

The Hon Jarrod Bleijie MP
Deputy Premier
Minister for State Development,
Infrastructure and Planning
Minister for Industrial Relations

DELIVERING
FOR QUEENSLAND



Our ref: MC23/7665

Your ref: 71130861

14 AUG 2025

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Mr Scott Waters
Chief Executive Officer
Moreton Bay City Council
CEO@moretonbay.qld.gov.au

Dear Mr Waters

Thank you for the letter of 19 December 2023 from the Moreton Bay City Council (the Council) requesting a State Interest Review (SIR) and approval to proceed to public consultation on the proposed Major Amendment No.4 - Morayfield South Emerging Community Area and designated Bushfire Prone Areas (the proposed amendment) to the *Moreton Bay Regional Council Planning Scheme 2016*. I am writing to notify you of the outcome of the SIR.

I am pleased to advise that, in accordance with chapter 2, part 4, section 17.5 of the MGR, I am satisfied the proposed amendment appropriately integrates the relevant State interests and that you may now proceed to public consultation, as outlined in the submitted communication strategy, subject to the enclosed Ministerial conditions.

I have asked for Mr Paul Gleeson, Manager, Planning Services in the Department to assist you with any further queries. You may wish to contact Mr Gleeson on (07) 5352 9717 or by email at paul.gleeson@dsdilgp.qld.gov.au.

Yours sincerely


JARROD BLEIJIE MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations

Enc

Enclosure – Ministerial conditions

Pursuant to section 18 of the *Planning Act 2016*

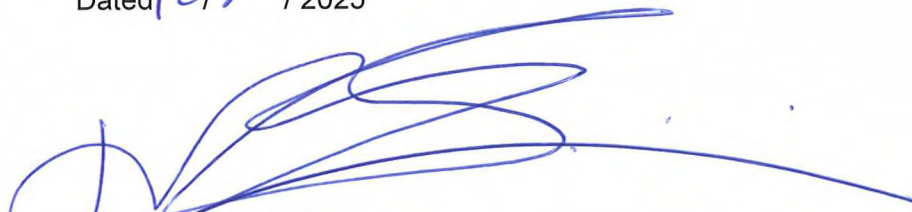
Pursuant to section 18 of the *Planning Act 2016* (Planning Act) and chapter 2, part 4, section 17.6 of the Minister's Guidelines and Rules (MGR), I hereby advise the Moreton Bay City Council (the Council) that it may proceed to publicly consult the proposed Moreton Bay Regional Council Planning Scheme Major Amendment No.4 (the proposed amendment) to the *Moreton Bay Regional Council Planning Scheme 2016* (the planning scheme), subject to the following Ministerial conditions:

CONDITIONS	CONDITION TIMING
State Planning Policy (SPP) – Guiding Principles / MGR 17.2 (d) – Well drafted and clearly articulated	
Administrative corrections 1. Update the proposed amendment instrument to track changes against the current version of the planning scheme. <u>Reason:</u> • The proposed amendment instrument includes changes which were adopted through Major Amendment No.3 on 30 October 2024. For example, table 1.6.1 includes references the Building Regulation 2006, which were amended to reference the Building Regulation 2021 through Major Amendment No. 3. • To ensure clarity and accuracy of the proposed amendment instrument. 2. Amend Part 6 Zones - 6.2.3 Emerging community zone code – 6.2.3.3 Morayfield South precinct - Part H – Criteria for assessable development – Morayfield South precinct to insert - “developed lot”, as follows: Part H - Criteria for assessable development - Morayfield South precinct, <u>developed lot</u> <u>Reason:</u> • Part H only applies for assessable development within the Morayfield South precinct, developed lot. The headings for Part H (page 1542) currently do not state they apply only to developed lots. • To ensure clarity and accuracy of the proposed amendment instrument. 3. Review and update numbering of all examples (Es) in 6.2.3 Emerging community zone code Part E – PO8, Part H – PO75 Part J – PO11 Part J – PO102 Part J – PO103 <u>Reason:</u> • Some examples (Es) were unnumbered in the submitted proposed amendment instrument. • To ensure clarity and accuracy of the proposed amendment instrument	Prior to public consultation.

CONDITIONS	CONDITION TIMING
SPP – State interest: Liveable Communities – Education facilities	
4. Change the amendment to: (a) amend the Morayfield South Precinct to include a new sub-precinct referred to as the “Future State Schools” sub-precinct (b) include the following lots in the Future State Schools sub-precinct <i>State primary school</i> • Lot 1 on RP193758 • Lot 1 and lot 2 on RP190758 • Lot 27 and lot 28 on RP193246 • Lot 1 and lot 2 on RP193386 <i>State primary school</i> • Lot 22, lot 23, lot 24 and lot 25 on RP169606 <i>State primary school</i> • Lot 5 and lot 92 on RP192384 • Lot 1 and lot 2 on RP147878 • Lot 4 on RP178789 • Lot 119 on SL4965 <i>State secondary school</i> • Lot 9 and lot 10 on RP169591 • Lot 3 and lot 4 on RP123021 • Lot 2 on SP337714 • Lot 8 and lot 11 on RP896073 • Lot 7 on RP171283 (c) amend parts 5, 6, 9 and schedule 2 of the planning scheme to reflect the changes identified in attachment 2 (d) make any other consequential amendments required to give effect to the changes identified in items (a) through (c). <u>Reason:</u> • To integrate SPP State interest: Liveable Communities (5) in the proposed planning scheme amendment. • To reflect service delivery planning undertaken by the Department of Education. • To ensure that State school sites in Morayfield South are protected from inappropriate development. • To clearly identify the intended land use of future State school sites for the local community and users of the planning scheme.	Prior to public consultation.

