided, however if clearing cannot be avoided:

- » the amount of clearing is minimised; and
- » any significant residual impact of clearing is offset¹⁶ to areas according to the following order of priority:

- » areas within the PDA along the North Pine River which strengthen habitat connectivity;
- » other areas within the PDA;
- » areas close to the PDA within the MBRC local government area.

Other koala conservation measures

Development provides for ongoing protection of koalas by:

- » providing, to the greatest extent practicable, safe koala-movement infrastructure that are appropriate for the development and have regard to the local habitat connectivity value
- » ensuring on-site landscaping provides food, shelter and movement opportunities for koalas
- » ensuring that during construction:
 - » measures are taken to not increase the risk of death or injury to koalas; and
 - » significant vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated.

4.1.2 Built form

Development delivers high quality built form outcomes which:

- » reinforce the human scale and pedestrian amenity of the street network and public realm including shade and shelter for pedestrians
- » utilise energy and water efficient, climatically responsive sub-tropical design including appropriate solar orientation, shading and shelter, cross ventilation, natural lighting, passive cooling techniques, water recycling and stormwater management
- » are of a height and scale that makes efficient use of land and are consistent with the relevant precinct intent
- » are consistent with planned infrastructure
- » are commensurate with the site area
- » provide active frontages along higher order streets including the new Main Street
- » ensure building facades use high quality, durable building materials that are visually interesting and articulated
- » provide adequate building separation to allow light penetration and air circulation and ensure impacts on amenity and privacy including overshadowing are minimised

¹¹ Refer to South East Queensland Koala Conservation State Planning Regulatory Provisions 2010 and associated mapping.

¹² Clearing is able to proceed without further assessment and approval, on the basis that it is in accordance with a particular manner (including any relevant offsets) that has been specified in the referral to the Commonwealth Government.

¹³ Clearing is able to proceed in accordance with the conditions imposed on the approval by the Commonwealth Government including any relevant offsets.

¹⁴ Where offsets are required, regard will be given to the Environmental Offsets Policy and *Environmental Offsets Act 2014* (Qld).

¹⁵ Refer to South East Queensland Koala Conservation State Planning Regulatory Provisions 2010 and associated mapping.

¹⁶ Where offsets are required, regard will be given to the Environmental Offsets Policy and *Environmental Offsets Act 2014* (Qld).

- » provide entrances to buildings that are clearly defined and welcoming for all users including people with disabilities
- » promote diversity of the built form
- » consider the adaptability of buildings in building design to support use and activity changes over time
- » create an appropriate interface with and orientation to public transport including rail stations.

4.1.3 Street and movement network

Development delivers a high quality street and movement network as well as related infrastructure for pedestrians, cyclists and vehicles which:

- » has a clear hierarchy and is easy to navigate with a well-connected, logical and legible network of routes, intersections and spaces¹⁷
- » creates safe, pleasant and character-rich routes which prioritise the safety and experience of pedestrians and cyclists and provide legible pedestrian and cycling connections to key locations internal and external to the PDA
- » ensures access to and egress from all entries, service areas and car parks is safe, legible and logical and does not negatively impact on the public realm
- » maximises co-location of servicing and parking openings
- » minimises conflict between pedestrians, cyclists and motor vehicles through appropriate design
- » minimises the need for service vehicles to park, stop or queue on the public road network
- » provides for equitable access for all members of the public
- » provides car parking and servicing to meet the functional requirements of the PDA¹⁸
- » provides on-site car parking areas, loading bays and service areas either integrated within or under buildings and sleeved by active frontages, or located away from the public realm behind buildings
- » ensures the safety and operation of state transport corridors, future state transport corridors or state transport infrastructure is not adversely impacted
- » allows for safe, convenient, legible and efficient

¹⁷ Refer to MBRC Planning Scheme Road Hierarchy overlay and Planning Scheme Policy - Integrated Design - Appendix A - Streets, Roads and Utilities.

¹⁸ Refer to MBRC Planning scheme for relevant parking rates.

access to public passenger transport.

4.1.4 Public realm

Development delivers an attractive, high quality, accessible, well-connected, multi-functional public realm which:

- » creates a sense of arrival to the PDA from Petrie Station
- » creates a safe, comfortable and inviting environment by promoting day and night activity, providing passive surveillance and incorporating shade and shelter
- » supports effective and safe integration with, or segregation between traffic, pedestrians and cyclists
- » creates a diversity of spaces that allow for equitable access for all users to a range of different experiences and uses, including large-scale events and recreation
- » establishes a high quality hard and soft streetscape, utilising sub-tropical design and water sensitive urban design principles, that enhances the visual amenity of the locality and streetscape
- » integrates public art which is appropriate to the origins and history of the area.

