Proposed Caboolture West Neighbourhood Development Plan (Area) No.1 S18 Tailored Amendment

Consultation Report - including State Interest and Public Submission Responses - August 2021

Introduction

This report has been prepared by Moreton Bay Regional Council (MBRC) in accordance with the Chief Executive Notice for the proposed amendment to the Moreton Bay Regional Council Planning Scheme for Neighbourhood Development Plan Area No.1 (NDP1) of the Caboolture West local plan, and the Minister's Guidelines and Rules for making and amending Planning Scheme Policies (PSPs). Its purpose is to summarise the issues raised in the submissions and outline how Council has responded to issues raised.

Background

Council's planning scheme commenced on 1 February 2016. Since this time a number of amendments have been adopted and taken effect as part of maintaining a responsive and contemporary planning framework for the Moreton Bay region.

On 9 December 2020, Council agreed to initiate an amendment to the MBRC Planning Scheme under Section 18 of the *Planning Act 2016* for Neighbourhood Development Plan Area No.1 (NDP1) of the Caboolture West Local Plan. NDP1 is the first of a series of neighbourhood development plans that will be prepared to manage growth within Caboolture West. It is approximately 266 hectares in area and is bounded by the Caboolture River to the north and west, Caboolture River Road to the south and existing suburban residential areas to the east.

The purpose and general effect of the proposed amendment is to facilitate development in NDP1 as the first stage of the Caboolture West local plan. This is achieved through a plan for NDP1 along with supporting provisions in the MBRC Planning Scheme's Strategic framework, Tables of assessment, Caboolture West local plan code, Dwelling house code and associated Overlay mapping where relevant to the Caboolture West local plan.

Specifically, this includes proposed amendments to:

- incorporate a neighbourhood development plan for NDP1 into the existing Caboolture West local plan code.
- introduce a new Planning scheme policy (PSP) for NDP1 that provides relevant background information and an overview of the rationale in preparing NDP1.
- make changes to the Dwelling house code in relation to dwelling houses within the Caboolture West local plan: Urban living precinct - Next generation sub-precinct. This is related to current community issues associated with inadequate on-site open space/ landscaping opportunities and on-site car parking provision for dwelling houses, that are impacting on the amenity and character of new residential neighbourhoods.

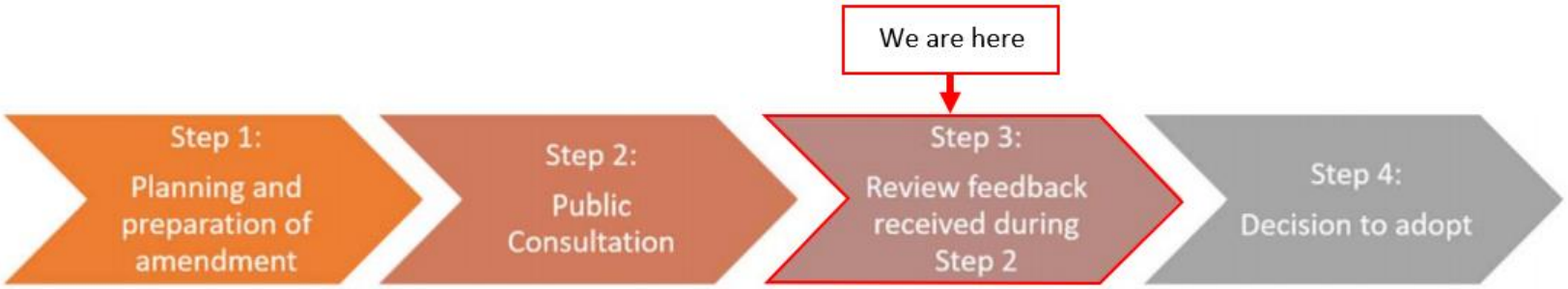
Summary of Amendment Process

Tailored Amendment to the MBRC Planning Scheme

To amend the MBRC Planning Scheme, Council must follow the steps outlined in the Notice from the Chief Executive under Section 18 of the Planning Act 2016. This involves 5 key steps as illustrated in Figure 1 below.

New Planning Scheme Policy

To make a new planning scheme policy and amend existing planning scheme policies, Council must follow the steps outlined in The Minister's Guidelines and Rules. This involves 4 key steps as illustrated in Figure 2 below.



State Interest Review

In accordance with the Notice from the Chief Executive under Section 18 of the Planning Act 2016, Council was required to submit a draft of the proposed planning scheme amendment for NDP1 to the State Government for a State Interest Review. For completeness, a copy of the proposed new PSP was also provided.

Where actions associated with State interests are identified in the State interest review response, Council is required to make changes to the proposed amendment to address these State interests.

Part 1 of this report details both the State interest matters raised and also any general advice/ comments provided by the State on the proposed amendment.

Public Consultation

In accordance with the *Planning Act 2016* Council was required to:

1. Publish a public notice/s about the proposal to amend the planning scheme for NDP1 and make a new PSP as prescribed in the Planning Act 2016, Schedule 2, definition of public notice, paragraph (b) and Schedule 4 of the Minister's Guidelines and Rules.
2. Keep the instruments available for inspection and purchase for a period (the consultation period) stated in the public notice of at least 20 business days after the day the public notices were published in a newspaper circulating in the local government area and on the local government website.
3. Ensure that the public notices stated that any person may make a submission about the proposed amendment and new PSP to the Local Government within the consultation period.

Council undertook the public consultation from 27 April to 25 May 2021 on both the proposed planning scheme amendment for NDP1 and the new PSP for NDP1.

Consultation Activities

In accordance with the Communications Strategy prepared by Council, a number of engagement methods were utilised through the consultation period. The methods utilised are listed below.

Awareness	Information Dissemination
Whole of region ▪ Announcement through Council's social media platforms and other media channels to coincide with commencement of the consultation period and throughout ▪ Update on Council's website ▪ Public notice (in accordance with Schedule 4 in the Minister's guidelines and rules) in the Courier Mail newspaper, customer service centres and available for download on Council's website. **NDP1 specific and surrounding catchment**	▪ Supporting material explaining the proposed amendment and process on the Council website ▪ Information on how to make a properly made submission including an online submission form and printable submission form ▪ Information on how submissions are considered ▪ Access to the proposed amendment for download on Council's website and in customer service centres for inspection and purchase

▪ Letters provided by post to NDP1 landowners (prior to commencement of the consultation period). ▪ Letters provided by post to the surrounding area comprised of the Upper Caboolture suburb and properties along the Caboolture River Rd and Walkers Rd corridors (prior to commencement of the consultation period).	▪ The ability to ask further questions via email or in person by contacting Council by phone or email

Submissions received

During consultation 49 submissions were received on the proposed planning scheme amendment for NDP1. These submissions were then reviewed to identify a total of 87 submission matters being raised.

There were no submissions received on the proposed new PSP for NDP1.

Submission Review Process

The below outlines the submission review process undertaken by Council. Given there were no submissions received on the new PSP for NDP1, this Consultation Report deals only with submissions received in response to the proposed planning scheme amendment for NDP1.

Step 1 - Submission received and recorded

1. Council received the submission via, post, email or using the online form.
2. Each submission was allocated a unique reference number.
3. Each submission was checked to:
    i. Determine if it was "properly made," i.e. the submission meets the following:
        i. be in writing (including by electronic means);
        ii. include the full name and residential or business address of each person making the submission;
        iii. state a postal or electronic address for service of a response to the submission;
        iv. be signed by each person making the submission (unless made electronically);
        v. state the grounds of the submission and the facts and circumstances relied on in support of the grounds;
        vi. be made to Moreton Bay Regional Council; and
        vii. be received by Council on or before 25 May 2021.
    ii. Ensure it was not a duplicate.

Each submission was recorded in Council's database for the engagement.

All submissions received, notwithstanding their “properly made” status, have been considered with responses recorded in this report.

Step 2 - Submission summarised and themed

Each submission was reviewed in detail and a high-level summary of the matters raised prepared.

Each submission was then allocated a ‘theme’ or a number of ‘themes depending on the matters raised. Note: The allocation of themes is a way of categorising submission matters so that similar issues or concerns can be considered together. The themes used related to the proposed amendment and are as follows:

- Theme 1 - Neighbourhood Development Plan No.1 (NDP1)
- Theme 2 - Future Neighbourhood Development Plans
- Theme 3 - Strategic framework
- Theme 4 - Caboolture West local plan - Tables of assessment
- Theme 5 - Caboolture West local plan - Purpose and overall outcomes
- Theme 6 - Caboolture West local plan - Urban living precinct
- Theme 7 - Caboolture West local plan - Green network precinct
- Theme 8 - Caboolture West local plan - Reconfiguring a lot code
- Theme 9 - Dwelling house code
- Theme 10 - Mapping
- Theme 11 - Supporting infrastructure and other matters

Step 3 - Submission issue identification

Each submission identified for each theme was then reviewed again to determine the specific submission matter 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 - Submission issue consideration

Each submission matter was then considered in relation to the proposed amendment to determine if a change or improvement could be made. Not all submission matters resulted in a change or improvement.

Responses to each matter raised were categorised as follows:

- Change made;
- No Change - Amendment related; or
- No Change - Not specifically related to a proposed amendment.

To ensure appropriate community consultation and transparency around changes to the planning scheme, the Queensland Governments Minister's Guidelines and Rules (MGR) includes limits around the matters Council can change post consultation without having to undertake public consultation again. This is referred to as the "significantly different" test and is set out in Schedule 2 of the MGR.

Some submissions were not supported due to technical, policy or legislative reasons, or because they were outside the scope of the advertised amendment to the planning scheme.

Step 5 - Responses

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

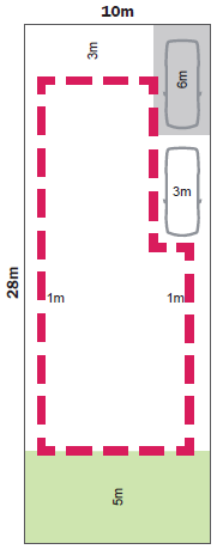
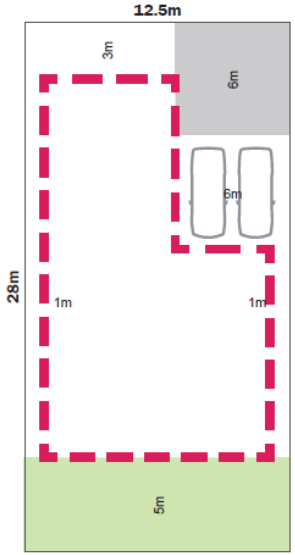
Part 2 of this report details the submission responses.

