

Planning Scheme Policies Amendment No. 2

Consultation Report

August 2024





Acknowledgement



We acknowledge the Kabi Kabi, Jinibara and Turrbal Peoples as the Traditional Custodians of the lands and waterways of the Moreton Bay region, and pay our respects to their Elders, past, present and emerging. We recognise that the Moreton Bay region has always been a place of cultural, spiritual, social and economic significance to First Nations people.

We are committed to working in partnership with Traditional Custodians and other First Nations communities to shape a shared future that celebrates First Nations history and culture as an irreplaceable foundation of our region's collective identity.

Alignment with our roadmap

Planning Scheme Policies Amendment No. 2 supports Major Amendment No. 3 ("The Better Housing Amendment") which is helping to achieve the outcomes of our Corporate Plan 2022–2027 and realise our vision: **Our Moreton Bay. Amazing places. Natural spaces.**

The strategic pillar this project specifically relates to is:



By 2033, our Moreton Bay will be a network of well-planned and connected places and spaces, enhancing lifestyle, accessibility and employment choices.

Read more about Council's Corporate Plan and the pillars that underpin it at moretonbay.qld.gov.au/Services/Reports-Policies/Corporate-Plan

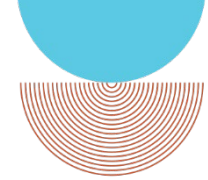
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Purpose

Overview

This report has been prepared in accordance with the Minister's Guidelines and Rules, (the MGR) supporting the amendment to the Moreton Bay Regional Council Planning Scheme 2016 for the Planning Scheme Policies Amendment No. 2 (Planning Scheme Policies amendment). The purpose of this report is to provide a summary of the issues raised in the submissions received during the public consultation period and outline how Council has responded to issues raised.

Residents told Council they want better housing and better neighbourhoods. To achieve this, changes need to be made to Moreton Bay's planning rules via the Better Housing Amendment.

The Planning Scheme Policies amendment is proposed in support of the separate Major Amendment No. 3 - The Better Housing Amendment. Residents' concerns have led Council to draft these amendments. Compelling feedback from Moreton Says surveys (moretonbay.link/moreton-says), customer enquiries, previous submissions and other planning and engagement activities have informed the proposed changes.

At its General Meeting on 8 December 2021, Council resolved to make an amendment to the *MBRC Planning Scheme 2016* (version 6), under Section 20 (S20) of the *Planning Act 2016* for Major Amendment No.3 - the 'Better Housing Amendment'. At its General Meeting on 2 August 2023, Council resolved to make the Planning Scheme Policies amendment to support the changes to the planning scheme proposed by the Better Housing Amendment. The PSPs support the operation of the planning scheme by providing guidance and specifications referenced by the scheme.

The Better Housing Amendment and supporting Planning Scheme Policies amendment proposes a range of updates to the Planning Scheme to enable Council to better address residents' concerns, including:

- lot sizes that can accommodate backyards for outdoor living
- appropriate setbacks and site coverage to avoid overcrowded neighbourhoods and loss of privacy, sunlight and breezes
- diverse types of housing in well-chosen locations that offer affordable lifestyles
- more greenery like open areas, trees and landscaping, so neighbourhoods look and feel good
- better parking requirements to accommodate cars on-site and less on our streets.

In support of the Better Housing Amendment, the Planning Scheme Policies amendment includes changes to the Planning Scheme Policies for Neighbourhood Design, Residential Design and Integrated Design. These changes will align the guidance, standards and specifications of the policies with the changes proposed in the Better Housing Amendment.

We are also proposing changes to the Planning Scheme Policy Township Character to better reflect and support the unique township character of D'Aguilar, Dayboro, Samford Village, Wamuran and Woodford.

The Better Housing Amendment and supporting Planning Scheme Policies amendment underwent concurrent formal public consultation in accordance with Section 20 and Section 22 of the *Planning Act 2016* and the MGR.

This report only considers submissions for the Planning Scheme Policies amendment. A separate report for the Better Housing Amendment has been made available to submitters on that amendment. Refer to Council's Your Say Moreton Bay project webpage

<https://yoursay.moretonbay.qld.gov.au/better-housing-amendment> for details.



Summary of Amendment Process

Amendment to Existing Planning Scheme Policies

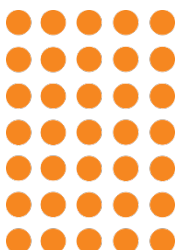
A planning scheme policy must be amended in accordance with Section 22 of the Planning Act 2016. To amend existing planning scheme policies, Council must follow the four steps outlined in the MGR (Figure below). This report satisfies Step 3 of the Planning Scheme Policies amendment. The amendment process is currently at Step 4, subject to a decision of Council to adopt the proposed amendment, following this report being provided to submitters outlining how submissions have been addressed.