4.1.5 Urban design

Development delivers high quality urban design by ensuring the form, type and arrangement of buildings, streets and public spaces:

- » creates an appealing, active, inclusive and vibrant urban environment that facilitates a diverse range of uses, activities and experiences consistent with the PDA's intended role as a major university and mixed-use precinct
- » establishes a permeable, highly connected and legible urban environment which supports the creation of open spaces and cross block links, offering a choice of routes into, within and through the PDA for pedestrians and cyclists
- » enhances the relationship and connectivity of new uses to Petrie and Kallangur Stations
- » is sensitive to the interface and relationship with existing heavy rail infrastructure
- » has sufficient dimensions to accommodate parking, access and circulation areas around buildings
- » creates enclosure and definition to the public realm around and between buildings

4.0 Development requirements

- » has a clear movement network structure and is easy to navigate with a well-connected, logical and legible network of routes, intersections and spaces.

4.1.6 Environment and sustainability

The design, siting and layout of development respects the environment and supports sustainable outcomes that:

- » avoid, to the greatest extent practicable, then minimise or mitigate¹⁹ significant adverse impacts to Matters of State Environmental Significance²⁰ within and adjoining the PDA, unless the subject site is both:
 - » within an area of bushland habitat or rehabilitation habitat²¹; and
 - » shown as containing a Matter of State Environmental Significancein which case, section 4.1.1 prevails.
- » maximise recycling opportunities and reduce waste generation
- » ensure development in a waterway seeks to protect tidal fish habitats and fish passage²²
- » protect water quality through the use of best practice total water cycle management and water sensitive urban design principles²³ as well as achieving the water quality objectives for Moreton Bay waters²⁴.
- » promote biodiversity by enhancing wildlife habitat and wildlife corridors in rehabilitation areas, with an emphasis on the areas adjacent to the North Pine River
- » promote retention of significant vegetation for street trees, feature trees in other public realm areas and in private open space, to provide fauna habitat as well as shade and shelter for pedestrians
- » provide generous landscape areas including deep planting.

19 Where offsets are required, regard will be given to the Environmental Offsets Policy and *Environmental Offsets Act 2014 (Qld)*.

20 Refer to the State Planning Policy Interactive Mapping System.

21 Refer to South East Queensland Koala Conservation State Planning Regulatory Provisions 2010 and associated mapping.

22 Refer to Fisheries Guidelines for Fish-friendly structures, Fish Habitat Guideline FHG 006, available at www.daf.qld.gov.au.

23 Development demonstrates practical conformance with the requirements in the Healthy Waterways Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, as amended or replaced from time to time.

24 Refer to the *Environmental Protection (Water) Policy 2009* and State Planning Policy.

4.1.7 Community safety and development constraints

The siting, design, construction and operation of development supports community safety and gives appropriate consideration to development constraints by:

- » avoiding, to the greatest extent practicable, then managing or mitigating:
 - » adverse impacts from pollution and light nuisance
 - » adverse impacts on people, property and the environment from contaminated land²⁵
 - » the risk to life and property from bushfire hazard²⁶
 - » the risk to life, property and the environment from coastal hazard²⁷ including erosion prone areas or areas that experiences storm tide inundation
 - » adverse impacts on the environment, amenity and accessibility during and after construction including acid sulfate soil erosion and siltation²⁸
- » managing and minimising noise from transport noise corridors²⁹
- » allowing for stormwater and flooding hazard by:
 - » avoiding impacts of development on the South Pine River and North Pine River's hydrological and hydraulic performance including upstream and downstream from the PDA
 - » providing for efficient and safe evacuation during inundation events
 - » providing for essential community infrastructure to remain functional during and immediately after an inundation event
 - » using building materials that provide for ease of cleaning and repair

25 Refer to the Department of Environment and Heritage Protection's *Managing contaminated land* guide.

26 For guidance, refer to the SPP Mapping and MBRC Planning Scheme bushfire hazard overlay.

27 For guidance, refer to the SPP Mapping and MBRC Planning Scheme coastal hazard overlays.

28 For guidance, refer to the MBRC Planning Scheme Acid Sulfate Soils overlay.

29 Refer to the requirements, standards and guidance identified in the *Environmental Protection (Noise) Policy 2008*, as well as the Transport and Main Roads Traffic Noise Management: Code of Practice with respect to external road traffic noise levels, and the Queensland Development Code Mandatory Part 4.4 'Buildings in a Transport Noise Corridor', each as amended or replaced from time to time. Transport noise corridors are mapped on the Department of Infrastructure, Local Government and Planning's State Planning Policy Interactive Mapping System.