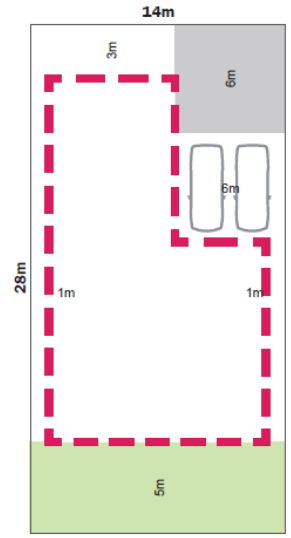
PART 1 - STATE INTEREST REVIEW MATTERS

Required changes to address identified State interests

	Actions	Timing	Council response
	State Planning Policy (SPP) 2017 - State interest: Housing supply and diversity - Policy 8		
A.1	Retain overall outcomes relating to net residential density in the Urban living precinct - Next generation sub-precinct code. <u>Reason:</u> To provide for the diversity of housing expected in a newly emerging community.	Prior to submission of proposed scheme amendment for Minister's signoff	**Change made.** The overall outcomes have been reinstated.
	State Planning Policy (SPP) 2017 - State interest: Housing supply and diversity - Policy 4		
A.2	Revise the requirement for a maximum 50% site cover for dwelling houses in the proposed amendment to provide alternative and more contemporary approaches to achieve council's aspirations for improved built form and urban design outcomes. <u>Reason:</u> To provide an alternative and more contemporary approach for improved built form and urban design outcomes.	Prior to submission of proposed scheme amendment for Minister's signoff	**Change made.** This matter was raised in both the State interest review response and submissions, with 10 submissions raising issues with the proposed changes to maximum site cover. These submissions are dealt with in the following "Part 2 - Summary of issues raised in submissions and Council response, Theme 9 - Dwelling house code" section of this Consultation Report. The proposed site coverage of 50% was intended to mitigate the impacts of larger building footprints on smaller lots at, or above, maximum site cover in a greenfield context. These larger building footprints directly limit open space around buildings and typically share close proximity to adjoining dwellings. In addition to overall privacy and amenity impacts; these building footprints have been found to limit penetration of natural light and breezes/ ventilation into dwellings, opportunities for tree (deep) plantings and natural shade around dwellings, the availability of on-site useable private open space/ outdoor recreation opportunities, and space for domestic utility functions such as clothes drying. In response to observed development outcomes in the region, the proposed change to amend maximum site cover in the Dwelling house code to 50% for Neighbourhood Development Plan No.1 (NDP1) sought to reinforce and clarify existing planning scheme policy focussed on delivering useable, functional and attractive private open space around dwelling houses. Current planning scheme

	Actions	Timing	Council response
			requirements supporting site coverages upwards of 60-75% are not achieving these planning outcomes. In response to this State interest, the proposed site coverage of 50% has since been 'refined' to present a requirement with the same intent and effect, however with greater clarity and transparency on the intended outcome. Accordingly, the following changes have been made to the Dwelling house code in response to the State interest review and submissions: 1. **Site cover** - Revised advertised maximum site cover from 50% to 60%; 2. **Setbacks** - Include a 5 metre rear setback for lots with a frontage of 9.5 metres or greater, to replace the current rear setback requirement which currently reflects the Queensland Development Code; and 3. **Consequential changes** to the corresponding Performance Outcomes and relevant Overall Outcomes. It is noted the above figures of '60%' and '5 metres' will exist as '*Requirements for accepted development*' (RADs) or '*Examples that achieve aspects of the Performance Outcomes*' in the assessable development table of the Dwelling house code. As such, these figures may be subject to alternative 'site based' performance based solutions as part of future development applications. The shift from a maximum 50% site cover to 60% (with inclusion of a 5 metre rear setback for lots with a frontage of 9.5 metres or greater) is not considered to be materially different to what was publicly notified. The proposed changes are considered to reinforce the original intent more transparently and articulate the intended outcome more clearly. When applied, the proposed changes will provide an improved performance-based policy foundation to deliver more useable, functional and attractive private open space areas that better meet the currently stated outcomes in the Dwelling house code, and the intent of the proposed amendment. The proposed response is clear and unambiguous in effect and represents an *'alternative'* and '*more contemporary'* approach than a blanket maximum 50% site cover. It has also been informed by scenario testing across a number of lot frontages and size possibilities (300-450m^2). Three examples each on sites with a 28m depth; and 10m, 12.5m and 14m frontages are shown below:

	Actions	Timing	Council response
			 Site Size 280m² Garage 18m² Private Open Space 50m² Dev Area (ex. garage) 142m² Site Cover % (ex. garage) 50.7% Dev Cover (inc. garage) 160m² Site Cover % (inc. garage) 57%  Site Size 350m² Garage 36m² Private Open Space 62.5m² Dev Area (ex. garage) 165m² Site Cover % (ex. garage) 47% Site Cover (inc. garage) 201m² Site Cover % (inc. garage) 57.4%

	Actions	Timing	Council response
			 Site Size 392m² Garage 36m² Private Open Space 70m² Dev Area (ex. garage) 222m² Site Cover % (ex. garage) 56.6% Dev Area (inc. garage) 258m² Site Cover % (inc. garage) 65.8%
	State Planning Policy (SPP) 2017 - State interest: Liveable communities - Policy 5		
A.3	Amend Figure 7.2.3.9 - Neighbourhood Development Plan No.1 (NDP1) to state, "indicative state primary school (min. 7ha)". Reason: Accurately identifying the site enables sufficient land use and infrastructure planning to be undertaken by private industry, Council and the State Government.	Prior to submission of proposed scheme amendment for Minister's signoff	**Change made.** Figure 7.2.3.9 has been amended to state "indicative state primary school (min. 7ha)"
	State Planning Policy (SPP) 2017 - State interest: Biodiversity - Policy 2		
A.4	Amend the Overlay map - Environmental areas for Neighbourhood Development Plan No.1 (NDP1) to reflect current Matters of State Environmental Significance (MSES) mapping. Reason: The proposed Overlay map - Environmental areas uses outdated MSES mapping.	Prior to submission of proposed scheme amendment for Minister's signoff	**Change made.** Overlay map - Environmental areas has been amended to reflect current MSES mapping where in NDP1.

Consideration of State interest advice/ comments

#	Issue raised by	Summary of issue	Response (Recommendation and rationale)	Change Proposed *(Yes or no)*
A.5	Department of Tourism, Innovation and Sport (DTIS)	**State Planning Policy 2017:** **Liveable communities - Policy 2** Council to meet with officers from DTIS to discuss how the outcomes of Activate! Queensland 2019-2029 can be integrated into the planning for open space across NDP1.	Advice has been noted. Council officers will engage DTIS at the appropriate time during the detailed design of Council-provided open space facilities in NDP1.	**No**
A.6	Department of Education (DoE)	**State Planning Policy 2017:** **Liveable communities - Policy 5** When preparing future amendments to the Caboolture West local area plan, the council are advised that the DoE may require up to 4 state secondary schools and 9 state primary schools. DoE will continue to work with council to ensure adequate provision of state school facilities to support the population growth in Caboolture West.	Advice has been noted. The Caboolture West local plan currently identifies the need for 3 high schools and 9 primary schools within the Caboolture West local plan area. The location of schools will be determined and identified on future Neighbourhood development plans. Council officers will continue to engage with DoE to ensure adequate provision of state school facilities are provided within Caboolture West.	**No**
A.7	Department of Housing and Public Works (DHPW)	**State Planning Policy 2017:** **Liveable communities - Policy 5** Where possible, the district sports centre identified in Figure 7.2.3.9 should enable integration and connectivity with other social infrastructure identified within proximity, including schools, places of worship, and the multi-purpose community centre, including through bikeways and walking tracks to encourage collaboration and shared use.	Advice has been noted. The location of the District sports park: • is adjoining the Green Network Precinct utilising an active transport network linking several neighbourhoods internal and external to NDP1; • can form a node consolidating a range of other community uses including an indicative state primary school, a potential multi-purpose community centre and the local heritage listed Upper Caboolture Uniting Church; • is situated on a major entry point into NDP1 with opportunities for multi-modal access to Caboolture River Road, existing residential neighbourhoods to the south and new neighbourhoods in Caboolture West.	**No**
A.8	Department of Housing and Homelessness Services (HHS),	**Development and construction - Policy 8**	Advice has been noted. The proposed amendment does not propose significant changes to Caboolture River Road outside of NDP1. Council will engage with	**No**

#	Issue raised by	Summary of issue	Response (Recommendation and rationale)	Change Proposed *(Yes or no)*
	Department of Communities, Housing and Digital Economy (DCHDE)	Council to advise DCHDE if proposed significant changes to Caboolture River Road may impact state owned land along this corridor.	affected landowners regarding any future projects involving significant changes to Caboolture River Road.	
A.9	Department of State Development, Infrastructure, Local Government and Planning (DSDILGP)	**Natural hazards, risk and resilience - Policy 2** The fit for purpose assessment provided with the proposed State interest review documents is adequate for the amendment to proceed. It is noted that the current MBRC PSP – Bushfire Prone Areas is based on the previous SPP 1/03 so any proponent could also seek to adopt the SPP NHRR- bushfire guidance assessment benchmarks and the supporting Bushfire Resilient Communities (QFES, 2019) or a combination. Bushfire Management assessments and Bushfire Management Plans prepared in accordance with the Bushfire Prone area PSP with refinements to reflect the more recent documents will allow for appropriate identification of current and future potential bushfire hazard and provide appropriate solutions.	Advice has been noted. The proposed amendment seeks to incorporate Neighbourhood Development Plan No.1 (NDP1) into the Caboolture West local plan. It does not propose to change the Planning Scheme's existing bushfire hazard mapping or related provisions. Council's Environment and Sustainability Policy and Planning Department are currently reviewing the Planning Scheme's bushfire hazard mapping and provisions in consideration of the most recent State Planning Policy and changes in mapping and guidance material. As such, any changes to the bushfire hazard mapping and provisions will be considered as part of a region wide approach and risk assessment that will likely lead to a future planning scheme amendment.	**No**
A.11		**Energy and water supply - Policy 1** The Council is to consider including the alignment of the Northern Pipeline Interconnector (NPI) on infrastructure plans associated with the NDP1 amendment and structure plan.	Advice has been noted. The Northern Pipeline Interconnector (NPI) is already identified as a bulk water supply infrastructure buffer in the Planning Scheme's Overlay map - Infrastructure buffers. Existing provisions applicable to development in Caboolture West require that where development is proposed within a bulk water supply infrastructure buffer it is to be located, designed and constructed to protect the integrity of the water supply pipeline and maintain adequate access for any required maintenance or upgrading work to the pipeline.	**No**
A.12		**Energy and water supply - Policy 1** The Council is to consider adding a note to PO77 of 7.2.3.7 Reconfiguring a lot code - *Note - Where works are proposed in proximity to bulk water supply infrastructure, necessary consents under section 192 of the Water Supply (Safety and Reliability) Act 2008 will be required.*	Advice has been considered and change made.	**Yes**