CONDITIONS	CONDITION TIMING
SPP – State interest: Natural hazards, risk and resilience – Bushfire Hazard	
5. Amend Part 2 State planning provisions, section 2.1 State planning policy as follows: Aspects of the State Planning Policy appropriately integrated ... • Safety and resilience to hazards • Emissions and hazardous activities • Natural hazards, risk and resilience (flood, bushfire, landslide, coastal hazards - storm tide inundation areas) Aspects of the State Planning Policy not appropriately integrated • Natural hazards, risk and resilience • Coastal hazards (Erosion Prone Areas) • <u>Bushfire</u> <u>Reason:</u> • To reflect that SPP 2017 for bushfire is not appropriately integrated into the planning scheme. This informs building certifiers, landowners and consultants that the bushfire hazard mapping as shown in the planning scheme is superseded by the current version of the State SPP bushfire mapping.	Prior to public consultation.

Dated 12/8 / 2025



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Attachment 1 – Required amendments to give effect to condition 4

Condition 4 – Required amendments to give effect to the Future State Schools sub-precinct

Planning Scheme Section	Changes - Omit (crossed out) and Insert (underline and bold)
Part 5 Tables of Assessment - 5.5.3.3 Morayfield South precinct - Table 5.5.3.2.2.1 Emerging community zone - Morayfield precinct - Activity Group - Community Activities: - Assessable development - Code assessment	Insert – If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub precinct; iii. on a lot identified on Overlay map - Community activities and neighbourhood hubs; and iv. not otherwise specified. OR If: i. in the Urban neighbourhood sub-precinct; ii. part of a mixed use building; and iii. not other specified. <u>OR</u> <u>If:</u> <u>i. in the future state school sub-precinct; and</u> <u>ii. for an educational establishment</u>
Part 5 Tables of Assessment - 5.5.3.3 Morayfield South precinct - Table 5.5.3.2.2.1 Emerging community zone - Morayfield precinct - Accepted development	<u>Educational establishment, where on an established State School site and including an increase in gross floor area of 10% or less of the existing gross floor area on the site, subject to requirements.</u> <i>Note: the Council can reasonably determine the accepted development requirements.</i>
Part 6 Zones - 6.2.3 Emerging community zone code - 6.2.3.3 Morayfield South precinct - 6.2.3.3.1 Developed lots - 6.2.3.3.1 Purpose - Morayfield South precinct, Developed lot - Figure 6.2.3.3.1 - Morayfield South Structure Plan - And Part 9 Development codes - Figure 9.4.1.3.3.1 - Morayfield South Structure Plan	Amend Figure – Amend the Morayfield South Structure Plan (Figure 6.2.3.3.1 and Figure 9.4.1.3.3.1) to identify Future State School sites. Remove icons and references to ‘Indicative State Primary School’(s) and ‘Indicative State Secondary School’. Identify Future State Schools (per the lot as identified in condition 4) on the Structure Plan and update the legend to include a Future State School sites.

Part 6 Zones - 6.2.3 Emerging community zone code - 6.2.3.3 Morayfield South precinct - Table 6.2.3.3.2 Assessable development - Morayfield South precinct - PO1 (k) and Part 9 Development codes - Table 9.4.1.3.3.1 Assessable development - Emerging community - Morayfield South precinct PO3 (k)	<i>Omit and Insert –</i> k. schools located in the <u>Future State Schools sub-precinct</u> areas-identified to provide educational establishments to service the Morayfield South population. and achieve the outcomes detailed in the Department of Education – New School Site Selection Guidelines dated September 2022 (as amended from time to time). Editor's note - Where a development site is within or near a mapped 'Indicative State Primary or State Secondary School Site' '<u>Future State School</u>' site on Figure 6.2.3.3.1 - Morayfield South Structure Plan, evidence of engagement with the Department of Education will be required to demonstrate compliance with the above assessment benchmark, including written confirmation that the Department of Education is agreeing to the school site or otherwise.
Part 6 Zones - 6.2.3 Emerging community zone code - 6.2.3.3 Morayfield South precinct - Table 6.2.3.3.2 Assessable development - Morayfield South precinct - PO87 – Editors note	<i>Omit and Insert -</i> PO87 Editor's note - Indicative <u>Future state school</u> locations are identified on Figure 6.2.3.3.1 - Morayfield South Structure Plan.
Part 6 Zones - 6.2.3 Emerging community zone code - 6.2.3.3 Morayfield South precinct - 6.2.3.3.1 Purpose - Morayfield South precinct, Developed lot - Overall outcomes applicable to all development in the Morayfield South precinct	<i>Insert –</i> <u>Overall Outcomes – Future State Schools sub-precinct</u> - <u>Development in the Future State Schools sub-precinct is for educational establishments only.</u> - <u>Any interim uses in the Future State School sub-precinct do not compromise the delivery of future educational establishments.</u>
Schedule 3 Mapping Morayfield South Precinct – Sub-precincts	<i>Amend sub-precinct maps -</i> Map the lots identified in condition 4 within the Future State Schools sub-precinct and update the legend accordingly.
Part 6 Zones - 6.2.3 Emerging community zone code - 6.2.3.3 Morayfield South precinct - Part J - Assessable development - Morayfield South precinct, developable lot	<i>Amend Part J as required to correspond to the required amendments to Part H above.</i>