- » managing potential impacts from overland flows.

4.1.8 Service infrastructure

The design and operation of development, including during construction, supports the efficient and effective delivery and operation of infrastructure by:

- » having regard to impacts on the safety and efficiency of the broader transport and traffic network for the surrounding area
- » ensuring the delivery of planned infrastructure is not adversely impacted
- » providing infrastructure and services in a timely, orderly, integrated and coordinated manner to support urban uses and works
- » ensuring infrastructure and services are available or capable of being made available including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications
- » allowing for future developments in information technology
- » ensuring infrastructure and services are located and designed to maximise efficiency and ease of maintenance
- » allowing for public events and markets to have access to water and power
- » ensuring development in proximity to high voltage electrical infrastructure avoids exposing people to unacceptable electromagnetic radiation or electrocution risk and minimises the risk of damage to the infrastructure³⁰
- » ensuring facilities containing essential electrical services do not result in electrical hazards during a flood event.

³⁰ High voltage electricity infrastructure traverses the PDA including overhead high voltage lines and a substation. Energex must be advised of any works within 10 metres of the centreline of the high voltage lines and substation to ensure no breaches of safety clearances.

4.0 Development requirements

4.2 Precinct provisions

4.2.1 Introduction

Precinct provisions provide guidance on where land uses and development within the PDA are preferred and support the achievement of the longer term development outcomes for the PDA.

Temporary development should however have regard to impacts on the longer term development of the site and ensure the delivery of infrastructure, including the street and movement network, is consistent with the development criteria and precinct provisions.

Precinct provisions should be read in conjunction with the development criteria and development principles. Map 1 – The Mill at Moreton Bay PDA and Precincts shows the location and boundaries of three precincts in the PDA. Inclusion of land within a precinct does not imply that all such lands can be developed for urban purposes. Some land may not be available or appropriate to be developed due to local site conditions such as flooding, vegetation or other constraints including the need to provide roads or open space. This will need to be addressed through a development application.

Development should also have regard to the infrastructure requirements.

4.2.2 Precinct 1

The foundation facilities for the new mixed-use University of the Sunshine Coast campus will be developed in Precinct 1.

Precinct intent

Development in Precinct 1 will:

- » deliver the foundation facilities of the new University of the Sunshine Coast campus
- » deliver a highly active pedestrian spine connecting Petrie Station with a new Village Green in the heart of the Precinct
- » deliver a new north-south Main Street, activated with both retail and commercial activities of both a temporary and permanent nature
- » deliver building heights at a maximum of 21 metres
- » deliver best practice transit oriented development including:
 - » a strong integration and connection between the university, surrounding mixed-use development and Petrie Station including the delivery of an appropriate arrival statement
 - » a vibrant, pedestrian-friendly mix of uses to support the university with a focus on education, retail, residential and commercial uses
 - » measures to encourage use of public and active transport and reduce reliance on private vehicle movements
 - » medium density development in close proximity to Petrie Station
 - » high quality public spaces including a new regional playground near the southern entry to the precinct from Gympie Road and a local playground in the heart of the new Main Street close to Petrie Station.

Preferred land uses

- » bar
- » community use
- » educational establishment
- » food and drink outlet
- » health care services
- » home based business
- » indoor sport and recreation
- » market

- » multiple dwelling
- » office
- » outdoor sport and recreation
- » park
- » sales office
- » shop
- » utility installation.

4.2.3 Precinct 2

Precinct 2 is the balance of the MBRC-owned land that will incorporate the remainder of the mixed-use University of the Sunshine Coast campus as well as residential development and expansive conservation areas.

Precinct intent

Development in Precinct 2 will:

- » be developed in consideration of its future role and function within the PDA as the balance of the mixed-use University of the Sunshine Coast campus including educational establishment, retail, commercial, sport and recreation, open space, conservation and future residential areas
- » accommodate future transport corridors, including road corridors
- » provide and allow for infrastructure to support development in the PDA
- » protect the environmental values and ecological functions of Yebri Creek and the North Pine River.