#	Issue raised by	Summary of issue	Response (Recommendation and rationale)	Change Proposed *(Yes or no)*
A.13		**Infrastructure integration - Policy 2** The Council is to consider a future interim amendment to their local government infrastructure plan to include NDP1 within the priority infrastructure area.	Advice has been noted for consideration as part of a future amendment to the local government infrastructure plan.	**No**
A.14		**Planning Act 2016** **Section 8(5) of the Planning Act** A local planning instrument must not include a provision about building work, to the extent the building work is regulated under the building assessment provisions, unless allowed under the Building Act. The Council is to investigate and amend where necessary provisions throughout the planning scheme as part of the overall planning scheme review.	Advice has been noted for future consideration as part of an overall planning scheme review.	**No**

PART 2 - SUMMARY OF ISSUES RAISED IN SUBMISSIONS AND COUNCIL RESPONSE

Theme 1 - Neighbourhood Development Plan No.1 (NDP1)

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
1.1	00000640	**Indicative state primary school - Size and location** Concern regarding the location and size of the proposed indicative primary school.	**No Change - Amendment related** The Caboolture West local plan identifies the need for a primary school within proposed Neighbourhood Development Plan No.1 (NDP1). Proactively selecting an appropriate site on which to establish a new school is an important decision to ensure this critical community infrastructure is well-located and functions as an integral part of the future community. The location, size, shape, topography and provision of services to a school site are key considerations. These affect the cost and ability to deliver a school; operational efficiencies including student safety in accessing the school; and can also support future expansion opportunities. As part of the State interest review response provided by the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP), an action was required to clarify that the proposed school is to be nominated as an "*indicative state primary school (7 ha min)"* in line with the Queensland Department of Education's (DoE) guidelines. Accordingly, the proposed NDP1 identifies the indicative state primary school on Figure 7.2.3.9 as requiring a minimum of 7 hectares (ha) of land. The identified location provides an opportunity for co-location with other community uses (e.g. District sports park, multi-purpose community centre), and is supported by the proposed NDP1 road network which provides interconnected and high-quality road and active transport connections.	No
1.2	00000630	**Consistency with development application proposals** Oppose any provisions that are not reflective of outcomes produced through the development application process for current applications.	**No Change - Amendment Related** The Council-led proposed Neighbourhood Development Plan No.1 (NDP1) has been prepared in accordance with the Caboolture West local plan and the Planning scheme policy - Neighbourhood design. Other relevant	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			matters, including but not limited to the variation request applications within NDP1 were taken into consideration during the preparation of the proposed amendment however, at the time of preparing the amendment and this report, the current development applications were still being considered by Council. It is acknowledged that variation request applications represent a pathway that is available for development under the *Planning Act 2016*. However, variation requests only apply to the development/ land over which the variation request was lodged, and so cannot serve to regulate the future planning of an area outside of this. It is also uncommon for such applications to consider holistic matters such as preferred locations of public schools, emergency services, major sporting facilities and other community infrastructure. Accordingly, Council-facilitated NDPs are considered the best available option (at this time) to deliver integrated land use and infrastructure planning for the scale of development anticipated. Notwithstanding, Council is committed to investigating potential future alternative sequencing mechanisms with the State Government however, this is outside the scope of the current amendment.	
1.3	00000630 00000658	**Indicative primary school - Designation and land acquisition** Questions how the land for the indicative primary school will be acquired without specific commitments from a public or private provided.	**No Change - Amendment Related** As part of the State interest review response provided by the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP), an action was required to clarify that the proposed school is to be nominated as an "*indicative state primary school (7 ha min)"* in line with the Queensland Department of Education's (DoE) guidelines. Accordingly, the proposed NDP1 identifies the indicative state primary school on Figure 7.2.3.9 as requiring a minimum of 7 hectares (ha) of land. Acquisition of land for the purposes of a state school is the responsibility of the Department of Education (DoE). Council is and continues to work with DoE to ensure the proposed indicative state primary school as identified on the proposed	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			Neighbourhood Development Plan No.1 (NDP1) is appropriately integrated with surrounding land uses and infrastructure.	
1.4	00000640	**District sports park - Designation, location and size** Concern regarding the designation, location and size of the proposed District sports park. Additional concern regarding the implementation and acquisition of land for the proposed District sports park.	**No Change - Amendment Related** The Caboolture West local plan identifies a need for a District sports park in Neighbourhood Development Plan Area No.1 (NDP1) and allocates a location. To maintain the integrity of the overall Caboolture West local plan it is important that a suitable site be provided for in NDP1. The location was subject to further analysis as part of the proposed amendment preparation. This identified that a large percentage of the location is constrained by flooding and environmental values resulting in a useable site area of only 8 hectares. In response to the limitations of that site, Council officers undertook an assessment of alternative location options for the district sports park within the NDP1 area. The land identified in the proposed NDP1 was selected based on the following considerations: • Ability to deliver a district sports park that achieves the Desired Standards of Service (DSS) as outlined in the Planning Scheme's Local Government Infrastructure Plan (LGIP); • Proximity to the NDP1's proposed arterial/sub-arterial road network; • Proximity to the Green network precinct to enable active transport access; • Opportunities for land use integration i.e. co-location with other community facilities. As well as providing sports facilities to meet Council's DSS, the District sports park is a key neighbourhood development planning element for the proposed NDP1 to: • Secure a significant portion of the overall sports park provision for the Caboolture West local plan area. • Deliver critical community infrastructure in the first phase of development in this major growth area.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			• Establish a statutory framework to deliver this important community infrastructure. • Provide direction in the assessment of development applications in NDP1.	
1.5	00000640	**Green network precinct - Existing buildings and structures** Objection to having the Green network precinct identified over existing buildings and structures.	**No Change - Amendment Related** The proposed Neighbourhood Development Plan No.1 (NDP1) identifies a refined Green network precinct (GNP) for NDP1 following further assessment relating to the location of flood hazard, slopes and significant vegetation. The GNP in NDP1 is generally based on: • 100 metre setback from the top of the geomorphic stream channel (Caboolture River - Waterways Buffer (W1); • 20 metre setback from the top of the geomorphic stream channel (Waterways Buffer (W3)); • Matters of State Environmental Significance (MSES) current mapping layers (2020) in accordance with the State Planning Policy 2017; • Landslide hazard overlay - areas with a slope of 15% or greater; • Flood hazard overlay - Medium and high-risk flood hazard areas. The proposed amendment provides a clear delineation of urban areas (i.e. Urban living precinct) and non-urban areas (i.e. Green network precinct). Regarding existing/lawful uses within the GNP, the local plan anticipates interim uses (including a Dwelling house on a developable lot) in the GNP and provides provision for building work to occur. Any existing development that has been lawfully approved/established or has existing use rights may continue to operate once the proposed amendment comes into effect. This includes for instance, an established dwelling house continuing in its usual operation, and allowing for any associated building work (e.g. renovations).	No
1.6	00000640	**Road network - Existing buildings and structures**	**No Change - Amendment Related** A key structural element of the proposed Neighbourhood Development Plan No.1 (NDP1) is the road network for the area. This provides a	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
		Objection to having the indicative road network identified over existing buildings and structures.	framework for how local streets and other infrastructure networks are aligned and delivered for efficiencies in access and traffic management. This influences the pattern of future development - e.g. the way that future lots are designed and oriented, where future centres are located and how these are designed, how access to schools and parks is supported. The location of the 'higher order' road network (i.e. collector road and above) in NDP1 has been focussed on: • creating opportunities for public transport routes; • connecting with planned major routes in other parts of Caboolture West, including the future town centre to the north and future local centre to the west of the NDP1 area; and • providing safe and efficient access from neighbourhoods to key destinations including the District sports park and active transport network within the Green neighbourhood precinct. The detailed location and design of the proposed road network will be determined through the assessment of development applications. During this process specific focus and analysis is undertaken to refine road alignments, identify access points, confirm design standards that apply, sequencing of road development, as well as the ongoing maintenance of these roads.	
1.7	00000628 00000637	**Local centre sub-precinct** Recommend that the Local centre sub-precinct be expanded to include an additional specific property on Caboolture River Road, Upper Caboolture.	**No Change - Amendment Related** The proposed amendment seeks to ensure the Local centre sub-precinct identified on the proposed Neighbourhood Development Plan No.1 (NDP1) does not exceed the role, function and scale of a local centre as articulated in the Caboolture West centres hierarchy. A local centre generally comprises a full-line supermarket and convenience stores providing 5,000m^2 - 7,000m^2 of retail Gross Floor Area (GFA). Expanding the Local centre sub-precinct into adjoining land would likely result in a centre that exceeds the role, function and scale of a local centre. The merits of such an expansion would require detailed economic needs assessment and considerations as part of any related future development application process.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
1.8	00000617	**Road network - External road connection** Concern that the external road shown to connect NDP1 to Willowleaf Circuit is in a Flood hazard area and will restrict access to existing private properties. Recommends the connection instead align with the development proposal for adjacent property on Caboolture River Road, Upper Caboolture.	**No Change - Amendment Related** The external road connection identified on the proposed Neighbourhood Development Plan No.1 (NDP1) will provide an important connection between future residential development within and outside of NDP1. A review of the flood hazard overlay map indicates that the proposed road's location is not located in a flood hazard area. As the location of the proposed road is located outside of any hazard and provides the most direct route between the two areas, the location of the road is considered appropriate. The detailed location and design of roads as identified in the proposed NDP1 will be further determined through the assessment of development applications.	No
1.9	00000644	**Road network - Proposed intersection at Caboolture River Road and Albert Circuit** Objection to the proposed all turns intersection at Caboolture River Road and Albert Circuit. Recommends relocating the intersection to the corner of Caboolture River Road and Hausmann Lane.	**No Change - Amendment Related** It is important for the proposed amendment to identify major road infrastructure at a strategic level in response to projected future traffic volumes and demand on the local traffic network, including intersections. These pieces of infrastructure are critical to the delivery of the proposed Neighbourhood Development Plan No.1 (NDP1) and Caboolture West as a whole. Further infrastructure planning to be undertaken will ensure the road network (and intersections) reflect desirable community and operational outcomes. The detailed design and location of intersections as identified on the proposed NDP1 will be further determined through the assessment of development applications. This will allow for functionality to be considered and costs to be determined.	No