The Planning Scheme Policies amendment will not advance unless Major Amendment No. 3 - the 'Better Housing Amendment' is also adopted (see below).

Major Amendment to the MBRC Planning Scheme

The related Major Amendment No. 3 - the 'Better Housing Amendment' is following the process for making a major amendment as per Section 20 of the Planning Act 2016. To amend a planning scheme, Council must follow the seven steps outlined in the MGR (Figure below).





How we engaged

At its General Meeting on 2 August 2023, Council resolved to undertake formal public consultation on both the proposed Major Amendment No. 3 - 'Better Housing Amendment' and 'Planning Scheme Policies Amendment No.2'.

Before we reached out to the community, we reflected on what we had already learned through *Moreton Says*. This provided helpful insights into the views and values of our communities and helped us design a fit-for-purpose engagement approach.

From 7 August to 4 September 2023, we invited stakeholders and community to provide feedback on the proposed amendments. The 20 business days consultation period was in accordance with the statutory requirements set out under Section 22 (S22) of the *Planning Act 2016* and Chapter 3, Part 1, Section 3 of the MGR. Feedback could be provided by:

- completing an online submission form
- lodging a written submission by post, email, or at Council's Customer Service Centres
- doing a quick poll on the project webpage related to the policy directions of the proposed Better Housing Amendment

To enable informed feedback, explanatory information including a project video and the draft Better Housing Amendment instruments were made available online on Council's Your Say Moreton Bay project webpage and in hard copy at Council's Customer Service Centres.

During the consultation period, the project webpage received over 8,400 views and there were 782 downloads of project documents. The most downloaded document was the Secondary Dwellings Policy Directions Paper (192 downloads).

Three bookable Meet the Project Team sessions were offered to raise awareness and provide information. These were held at Caboolture Library (15 August) Strathpine Administration Centre (24 August) and Redcliffe Library (26 August). Bookings for the sessions were via the project webpage or by contacting customer services. Seven people took up this opportunity.

The Better Housing Amendment Project team attended the Queensland Government's Draft *ShapingSEQ* (SEQ Regional Plan) 2023 Update in-person consultation session on 2 September 2023 at the Caboolture Hub.

The project team hosted an online webinar. Registration was via the project webpage and open to all community members. It was attended by 21 people. A recording of the webinar was made available on the project webpage.

The opportunity to provide feedback was promoted through:

- a project webpage on Council's Your Say Moreton Bay website
- an insert in the rates notice distributed from 10 July 2023
- advertisements in Divisional Councillor newsletters distributed 17-28 July 2023
- an advertisement in seven separate local print publications during July 2023
- a public notice online and in print in the Courier Mail on 5 August 2023
- posters and postcards at Council libraries including the Mobile Library between 7 August and 4 September 2023
- posters, postcards, public notice and digital ads at Council's three Customer Service Centres between 7 August and 4 September 2023
- distribution of postcards at Caboolture Family Fun Day (14 August 2023), Petrie Markets (20 August 2023), Redcliffe Markets (27 August 2023) and Sylvan Beach Munch Market (2 September 2023)
- two emails to project subscribers, two Your Say Moreton Bay e-newsletters and one PD News e-newsletter
- a media release
- a social media campaign including five boosted Facebook posts.

Engagement snapshot



2
Written
submissions



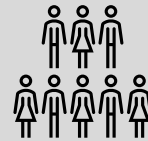
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Residents took up
opportunity to meet
with project team



8,400+
Webpage views



22,340
Facebook users
reached via
five posts



3,100+
Webpage
visitors

What we heard

Moreton says

Through *Moreton Says* our communities have told us:

- maintaining Moreton Bay's identity and character is important as our population grows
- future planning should include parks and recreation places, leafy green character with trees in streets and yards, connections to bushland and waterways and friendly streets for riding bikes and walking.
- it is most important to have buildings that are suitable for the climate and incorporate greenery in future higher density development
- higher density housing is acceptable when it is constructed in locations that are central or close to transport.

What we heard from the consultation undertaken for this project is detailed below.

Quick poll

During the consultation period, a quick poll on the project webpage was used to present three statements relating to the proposed Better Housing Amendment. The quick poll didn't relate to any topics covered by the Planning Scheme Policies amendment.