Preferred land uses

- » market
- » outdoor sport and recreation
- » park
- » sales office.

4.2.4 Precinct 3

Precinct 3 consists of the balance of the PDA including the existing Petrie town centre, land around Kallangur Station and land south of the North Pine River to Lawnton Pocket Road and east of Gympie Road.

For Precinct 3, the precinct intents and preferred land uses are stated in the applicable provisions of the MBRC Planning Scheme.

5.0 Levels of assessment

Table 1: Levels of assessment for Precinct 1

Column 1 – Exempt development	Column 2 - PDA self assessable development	Column 3 – PDA assessable development	
		Column 3A - Permissible development	Column 3B - Prohibited development
Development specified in Schedule 1 except if the land is on the Environmental Management Register or Contaminated Land Register.	Nil.	<p>All development*, including development not defined in Schedule 2, other than development mentioned in Column 1, 2 and 3B.</p> <p><i>* this includes operational works for prescribed tidal works and/or clearing of significant vegetation.</i></p>	<p>» Extractive industry</p> <p>» High impact industry</p> <p>» Medium impact industry</p> <p>» Noxious and hazardous industry.</p>

Table 2: Levels of assessment for Precinct 2

Column 1 – Exempt development	Column 2 - PDA self assessable development	Column 3 – PDA assessable development	
		Column 3A - Permissible development	Column 3B - Prohibited development
Development specified in Schedule 1 except if the land is on the Environmental Management Register or Contaminated Land Register.	Nil.	<p>» Operational work*</p> <p>» Building work</p> <p>» Reconfiguring a lot</p> <p>» Material change of use for:</p> <p>» Market</p> <p>» Outdoor sport and recreation</p> <p>» Park</p> <p>» Sales office.</p> <p><i>* this includes operational works for prescribed tidal works and/or clearing of significant vegetation.</i></p>	All development other than development mentioned in Column 1, 2 and 3A.

Table 3: Levels of assessment for Precinct 3

Column 1 – Development
<p>The levels of assessment for development are prescribed in the tables of assessment in the MBRC Planning Scheme.*</p> <p><i>*refer to section 3.8 of this ILUP for information regarding assessment categories.</i></p>

Infrastructure requirements to achieve the vision for the PDA will be determined through the development assessment process and conditioned as part of a PDA development approval.

Conditions for delivering infrastructure will only be for infrastructure that is defined as development infrastructure in Schedule 3 of the *Sustainable Planning Act 2009*.

Infrastructure delivered in the PDA will generally be funded from infrastructure charges levied on development within the PDA. As part of the preparation of The Mill at Moreton Bay PDA development scheme, infrastructure charges for the PDA may change to reflect the identified trunk infrastructure requirements to service the area.

Infrastructure charges will be based on MBRC's applicable infrastructure charging document³¹ for the area or an Infrastructure Agreement.

Infrastructure delivered as part of the development may be eligible for an offset against the infrastructure charges that would otherwise apply.

³¹ The applicable document is the MBRC Infrastructure Charges Resolution (No 4), February 2016.

7.0 Schedules

Schedule 1: PDA exempt development

Building work
Minor building work where not on a heritage place.
Minor building work where on a heritage place and where consistent with a General Exemption Certificate issued under the <i>Queensland Heritage Act 1992</i> .
Carrying out building work associated with an approved material change of use.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of development approval.
Material change of use
Material change of use for Centre activities, defined in the MBRC Planning Scheme, where located within an existing premise, complying with parking rates in the planning scheme and not involving building work.
Operational work
Filling or excavation where: <ul style="list-style-type: none"> a. not exceeding 50m³ in volume, or b. top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work associated with a material change of use that is PDA exempt development.
Carrying out operational work associated with an approved material change of use.
Carrying out operational work associated with the decontamination of land.
Carrying out operational work for the purposes of constructing a road in association with approved development.
Carrying out operational work that is clearing of vegetation, other than Significant vegetation unless the clearing of Significant vegetation is: <ul style="list-style-type: none"> a. carried out by or on behalf of MBRC or a public sector entity, where the works being undertaken are authorised under a State law; or b. carried out in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot; or c. carried out in accordance with an approval issued by the Commonwealth Government under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC Act); or d. carried out in the particular manner accepted by the Commonwealth Government under the EPBC Act.
Carrying out operational work that is the placing of advertising devices where on a heritage place and where consistent with a General Exemption Certificate issued under the <i>Queensland Heritage Act 1992</i> .
Plumbing or drainage work
Carrying out plumbing or drainage work.
All aspects of development
Development consistent with an approved Plan of Development.
Development prescribed in Schedule 4 of the <i>Sustainable Planning Regulation 2009</i> , other than Table 5, Item 14.