1.10	00000321 00000334 00000604 00000606 00001372 00000621	**Road network - Caboolture River Road** Concern that growth in Caboolture West will not be matched by improvements to Caboolture River Road. Requests information on how the road will cater for an increase in traffic.	**No Change - Amendment Related** Caboolture River Road is planned to be an arterial road along the whole length of Neighbourhood Development Plan Area No.1 (NDP1). This is consistent with its designation in the Caboolture West local plan as a "Major street 4 lanes," which has formed part of the Planning Scheme since its commencement in February 2016. This continues to be shown on the proposed NDP1 structure plan.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			The Caboolture River Road corridor to the east of NDP1 is defined by the existing adjacent residential development which influences the future form of the road. In the vicinity of NDP1 and further westwards into the Caboolture West local plan area, Caboolture River Road is less constrained by existing development. Upgrades will respond to both immediate and future demands. The Boulevard - Dual Carriageway (without on-street car parking) cross-section will inform the design of Caboolture River Road and provides a centre-median that enables the provision of turning lanes and addressing location specific topographical issues (split carriageways). The centre-median ensures that pedestrian crossing refuges can be provided, and landscaping, street trees and stormwater quality elements incorporated. Further detailed information explaining the Boulevard - Dual Carriageway (without on-street car parking) road type can be found in the Planning scheme policy - Integrated Design - Appendix A Streets, Roads & Utilities which is available on Council's website at: www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MBRC/Document Whilst it is acknowledged that these future upgrades will change the character of the road connection, the width and exact alignment of the road is yet to be confirmed through further detailed design work. Further infrastructure planning will ensure the ultimate design reflects desirable community and operational outcomes. Upgrades to Caboolture River Road will be of a scale (arterial road) to provide additional capacity for the anticipated growth and will be sequenced to accommodate increased demand.	
1.11	00000611	**Active transport infrastructure - Support** Supports the provision of active transport infrastructure, specifically cycling infrastructure.	**No Change - Amendment Related** The proposed Neighbourhood Development Plan No.1 (NDP1) identifies a road network to support future development in the area. NDP1 includes an active transport network (i.e. for walking and cycling) that utilises the proposed road network, the Green network precinct (where environmental values are not compromised) and the location of parks and centres to support movement to key destinations. The detailed design and location of the active transport network in NDP1 will be provided in accordance	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			with the MBRC Planning Scheme and other relevant standards called up in desired standards of service for the active transport network.	
1.12	00000609 00000608 00000631	**Road network - Specific property on Craig Rd, Upper Caboolture** Concern that the proposed road network as identified on NDP1 detrimentally affects the specific property on Craig Rd, Upper Caboolture. Request that the proposed roads be relocated to be totally removed from the subject property	**No Change - Amendment Related** The proposed Neighbourhood Development Plan No.1 (NDP1) identifies a preferred alignment and conceptual hierarchy for a new road that would provide a logical extension of Tinney Road to service north-south movement throughout NDP1 and the greater Caboolture West area. The road link is already recognised in the current Caboolture West Structure Plan (Caboolture West local plan), which has been part of the Planning Scheme since its commencement in February 2016. The proposed road is a critical link to unlock this major growth area to support a series of connected communities. Council acknowledges the subject property forms a future development site (subject to a current development application) that will contribute to creating a new community in Neighbourhood Development Plan Area No.1 (NDP1) and Caboolture West. Whilst the ultimate alignment of the road connection is yet to be resolved (through the development process), it is acknowledged the proposed road will likely have some level of impact on the subject property. Notwithstanding, it is considered there is a viable pathway for an appropriate development outcome on the subject property that supports delivery of important road infrastructure, whilst still achieving a development yield and outcome comparable to what is currently proposed. Council officers will continue to work with the development proponent in achieving these balanced outcomes in the context of the current development application.	No
1.13	00000633	**Road network - Impacts on existing accesses** Concern that the proposed road network as identified on NDP1 will impact on existing accesses to private properties.	**No Change - Amendment Related** A key structural element of the proposed Neighbourhood Development Plan No.1 (NDP1) is a road network for the area. This provides a framework for how local streets and other infrastructure networks are aligned and delivered for efficiencies in access and traffic management. This influences the pattern of future development - e.g. the way that future	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			lots are designed and oriented, where future centres are located and how these are designed, how access to schools and parks is supported. The location of the 'higher order' road network (i.e. collector road and above) in NDP1 has been focussed on: • creating opportunities for public transport routes; • connecting with planned major routes in other parts of Caboolture West, including the future town centre to the north and future local centre to the west of the NDP1 area; and • providing safe and efficient access from neighbourhoods to key destinations including the District sports park and active transport network within the Green neighbourhood precinct. The detailed location and design of the proposed road network will be further determined through the assessment of development applications. During this process specific focus and analysis is undertaken to refine road alignments, identify access points, confirm design standards that apply, sequencing of road development, as well as the ongoing maintenance of these roads. This process will also consider where roads are located in relation to existing access points.	
1.14	00000321	**Flood hazard** Concern that development will occur in the flood hazard areas adjoining the Caboolture River.	**No Change - Amendment Related** The Green network precinct (GNP) in Neighbourhood Development Plan No.1 (NDP1) encompasses most of the High risk and Medium risk flood areas as identified on Overlay map - Flood hazard. Any development proposed in these areas will be subject to the Green network precinct code requirements of the Caboolture West local plan and the Flood hazard overlay code requirements. The GNP does not support sensitive uses that may present an unacceptable risk to people or property from flooding. Some minor medium risk areas are identified outside of the GNP, in the Urban living precinct. Where development is proposed in these areas it will still be subject to the Flood hazard overlay code requirements. As part of the initial State Government review of the proposed amendment, Council was required to provide a fit-for-purpose flood risk assessment for NDP1. This assessment can be found in the State	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			Government Background Report located on https://yoursay.moretonbay.qld.gov.au/caboolture-west-ndp1.	
1.15	00000622 00000632 00000636 00000643	**Purpose of proposed amendment** Suggests that the proposed amendment is unnecessary as the development application process has produced excellent results and outcomes.	**No Change - Amendment Related** The Caboolture West Local Plan seeks to manage the planning and sequencing of development for approximately 68,000 new residents across a 40-year growth horizon. Establishing the right planning framework for Caboolture West is a priority for the Moreton Bay Region to unlock growth, address housing supply, choice and affordability, in addition to identifying and sequencing the infrastructure necessary to support what will ultimately become a new regional city in South East Queensland. The infrastructure investment to service this new regional city will be both State and local government led, and the need for a managed, coordinated and agreed land development sequencing strategy is critical to ensure infrastructure needs (such as major roads, public schools, emergency services, major sporting facilities and other community infrastructure) are delivered as required to support planned growth. Proposed Neighbourhood Development Plans (NDPs) are intended to lead the delivery of integrated land use and infrastructure outcomes as urban development progresses in Caboolture West, and have been part of the MBRC Planning Scheme since its commencement on 1 February 2016. The Council-led proposed Neighbourhood Development Plan No.1 (NDP1) has been prepared in accordance with the Caboolture West local plan and the Planning scheme policy - Neighbourhood design. Other relevant matters, including but not limited to the variation request applications within NDP1 were taken into consideration during the preparation of the proposed amendment however, at the time of preparing the amendment and this report, the current development applications were still being considered by Council. It is acknowledged that variation request applications represent a pathway that is available for development under the *Planning Act 2016*. However, variation requests only apply to the development/ land with which the variation request was lodged, and so cannot serve to regulate the future planning of an area outside the variation request application's area like a planning scheme. It is also uncommon for such applications to consider	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			holistic matters such as preferred locations of public schools, emergency services, major sporting facilities and other community infrastructure. Accordingly, Council-facilitated NDPs are considered to be the best available option (at this time) to deliver integrated land use and infrastructure planning for the scale of development anticipated. It is acknowledged Council is committed to investigating potential alternative sequencing mechanisms with the State Government however, this is outside the scope of the current amendment. The Council-led NDP1 provides a planning framework to support a complete urban community of approximately 2,500–3,000 new dwellings over the next 10–15 years that includes: ▪ a diverse range of housing options in well-designed and walkable neighbourhoods; ▪ planning for a new State primary school; ▪ district level sporting fields and a network of local parks; ▪ approximately 70 hectares of green space of which nearly 4.5 kilometres fronts the Caboolture River with pedestrian and bike paths; and ▪ a local centre to accommodate shopping and other services.	
1.16	00000638	**Residential yield** Concern that the proposed amendment significantly reduces the residential yield of NDP1.	**No Change - Amendment related** The Council-led Neighbourhood Development Plan No.1 (NDP1) provides a planning framework to support a complete urban community of approximately 2,500–3,000 new dwellings over the next 10–15 years that includes: • a diverse range of housing options in well-designed and walkable neighbourhoods; • planning for a new State primary school; • district level sporting fields and a network of local parks;	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			• approximately 70 hectares of green space of which nearly 4.5 kilometres fronts the Caboolture River with pedestrian and bike paths; and • a local centre to accommodate shopping and other services. Reconfiguring a lot in the Urban living precinct is anticipated to achieve a net residential density of between 11-30 lots per hectare. This has been further reinforced as a consequence of an action received as part of the State interest review response, requiring relevant Overall outcomes in the Caboolture West local plan code - Next generation sub-precinct, referring to minimum net densities, to be reinstated. This includes the following Overall outcomes: • Residential dwelling mix in a Next generation sub-precinct is aimed at achieving a minimum net density of 20 dwellings per hectare. • Development within 400m walking distance of a Local centre sub-precinct must include a mix of low rise apartments, row houses and plexes to achieve a minimum net density of 30 dwellings per hectare. The proposed amendment does not compromise the ability for development to achieve this net density range, and will be implemented through the assessment of future development applications.	
1.17	00000334	**Support for amendment** Supports the proposed amendment, noting that the development will bring growth, jobs, and more residents to the area.	**No Change - Amendment Related** Support noted.	No