Details of the quick poll responses by community members are presented in the Consultation Report for the Better Housing Amendment. Refer to Council's Your Say Moreton Bay project webpage

<https://yoursay.moretonbay.qld.gov.au/better-housing-amendment> for details.

Written submissions

During the consultation period for Planning Scheme Policies amendment No. 2, (Planning Scheme Policies amendment) **two (2)** written submissions were received. The written submissions were received via the online submission form.

One (1) submission on the Planning Scheme Policies amendment was in relation to the PSP - Township Character. The main focus of the submission was around including more rural townships within the scope of the PSP for Township Character. The submission also expressed a supportive sentiment overall on the proposed amendments.

A second submission was made with reference to the construction and design standards for laneways in the PSP - Integrated Design (Appendix A). Refer to the 'How we Responded' section below for details of how submissions were themed and considered.

How we responded

Submission review

The submission review process we undertook for both amendments followed five steps.

Step 1: Received and recorded

Council received submissions via post, email or the online form. Each submission was recorded in Council's database for the engagement and allocated a unique reference number.

Each submission was checked to:

- determine if it was "properly made"
- ensure it was not a duplicate.

All submissions received, notwithstanding their "properly made" status, were considered with responses recorded in this report.

Step 2 - Summarised and themed

Each submission was reviewed in detail and a high-level summary of the matters raised was prepared. The matters raised were categorised into themes. Themes allow matters relating to similar issues or concerns to be considered together.

Two themes were identified:

- Planning Scheme Policy Township Character
- Planning Scheme Policy Integrated Design.

The submissions that related to each theme were noted.

Step 3 - Issue identification

Each submission identified for each theme was then reviewed again to determine the specific matter/s related to that theme. This process ensured all matters raised were captured, as a submitter may raise multiple items relating to one theme. Similarly, multiple submitters may raise the same issue or concern. Each submission was then summarised for consideration.

Step 4 - Issue consideration

Each submission matter was considered to determine if the proposed amendment could be improved.

Responses to each matter raised is typically categorised as follows:

- Change made
- No change - Amendment related
- No change - Not specifically related to the proposed amendment.

To ensure appropriate community consultation and transparency around changes to the planning scheme, the MGR includes limits around the matters Council can change post consultation without undertaking public consultation again. This is referred to as the "significantly different" test and is set out in Schedule 2 of the MGR.

Step 5 - Responses

A response to each submission matter was prepared and considered by Council.

The following section summarises the issues raised by submitters and details the submission responses by theme, including identifying if a change has been proposed in response to a submission/s.

Feedback and Council's response

Theme 1 - Planning Scheme Policy Township Character

#	Matter raised by (refer unique identifier -Document Set ID)	Summary of issue	Response	Change proposed in response to submission
1.1	00009328	Planning Scheme Policy Township Character Request the amendment includes townships other than D'Aguilar, Dayboro, Samford Village, Wumuran and Woodford. Consider many other townships would qualify as 'rural' and should be supported for their character.	No change - Amendment related The amendment only proposes changes to the existing Planning Scheme Policy Township Character which only applies to townships that are included in the Township Zone in the planning scheme. Accordingly, other townships outside the Township Zone will not be affected by any changes proposed in the existing Planning Scheme Policy and are therefore not relevant for the amendment in this case. Furthermore, the amendment does not affect any land in the Rural zone. Importantly, other townships have been separately subject to the Townships and Coastal Communities Character Investigation which is a foundational strategic policy investigation about township character values that will help inform the new planning scheme. You can find out more on Council's website: https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MBRC/Great-Places-Program	No

Theme 2 - Planning Scheme Policy Integrated Design

#	Matter raised by <i>(refer unique identifier - Document Set ID)</i>	Summary of issue	Response	Change proposed in response to submission
1.2	00009334	Planning Scheme Policy Integrated Design The proposed amendment of the Integrated Design Planning Scheme Policy mandates the provision of street trees on one side of laneways with a minimum verge width of 1.5m. By increasing the width of laneways, additional costs will be incurred during the development process which will ultimately be borne by aspiring homeowners.	No change - Amendment related Proposed provisions for laneways identified in the Integrated Design PSP do not propose an increase to the existing required minimum overall width of laneways which remains unchanged at 7m. The amendment supports the new requirement to provide tree planting on one side of a laneway by allowing the verge width to be reduced from 1m to 0.5m on one side of a laneway, supporting an increased verge width of 1.5m for tree planting on the opposite side.	No



For more information on our new Corporate Plan and Pillars
scan the QR code or visit moretonbay.qld.gov.au

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moretonbay.qld.gov.au