Schedule 2: Definitions

Unless defined below or in the *Economic Development Act 2012*, the MBRC Planning Scheme (as amended and replaced from time to time) definitions apply to all development.

Bushland habitat – as defined in the South East Queensland Koala Conservation State Planning Regulatory Provisions (May 2010).

Contaminated Land Register – as defined in the *Environmental Protection Act 1994*.

Controlled action – refer to the *Environmental Protection and Biodiversity Conservation Act 1999*.

Environmental Management Register – as defined in the *Environmental Protection Act 1994*.

High value rehabilitation habitat – as defined in the South East Queensland Koala Conservation State Planning Regulatory Provisions (May 2010).

Koala movement infrastructure – as defined in the South East Queensland Koala Conservation State Planning Regulatory Provisions (May 2010).

Matters of State Environmental Significance – refer to the State Planning Policy and associated mapping.

Medium value rehabilitation habitat – as defined in the South East Queensland Koala Conservation State Planning Regulatory Provisions (May 2010).

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

Non-juvenile koala habitat tree – as defined in the South East Queensland Koala Conservation State Planning Regulatory Provisions (May 2010).

Particular manner – refer to the *Environmental Protection and Biodiversity Conservation Act 1999*.

Plan of Development – See section 3.4.

Safe koala movement opportunity – as defined in the South East Queensland Koala Conservation State Planning Regulatory Provisions (May 2010).

Significant residual impact – refer to the *Environmental Offsets Act 2014*.

Significant vegetation means all vegetation, except those listed as pest vegetation by state or local government, that is significant in its:

- » ecological value at local, state or national levels including remnant vegetation and non-juvenile koala habitat trees in bushland habitat; or
- » contribution to the preservation of natural landforms; or
- » contribution to the character of the landscape; or
- » cultural or historical value; or
- » amenity value to the general public.

Note: vegetation may be living or dead and the term includes their root stock.

Transport noise corridor – refer to the *Building Act 1975*, chapter 8B.



Queensland Government

Contact Us

Visit our website at: www.edq.qld.gov.au

Write to us at:
Economic Development Queensland
PO Box 15009
City East QLD 4002

Telephone us: 13 QGOV (13 74 68)



Contact Us

Visit our website at: www.moretonbay.qld.gov.au

Write to us at:
Moreton Bay Regional Council
PO Box 159
Caboolture QLD 4510

Telephone us: (07) 3205 0555

© The State of Queensland, September 2016. Published by the Department of Infrastructure, Local Government and Planning, 100 George Street, Brisbane Qld 4000, Australia.



Licence: This work is licensed under the Creative Commons CC BY 4.0 Australia licence. To view a copy of the licence, visit <http://creativecommons.org/licenses/by/4.0/>. Enquiries about this licence or any copyright issues can be directed to the department by email to info@dilgp.qld.gov.au or in writing to PO Box 15009, City East, Qld 4002.

Attribution: The State of Queensland, Department of Infrastructure, Local Government and Planning.



The Queensland Government supports and encourages the dissemination and exchange of information. However, copyright protects this publication. The State of Queensland has no objection to this material being reproduced, made available online or electronically but only if it is recognised as the owner of the copyright and this material remains unaltered.

The Queensland Government is committed to providing accessible services to Queenslanders of all cultural and linguistic backgrounds. If you have difficulty understanding this publication and need a translator, please call the Translating and Interpreting Service (TIS National) on 131 450 and ask them to telephone the Queensland Department of Infrastructure, Local Government, and Planning on 13 QGOV (13 74 68).

Disclaimer: While every care has been taken in preparing this publication, the State of Queensland accepts no responsibility for decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within. To the best of our knowledge, the content was correct at the time of publishing.

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

An electronic copy of this report is available on the Department of Infrastructure, Local Government and Planning's website at www.dilgp.qld.gov.au.