Theme 2 - Future Neighbourhood Development Plans

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
2.1	00000636 00000630 00000632 00000642 00000643 00000649	**Future neighbourhood development plans and process** Concern that the proposed amendment restricts the ability for development proponents to prepare future NDPs, and that a planning scheme amendment is now necessary to achieve development approval. It is suggested that the proposed amendments change the intent of the current planning scheme in relation to the preparation of NDPs, referencing conflicts with the Caboolture West Information Sheet and correspondence from the Planning Minister regarding the 2017 former proposed major planning scheme amendment. Requests further amendments to the planning scheme to • allow development proponents to prepare and lodge NDPs via a development application; and • allow the boundaries of approved NDPs to be altered where a logical extension, having regard to infrastructure capacity and the planning scheme, exists.	**No Change - Amendment Related** The Caboolture West Local Plan seeks to manage the planning and sequencing of development for approximately 68,000 new residents across a 40-year growth horizon. Establishing the right planning framework for Caboolture West is a priority for the Moreton Bay Region to unlock growth, address housing supply, choice and affordability, in addition to identifying and sequencing the infrastructure necessary to support what will ultimately become a new regional city in South East Queensland. The infrastructure investment to service this new regional city will be both State and local government led, and the need for a managed, coordinated and agreed land development sequencing strategy is critical to ensure infrastructure needs (such as major roads, public schools, emergency services, major sporting facilities and other community infrastructure) are delivered as required to support planned growth. Proposed Neighbourhood Development Plans (NDPs) are intended to lead the delivery of integrated land use and infrastructure outcomes as urban development progresses in Caboolture West, and have been part of the MBRC Planning Scheme since its commencement on 1 February 2016. It is acknowledged that variation request applications represent a pathway that is available for development under the *Planning Act 2016*. However, variation requests only apply to the development/ land with which the variation request was lodged, and so cannot serve to regulate the future planning of an area outside the variation request application's area like a planning scheme. It is also uncommon for such applications to consider holistic matters such as preferred locations of public schools, emergency services, major sporting facilities and other community infrastructure. Accordingly, Council-facilitated NDPs are considered to be the best available option (at this time) to deliver integrated land use and infrastructure planning for the scale of development anticipated. It is acknowledged Council is committed to investigating potential alternative	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			sequencing mechanisms with the State Government however, this is outside the scope of the current amendment. The Council-led NDP1 provides a planning framework to support a complete urban community of approximately 2,500–3,000 new dwellings over the next 10–15 years that includes: ▪ a diverse range of housing options in well-designed and walkable neighbourhoods; ▪ planning for a new State primary school; ▪ district level sporting fields and a network of local parks; ▪ approximately 70 hectares of green space of which nearly 4.5 kilometres fronts the Caboolture River with pedestrian and bike paths; and ▪ a local centre to accommodate shopping and other services.	
2.2	00000632 00000630 00000636 00000649	**Proposed amendments to Neighbourhood Development Plan policy** Concern that the proposed amendments alter rights from an existing land use, interim land use and ultimate land use perspective. Requests confirmation that the proposed amendments regarding Neighbourhood development plans will not retrospectively apply to properly made development applications, development approvals and/or lawfully established development.	**No Change - Amendment Related** Any existing development that has been lawfully approved/established or has existing use rights may continue to operate once the proposed amendment comes into effect. A development application deemed properly made prior to the proposed amendment coming into effect will be assessed under the version of the planning scheme in place at the time. Current development permits and/or existing lawful use rights enable the continuation of approved and existing uses on site in accordance with the *Planning Act 2016*.	No

Theme 3 - Strategic Framework

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
3.1	00000658	**Caboolture West** Concern that the Strategic framework is restrictive, lacks flexibility and does not provide a relevant community vision for Caboolture West.	**No Change - Amendment Related** The Strategic Framework recognises that ongoing further investigation and planning of Caboolture West through the preparation of neighbourhood development plans is required to coordinate and integrate land use and infrastructure. The proposed amendment for Neighbourhood Development Plan No.1 (NDP1), does not vary this premise, and sought to provide clarification and consistency changes to the Strategic Framework only. The Caboolture West Local Plan seeks to manage the planning and sequencing of development for approximately 68,000 new residents across a 40-year growth horizon. Establishing the right planning framework for Caboolture West is a priority for the Moreton Bay Region to unlock growth, address housing supply, choice and affordability, in addition to identifying and sequencing the infrastructure necessary to support what will ultimately become a new regional city in South East Queensland. The infrastructure investment to service this new regional city will be both State and local government led, and the need for a managed, coordinated and agreed land development sequencing strategy is critical to ensure infrastructure needs (such as major roads, public schools, emergency services, major sporting facilities and other community infrastructure) are delivered as required to support planned growth. Proposed Neighbourhood Development Plans (NDPs) are intended to lead the delivery of integrated land use and infrastructure outcomes as urban development progresses in Caboolture West, and have been part of the MBRC Planning Scheme since its commencement on 1 February 2016. It is acknowledged that variation request applications represent a pathway that is available for development under the *Planning Act 2016*. However, variation requests only apply to the development/ land with which the variation request was lodged, and so cannot serve to regulate the future planning of an area outside the variation request application's area like a planning scheme. It is also uncommon for such applications	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			to consider holistic matters such as preferred locations of public schools, emergency services, major sporting facilities and other community infrastructure. Accordingly, Council-facilitated NDPs are considered to be the best available option (at this time) to deliver integrated land use and infrastructure planning for the scale of development anticipated. It is acknowledged Council is committed to investigating potential alternative sequencing mechanisms with the State Government however, this is outside the scope of the current amendment. The Council-led NDP1 provides a planning framework to support a complete urban community of approximately 2,500–3,000 new dwellings over the next 10–15 years that includes: ▪ a diverse range of housing options in well-designed and walkable neighbourhoods; ▪ planning for a new State primary school; ▪ district level sporting fields and a network of local parks; ▪ approximately 70 hectares of green space of which nearly 4.5 kilometres fronts the Caboolture River with pedestrian and bike paths; and ▪ a local centre to accommodate shopping and other services. Furthermore, Council acknowledges its obligation to review the planning scheme every ten (10) years in accordance with the *Planning Act 2016*. Whilst the implementation of future NDPs or other actions may necessitate some further changes to the Strategic Framework in the short-medium term, more substantial changes to the Strategic Framework, as they affect Caboolture West, will be considered holistically as part of this future review.	
3.2	00001374 00001373	**Caboolture Planning Area - Natural Environment and Landscape**	**No Change - Amendment Related** The Green network precinct (GNP) within Neighbourhood Development Plan No.1 (NDP1) encompasses all relevant Matters of Environmental Significance (MES). The GNP protects areas with significant	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
		Concern that there are no localised environmental reports for NDP1 and questions how specific outcomes regarding koala networks have been addressed in the proposed amendment.	environmental values and includes additional land allowing for rehabilitation to enhance habitat corridors. Appropriate land uses and associated provisions already in the local plan code for the GNP will support these outcomes. The proposed amendment does not change these provisions and does not support urban development within the GNP. NDP1 does not contain areas of Matters of National Environmental Significance and is not within a koala priority area and does not contain core koala habitat area. Additionally, the Environmental areas overlay map for NDP1 will be revised in accordance with an action arising from the State interest review response to incorporate the most recent State mapping for Matters of State Environmental Significance. The potential impacts of development on environmental values, including the protection of important environmental and wildlife corridors, will be assessed in detail through the development application process. Ecological assessment is an integral part of the development application process and associated detailed site design. When a proposed development has the potential to adversely impact on environmental areas, an ecological assessment report will be required to inform Council's assessment.	
3.3	00001374 00001373	**Caboolture Planning Area - Natural Environment and Landscape/ Water Management** Concern that riparian stream order has not been identified in NDP1 and questions how specific outcomes regarding total water cycle management have been addressed in the proposed amendment.	**No Change - Amendment Related** The Green network precinct within Neighbourhood Development Plan No.1 (NDP1) allocates a W1 (100 metre) buffer to the Caboolture River and a W3 (20 metre) buffer to the minor tributary in the south-east corner of NDP1. More broadly, the Caboolture West local plan contains requirements to improve bank stability and resilience of waterways within the Green network precinct (GNP) in accordance with: • Council's adopted Total Water Cycle Management Plan; • Stormwater management design objectives of the State Planning Policy 2017 as outlined in Schedule 10 of the MBRC planning scheme.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			• Water quality objectives as outlined in *Environmental Protection (Water) Policy 2009*. These aspects will be assessed accordingly through the development application process.	

Theme 4 - Caboolture West - Levels of Assessment

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
4.1	00000630 00000776 00000632 00000643	**Dwelling house and Sales office** Concern that the proposed amendments to the Urban living precinct tables of assessment restrict existing and future use rights for legitimate uses, such as Dwelling house and Sales offices.	**No Change - Amendment Related** The proposed amendment provides for reduced levels of assessment for uses anticipated in the Urban living precinct - Next generation sub-precinct and Local centre sub-precinct where on land containing an approved Neighbourhood Development Plan. Development on land not containing an approved Neighbourhood Development Plan will be impact assessable. The proposed amendment does not change levels of assessment for interim uses in Caboolture West. A Sales office is identified as '*accepted development subject to requirements'*. The levels of assessment for a Sales office is not dependent on an approved Neighbourhood Development Plan. Dwelling houses, where not on a developed lot, may establish as an Interim use. In regard to existing use rights, current development permits and/or existing use rights enable the continuation of approved and existing uses on site in accordance with the *Planning Act 2016*. Furthermore, a development application deemed properly made prior to the proposed amendment coming into effect will be assessed under the version of the planning scheme in place at that time.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
4.2	00001374 00001373	**Operational works, clearing vegetation not associated with a material change of use or reconfiguring a lot** Questions how the Green network will be rehabilitated.	**No Change - Amendment Related** The Green network precinct code does not support vegetation clearing in the Green network precinct (GNP) unless for the following activities: • infrastructure and services associated with reconfiguring a lot and land development; • utilities; • parks and open space areas; • environmental and recreational facilities; • revegetation projects. Where development results in the loss or degradation of habitat value in the GNP as a result of one or more of the above listed activities, development must undertake revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework and Planning scheme policy - Environmental areas.	No
4.3	00001374 00001373	**Operational works, taking or interfering with water (dams)** Questions how Council intends to decommission long-established dams which were established on natural drainage lines.	**No Change - Not specifically related to a proposed amendment** The Site earthworks code in the Planning Scheme requires earthworks, including the filling or excavation of an existing dam, to minimise adverse impacts on amenity, stability, drainage, and environmental quality of the immediate and surrounding area. Earthworks must also avoid creating or accentuating problems associated with stormwater flows and drainage systems on land adjoining the site. Any development application involving filling an existing dam would need to be supported by a Stormwater Management Plan (prepared in accordance with the current Planning scheme policy - Stormwater management) to demonstrate how the development achieves the relevant provisions in the Site earthworks code. This plan would be assessed by Council as part of the development application process.	No
4.4	00000647	**Proposed new level of assessment qualifier**	**No Change - Amendment Related**	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
		Clarification is sort regarding the new proposed assessment qualifier in the Urban living precinct.	The proposed amendment provides for reduced levels of assessment where on land that is part of an approved Neighbourhood Development Plan, and for uses on a developed lot and specifically identified in the Urban living precinct - Next generation sub-precinct and Local centre sub-precinct. These levels of assessment are tied to the proposed Neighbourhood Development Plan No.1 (NDP1) Local Plan map that identifies the proposed locations of these sub-precincts as well as the Green network precinct (GNP). Development on land not containing an approved Neighbourhood Development Plan, and therefore not within a sub-precinct, will trigger impact assessment. This approach is consistent with the overall intention of interim uses and for sequenced urban development as articulated in the current Caboolture West local plan.	

Theme 5 - Caboolture West local plan - Purpose and Overall Outcomes

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
5.1	00000630 00000629 00000634 00000643	**Movement, Major Street Figure** Confirmation is requested about the ultimate form and function of the north-south arterial road in NDP1.	**No Change - Amendment Related** The proposed Neighbourhood Development Plan No.1 (NDP1) road layout retains the functional requirements already identified in the existing Caboolture West local plan that identify future north-south and east-west arterial road connections through the area. Arterial roads are required to ensure road access into the remaining Caboolture West local plan area provides an appropriate level of infrastructure to connect to longer distance (inter and intra-regional) destinations. All arterial roads need to be planned to provide four traffic lanes.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			The proposed NDP1 shows the ultimate road network, however the staged delivery of this infrastructure will be resolved through implementation arrangements in the assessment of development applications.	

Theme 6 - Caboolture West local plan - Urban living precinct

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
6.1	00000275	**Stormwater quality** Concern that stormwater runoff from urban development will impact waterway health.	**No Change - Amendment Related** Development in Caboolture West will deliver a total water cycle management solution by satisfying best practice stormwater management targets through the implementation of appropriate stormwater quality solutions. This includes bio-retention basins, green space areas, and wetlands, in line with current Planning Scheme requirements. Mitigation measures to address the potential impacts of stormwater run-off from development will be assessed through the development application process.	No
6.2	00000625	**Housing types** Questions what the housing types and lot sizes will be in NDP1.	**No Change - Amendment Related** The proposed amendment seeks to deliver a mix of residential dwelling types at a range of densities. This will support housing and lot size choice and affordability for different lifestyles and life stages, to meet diverse community needs. This will include the development of houses on a range of lot sizes (which could range from approximately 200-600 square metres in area) along with dual occupancy (two dwellings on one lot) development. A range of	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			other housing types like townhouses, apartments, and aged care are anticipated to occur in proximity to services and public transport.	
6.3	00001374 00001373	**Habitat trees** Objects to the accepted development requirements for Habitat trees and recommends that corresponding performance outcome be reviewed.	**No Change - Amendment Related** The proposed amendment introduces established region-wide habitat tree planning scheme provisions into the Caboolture West local plan to ensure the matter is adequately addressed through the development application process. The extent and scope of the proposed amendment has been limited to changes necessary to support the inclusion of Neighbourhood Development Plan No.1 NDP1 into the Caboolture West local plan and as such did not include changes to established habitat tree policy. These comments and observations have been recorded for future consideration.	No
6.4	00000655	**Local centre sub-precinct - Car parking location and design** Concern that the code's 'example' requiring at-grade car parking to be no more than 40% of the street frontage is unachievable where a site has multiple street frontages.	**No Change - Amendment Related** This matter relates to car parking design as part of the Local centre sub-precinct (i.e. future retail/commercial development). The requirement for at-grade car parking to be no more than 40% of the street frontage is only one suggested way of meeting one or more aspects of the corresponding performance outcome. It is acknowledged that the circumstances and characteristics of a development may require a different outcome to the example, and these would be subject to urban design considerations set out in PO3 such as maintaining active frontages, supporting a human scale and visual interest to any facades. Such an alternative would be considered and assessed through the development application process.	No
6.5	00000639	**Neighbourhood hubs** Concern that the proposed amendment reduces the ability to deliver neighbourhood hubs in NDP1.	**No Change - Amendment Related** The proposed amendment introduces established region-wide neighbourhood hub planning scheme provisions and mapping methodologies into the Caboolture West local plan. This includes but is not limited to only identifying existing and constructed Neighbourhood hubs.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			The extent of the proposed amendment was limited to changes necessary to support the inclusion of Neighbourhood Development Plan No.1 (NDP1) into the Caboolture West local plan and as such did not include changes to established policy relating to the delivery of neighbourhood hubs. Provisions to guide the type, size, location and design of non-residential uses and the formation of neighbourhood hubs is contained in the Urban living precinct - Next generation sub-precinct code and would be considered and assessed through the development application process.	
6.6	00000615	**Planning for high schools** Questions why a high school/s hasn't been planned for Caboolture West.	**No Change - Not specifically related to a proposed amendment** The Caboolture West local plan identifies the need for three (3) high schools and nine (9) primary schools. A state primary school has been indicatively identified in Neighbourhood Development Plan No.1 (NDP1). High schools are also indicatively identified on Figure 7.2.3.1 and 7.2.3.5 of the Caboolture West Local Plan. The detailed planning for these high schools will occur as part of future neighbourhood development plan processes. Council will continue to work closely with the Queensland Government's Department of Education and other non-state school providers to ensure Caboolture West is appropriately serviced for both primary and high school education.	No
6.7	00000647	**Site density - Next generation sub-precinct** Support for the inclusion of site density range consistent the General residential zone - Next generation neighbourhood precinct.	**No Change - Amendment Related** Support noted.	No
6.8	00000647	**Site cover - Next generation sub-precinct** Does not support the proposed inclusion of the phrase '*where not a Dwelling house'* into the site cover requirements.	**No Change - Amendment Related** The proposed inclusion of the phrase '*where not a dwelling house*' seeks to provide clarification that the site cover requirements in the Next generation sub-precinct code are not applicable to Dwelling houses.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			These site cover requirements are only relevant to other residential uses (like multiple dwellings and dual occupancies) envisaged in the Next generation sub-precinct. The separate Dwelling house code contains requirements that relate to the design and development of dwelling houses in the region.	
6.9	00000616	**Baseball and softball facilities** Requests provision of baseball and softball facilities in NDP1.	**No Change - Amendment Related** The proposed amendment identifies a 20 hectare (ha) district sports park to be located in Neighbourhood Development Plan Area No.1 (NDP1). The type of facilities and fields to be accommodated within the proposed District sports park will be determined at the detailed design planning stage and will be subject to local demand and supply assessments.	No

Theme 7 - Caboolture West Local Plan - Green network precinct

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
7.1	00000473	**Environmental and wildlife corridors** Objection to the lack of environmental and wildlife corridors in the area.	**No Change - Amendment Related** The Green network precinct (GNP) within Neighbourhood Development Plan No.1 (NDP1) encompasses all relevant Matters of Environmental Significance (MES). The GNP protects areas with significant environmental values and includes additional land allowing for rehabilitation to enhance habitat corridors. Appropriate land uses and associated provisions already in the local plan code for the GNP will support these outcomes. The proposed amendment does not change these provisions and does not support urban development within the GNP. NDP1 does not contain any areas of Matters National Environmental Significance, is not within a koala priority area and does not contain core	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			koala habitat area. Additionally, the associated Environmental areas overlay map has been revised in accordance with an action arising from the State interest review response to incorporate the most recent State mapping for Matters of State Environmental Significance. The potential impacts of development on environmental values, including the protection of important environmental and wildlife corridors, will be assessed in detail through the development assessment process.	
7.2	00001374 00001373	**Matters of Local Environmental Significance** Concern that Matters of Local Environmental Significance have not been identified in NDP1.	**No Change - Amendment Related** The Green network precinct (GNP) within NDP1 encompasses all identified Matters of Local Environmental Significance (MLES) in order to set a clear expectation regarding development in this area. Accordingly, to avoid duplication, refinements to MLES mapping have not been included on the relevant Environmental areas overlay map. The GNP protects areas with significant environmental values and includes additional land allowing for rehabilitation to enhance habitat corridors. Appropriate land uses and associated provisions already in the Local Plan code for the GNP will support these outcomes. The proposed amendment does not change these existing provisions. The GNP identified on the proposed amendment is based on the GNP identified in the Caboolture West Structure Plan in the Caboolture West local plan. The area has been refined following further assessment relating to the location of flood hazard, slopes and significant vegetation. The potential impacts of development on environmental values in the GNP will be assessed in detail through the development application process.	No
7.3	00001374 00001373	**Overall outcomes** Concern that the proposed amendment conflicts with the outcome envisioned for the Green network precinct.	**No Change - Amendment Related** The purpose of the Green network precinct (GNP) is to provide for the protection and management of land within the local plan area that has significant environmental values. The GNP seeks to consolidate and rehabilitate fragmented land, through development offsetting, and create a strong and connected network of quality environmental landscape areas having significant recreation, conservation, biodiversity and habitat values.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
7.4	00001374 00001373	**Sensitive receiving environment** Recommends the Green network precinct be considered a sensitive receiving environment and require the avoidance of intrusive impacts on native wildlife.	**No Change - Not specifically related to a proposed amendment** The Green network precinct (GNP) protects areas with significant environmental values and includes additional land allowing for rehabilitation to enhance habitat corridors. Appropriate land uses and associated provisions already in the Local Plan code for the GNP will support these outcomes. The proposed amendment does not change these existing provisions. Potential amenity impacts on the Green network precinct (GNP) from adjoining urban land uses and activities will be assessed accordingly through the development assessment process to ensure impacts on environmental values are minimised. For example, the design and delivery of lighting for open space and pedestrian and cycle pathways will be designed to minimise impact on the adjoining GNP whilst maximising user safety and functionality.	No
7.5	00001374 00001373	**Regional and District sports parks and facilities** Recommends sport facilities and parks be located and designed to avoid clearing of vegetation and impacts on native wildlife.	**No Change - Amendment Related** The design, location and operation of recreational facilities where adjoining the Green network precinct (GNP) will ensure impacts to Matters of Environmental Significance (MES) are minimised and fauna connectivity is maintained through the retention of native vegetation to achieve a balance between environmental and recreational values. This will be assessed through the development application process.	No
7.6	00001374 00001373	**Drainage lines and riparian areas** Concern that the proposed amendment does not adequately identify drainage lines or provide for maintenance or improvement of these areas.	**No Change - Amendment Related** The Green network precinct (GNP) within Neighbourhood Development Plan No.1 (NDP1) encompasses all spatially identifiable Matters of Environmental Significance (MES). More broadly, the GNP has been allocated to protect areas with significant environmental values, coupled with provisions to avoid development outcomes that are likely to have a significant impact on any MES. The proposed amendment does not seek to change the overall purpose and intent of the GNP.	No

Theme 8 - Caboolture West local plan - Reconfiguring a lot

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
8.1	00000278 00000334	**Minimum lot size - Urban living precinct** Objection to the housing lot types and densities proposed for residential development in Caboolture West.	**No Change - Amendment Related** The State Government's South East Queensland Regional Plan (*ShapingSEQ*) establishes that Moreton Bay's projected population growth will require an additional 88,300 dwellings between 2016 and 2041. Council has a statutory obligation to plan for this growth, with Caboolture West playing a crucial role as Council's largest growth area. Neighbourhood Development Plan No.1 (NDP1) is the first in what will be a series of NDPs prepared for the Caboolture West local plan. The preparation of a NDP is informed by the infrastructure demand, requirements, associated costs and timing for Caboolture West as well as the broader area. This allows for the efficient, effective and timely rollout of infrastructure and services in partnership with the State Government and other infrastructure providers. Overall planning for Caboolture West, and the NDP process, supports the identification and future delivery of critical community infrastructure such as schools, health and emergency services, sporting facilities and other community infrastructure. The current NDP1 amendment provides a planning framework to support a complete urban community of approximately 2,500–3,000 new dwellings over the next 10–15 years that includes: ▪ a diverse range of housing options in well-designed and walkable neighbourhoods; ▪ planning for a new State primary school; ▪ district level sporting fields and a network of local parks; ▪ approximately 70 hectares of green space of which nearly 4.5 kilometres fronts the Caboolture River with pedestrian and bike paths; and ▪ a local centre to accommodate shopping and other services.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			An extensive Green network precinct (GNP) is proposed within the Caboolture West local plan area and has been identified within NDP1. The GNP will protect areas with significant environmental values. It also includes additional land allowing for rehabilitation to enhance habitat corridors and provide additional tree planting. The Caboolture West local plan identifies a 'Rural living precinct' in certain locations on the edges of the local plan area. The Rural living precinct will provide a distinct and recognisable transition between more intensively urbanised areas of Caboolture West and its largely undeveloped rural hinterland. The average lot size in these areas is anticipated to be between 6000m^2 and 8000m^2. As part of this amendment package for NDP1, design improvements for Dwelling house development have been included to balance the need to accommodate anticipated growth with high quality design outcomes for liveable communities. This includes an increase in the current minimum off-street parking rate from 1 space per dwelling house, to 2 spaces per dwelling house. In addition, changes have been proposed to the size and scale of Dwelling houses. The original amendment proposed Dwelling houses to have a maximum 50% site cover. This has been further reviewed in response to submitter concerns and also the State Interest Review response. The proposed site coverage of 50% was intended to mitigate the impacts of larger building footprints on smaller lots at, or above, maximum site cover in a greenfield context. These larger building footprints directly limit open space around buildings and typically share close proximity to adjoining dwellings. In addition to overall privacy and amenity impacts; these building footprints have been found to limit penetration of natural light and breezes/ ventilation into dwellings, opportunities for tree (deep) plantings and natural shade around dwellings, the availability of on-site useable private open space/ outdoor recreation opportunities, and space for domestic utility functions such as clothes drying. In response to observed development outcomes in the region, the proposed change to amend maximum site cover in the Dwelling house	

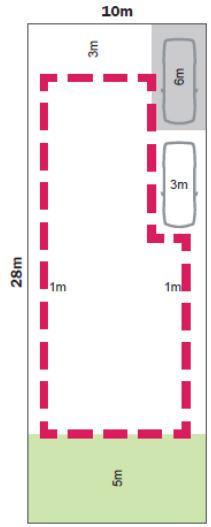
#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			code to 50% for Neighbourhood Development Plan No.1 (NDP1) sought to reinforce and clarify existing planning scheme policy focussed on delivering useable, functional and attractive private open space around dwelling houses. Current planning scheme requirements supporting site coverages upwards of 60-75% are not achieving these planning outcomes. In response to feedback, the proposed site coverage of 50% has since been 'refined' to present a requirement with the same intent and effect, however with greater clarity and transparency on the intended outcome. Accordingly, the following changes have been made to the Dwelling house code in response to the State interest review and submissions: 1. **Site cover** - Revised advertised maximum site cover from 50% to 60%; 2. **Setbacks** - Include a 5 metre rear setback for lots with a frontage of 9.5 metres or greater, to replace the current rear setback requirement which currently reflects the Queensland Development Code; and 3. **Consequential changes** to the corresponding Performance Outcomes and relevant Overall Outcomes to align policy relating to the above.	
8.2	00000626	**Lot size transition - Urban living precinct** Recommends lot sizes transition from rural residential sized lots on the edges of the Local Plan area to smaller urban sized lots as development nears the Town centre.	**No Change - Amendment Related** The Caboolture West local plan identifies a Rural living precinct in certain locations on the edges of the local plan area. The Rural living precinct will provide a distinct and recognisable transition between more intensively urbanised areas of Caboolture West and its largely undeveloped rural hinterland. The average lot size in these areas is anticipated to be between 6000m^2 and 8000m^2.	No
8.3	00000630 00000776 00000629 00000634 00000643	**Conflicting provisions - Urban living precinct RaL** Concern that the proposed changes to site cover in the Dwelling house code do not align with existing provisions in the Reconfiguring a lot code.	**No Change - Amendment Related** The proposed changes to site cover in the Dwelling house code do not affect the lot design, mix and location requirements sought through the Reconfiguring a lot code - Urban living precinct. The changes to site cover (which have been further adjusted following the review of submissions and the State Interest Review response), are about the scale of development that occurs on individual lots, to support improved	No

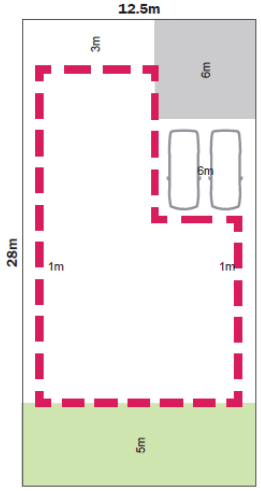
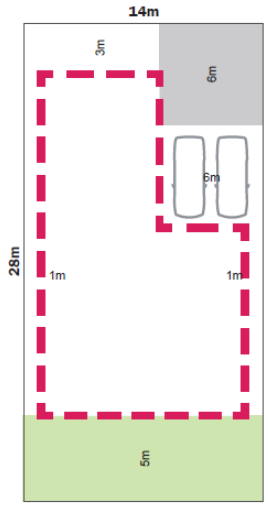
#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			design outcomes by providing greater areas of private open space around dwelling houses. Design scenarios have informed the proposed site cover requirements to ensure that a Dwelling house can be established within these parameters, on different sized lots.	
8.4	00001374 00001373	**Matters of Local Environmental Significance - Green network precinct** Notes that the environmental area overlay provisions reference MLES, waterway or wetland buffers and offsets with there being no corresponding mapping in NDP1.	**No Change - Amendment Related** The Green network precinct (GNP) within Neighbourhood Development Plan No.1 (NDP1) encompasses all identified Matters of Local Environmental Significance (MLES), waterway and wetland buffers in order to set a clear expectation regarding development in this area. Accordingly, to avoid duplication, refinements to MLES mapping have not been included on the relevant Environmental areas Overlay Map. It is acknowledged that NDP1 does not contain MLES, waterway or wetland buffers outside of the GNP. However, these values are identified on land outside of NDP1 on the overlay map and as a result the map is required to identify these values.	No
8.5	00000649	**Reconfiguring a lot code - Urban living precinct, retaining walls** Concern that existing retaining wall provisions are not viable in Caboolture West and will restrict housing diversity. Site specific solutions are sought.	**No Change - Amendment Related** The proposed amendment introduces established region-wide planning scheme retaining wall requirements into the Caboolture West local plan to support amenity outcomes. Land within Neighbourhood Development Plan No.1 (NDP1) is relatively flat and as such it is not anticipated retaining wall provisions will be extensively utilised. However, site specific outcomes are able to be achieved through the assessment as part of the development application process.	No

Theme 9 - Dwelling house code

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
9.1	00000630 00000776 00000622 00000632 00000634 00000638 00000642 00000643 00000635 00000658 00000647 00000629	**Site cover requirements** Concern that the proposed amendments to the site cover requirements for Dwelling houses will impact housing diversity and affordability. Further concern regarding potential impacts of the proposed new requirements under the National Construction Code.	**Change made.** This matter was raised in both the State interest review response and submissions, with 10 submissions raising issues with the proposed changes to maximum site cover. The proposed site coverage of 50% was intended to mitigate the impacts of larger building footprints on smaller lots at, or above, maximum site cover in a greenfield context. These larger building footprints directly limit open space around buildings and typically share close proximity to adjoining dwellings. In addition to overall privacy and amenity impacts; these building footprints have been found to limit penetration of natural light and breezes/ ventilation into dwellings, opportunities for tree (deep) plantings and natural shade around dwellings, the availability of on-site useable private open space/ outdoor recreation opportunities, and space for domestic utility functions such as clothes drying. In response to observed development outcomes in the region, the proposed change to amend maximum site cover in the Dwelling house code to 50% for Neighbourhood Development Plan No.1 (NDP1) sought to reinforce and clarify existing planning scheme policy focussed on delivering useable, functional and attractive private open space around dwelling houses. Current planning scheme requirements supporting site coverages upwards of 60-75% are not achieving these planning outcomes. In response to feedback, the proposed site coverage of 50% has since been 'refined' to present a requirement with the same intent and effect, however with greater clarity and transparency on the intended outcome. Accordingly, the following changes have been made to the Dwelling house code in response to the State interest review and submissions: 1. **Site cover** - Revised advertised maximum site cover from 50% to 60%; 2. **Setbacks** - Include a 5 metre rear setback for lots with a frontage of 9.5 metres or greater, to replace the current rear	Yes

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			setback requirement which currently reflects the Queensland Development Code; and 3. **Consequential changes** to the corresponding Performance Outcomes and relevant Overall Outcomes. It is noted the above figures of '60%' and '5 metres' will exist as '*Requirements for accepted development*' (RADs) or '*Examples that achieve aspects of the Performance Outcomes*' in the assessable development table of the Dwelling house code. As such, these figures may be subject to alternative 'site based' performance based solutions as part of future development applications. The shift from a maximum 50% site cover to 60% (with inclusion of a 5 metre rear setback for lots with a frontage of 9.5 metres or greater) is not considered to be materially different to what was publicly notified. The proposed changes are considered to reinforce the original intent more transparently and articulate the intended outcome more clearly. When applied, the proposed changes will provide an improved performance-based policy foundation to deliver more useable, functional and attractive private open space areas that better meet the currently stated outcomes in the Dwelling house code, and the intent of the proposed amendment. The proposed response is clear and unambiguous in effect and represents an *'alternative'* and '*more contemporary'* approach than a blanket maximum 50% site cover. It has also been informed by scenario testing across a number of lot frontages and size possibilities (300-450m^2). Three examples each on sites with a 28m depth; and 10m, 12.5m and 14m frontages are shown below. The potential impacts of the proposed new requirements under the National Construction Code on dwelling house design and lot dimensions is an on-going and emerging matter that Council is monitoring.	

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			 Site Size 280m² Garage 18m² Private Open Space 50m² Dev Area (ex. garage) 142m² Site Cover % (ex. garage) 50.7% Dev Cover (inc. garage) 160m² Site Cover % (inc. garage) 57%	

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			 **Site Size** 350m² **Garage** 36m² **Private Open Space** 62.5m² **Dev Area (ex. garage)** 165m² **Site Cover % (ex. garage)** 47% **Site Cover (inc. garage)** 201m² **Site Cover % (inc. garage)** 57.4%  **Site Size** 392m² **Garage** 36m² **Private Open Space** 70m² **Dev Area (ex. garage)** 222m² **Site Cover % (ex. garage)** 56.6% **Dev Area (inc. garage)** 258m² **Site Cover % (inc. garage)** 65.8%	

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
9.2	00000630 00000776 00000638 00000635 00000647	**Car parking requirements** Concern that the proposed amendments to the car parking for Dwelling houses requirements will impact housing diversity and affordability.	**Change made.** The proposed changes to the car parking requirements in the Dwelling house code to require a minimum of 2 off-street car parking spaces per dwelling seek to address community concern regarding the lack of on-site car parking currently required for similar zone and precincts under the current MBRC Planning Scheme. The proposed change enables the 2 parking spaces to be provided in a tandem arrangement and are consistent with those in the Queensland Development Code. This has been clarified in an additional "Note" in the Dwelling house code to acknowledge a 2nd space may be provided tandem where in NDP1. It is acknowledged that specific circumstances and characteristics of each development may warrant alternative outcomes, and these matters can be considered on their merit, through the development application process.	Yes
9.3	00000647	**Conflicting requirements** Concern that the proposed amendment, specifically changes to the car parking requirements, will result in a conflict with other parts of the Dwelling house code.	**Change made.** The proposed changes to the car parking requirements in the Dwelling house code to require a minimum of 2 off-street car parking spaces per dwelling seek to address community concern regarding the lack of on-site car parking. For smaller lot frontages it is envisaged these spaces will be provided in tandem. This has been clarified in an additional "Note" in the Dwelling house code to acknowledge a 2nd space may be provided tandem where in NDP1.	Yes
9.4	00000630 00000776 00000622 00000629 00000632 00000634 00000642 00000643 00000638 00000658	**Measuring side and rear setbacks** Concern that the Dwelling house code contains errors in relation to how it identifies side and rear setbacks as being measured from Outer Most Projection and the wall.	**No Change - Not specifically related to a proposed amendment** The relevant Table in the Dwelling house code (currently Table 9.3.1.5) refers to both Outer Most Projection (OMP) and to the wall so as to afford architects and designers the choice to measure to either an eave or to a wall for the minimum side and rear setbacks. This approach of providing both options offers a greater opportunity for built form variety and encouragement of more sustainable dwelling house design in our sub-tropical climate.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
9.5	00000638	**References to Queensland Development Code (QDC)** Concern that the planning scheme refers to the QDC for Dwelling house side and rear setbacks.	**Change - Amendment Related** The side and rear setbacks in the Queensland Development Code (QDC) are included in the planning scheme for similar zones and precincts region-wide. At this stage, side setback requirements, consistent with the QDC, are proposed to be retained for the Neighbourhood Development Plan No.1 (NDP1). However, the rear setback requirements have been subject to further review and consideration. The proposed site coverage of 50% is related to this matter and was intended to mitigate the impacts of larger building footprints on smaller lots at, or above, maximum site cover in a greenfield context. These larger building footprints directly limit open space around buildings and typically share close proximity to adjoining dwellings. In addition to overall privacy and amenity impacts; these building footprints have been found to limit penetration of natural light and breezes/ ventilation into dwellings, opportunities for tree (deep) plantings and natural shade around dwellings, the availability of on-site useable private open space/ outdoor recreation opportunities, and space for domestic utility functions such as clothes drying. In response to observed development outcomes in the region, the proposed change to amend maximum site cover in the Dwelling house code to 50% for Neighbourhood Development Plan No.1 (NDP1) sought to reinforce and clarify existing planning scheme policy focussed on delivering useable, functional and attractive private open space around dwelling houses. Current planning scheme requirements supporting site coverages upwards of 60-75% are not achieving these planning outcomes. In response to feedback, the proposed site coverage of 50% has since been 'refined' to present a requirement with the same intent and effect, however with greater clarity and transparency on the intended outcome. Accordingly, the following changes have been made to the Dwelling house code in response to the State interest review and submissions:	Yes

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			1. **Site cover** - Revised advertised maximum site cover from 50% to 60%; 2. **Setbacks** - Include a 5 metre rear setback for lots with a frontage of 9.5 metres or greater, to replace the current rear setback requirement which currently reflects the Queensland Development Code; and 3. **Consequential changes** to the corresponding Performance Outcomes and relevant Overall Outcomes. It is noted the above figures of '60%' and '5 metres' will exist as '*Requirements for accepted development*' (RADs) or '*Examples that achieve aspects of the Performance Outcomes*' in the assessable development table of the Dwelling house code. As such, these figures may be subject to alternative 'site based' performance based solutions as part of future development applications.	
9.6	00000630 00000776 00000629 00000632 00000634 00000622 00000642 00000643 00000658	**Garage and carport openings** Recommends simplifying the requirement for garage and carport openings on lots with a frontage less than 12.5m	**No Change - Not specifically related to a proposed amendment** The current requirements for garage and carport openings articulate a specific design outcome in order to support attractive and functional streetscapes being achieved. The current wording (of RAD 7 and Example 7 in the Dwelling house code) seeks to ensure garages and carports do not dominate the street frontage and maintain an attractive and active frontage by outlining different solutions for a variety of dwelling types. The current wording of the provision is considered appropriate at this time. Any changes to this, or to the corresponding Editor's note would have an impact on development outside of NDP1, which is not within the scope of this amendment.	No
9.7	00000630 00000776 00000629 00000632 00000634 00000622 00000642	**Mandatory built to boundary walls** Recommends built to boundary walls be optional for lots with a frontage of 10m or more.	**No Change - Not specifically related to a proposed amendment** Council considers it important to ensure property frontages have sufficient space for services, on-street parking, landscaping and street trees. The continued inclusion of mandatory built to boundary walls for lots with a frontage of 12.5m or less supports maintaining sufficient space for	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
	00000643 00000658		these aspects. Alternative outcomes to these requirements are able to be considered through the development application process.	

Theme 10 - Mapping

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
10.1	00000630 00000776 00000629 00000634 00000643 00000647	**Caboolture West Local Plan Map - Sub-precincts and Boundaries NDP1** Clarification is sought regarding the ability to alter sub-precinct and precinct boundaries as part of the development assessment process. Concern regarding an increased level of assessment where development falls outside of a consistent sub-precinct or precinct boundary.	**No Change - Amendment Related** Neighbourhood Development Plans may refine the boundary of a precinct and determine the configuration of sub-precincts generally consistent with the urban structure illustrated on the Caboolture West structure plan. The purpose of the proposed *Caboolture West Local Plan Map - Caboolture West Neighbourhood Development Plan (NDP1) 1* map is to identify the location of the sub-precincts within NDP1 to ensure the right development occurs in the right locations. To achieve this, the sub-precinct map is used to alter levels of assessment. The Next generation sub-precinct has been defined based on the Green network precinct (GNP) boundaries in the proposed NDP1. The GNP in the proposed NDP1 is based on: • Waterways Buffer (W1) - 100 metre setback from the top of the geomorphic stream channel (Caboolture River); • Waterways Buffer (W3) - 20 metre setback from the top of the geomorphic stream channel; • Matters of State Environmental Significance (MSES) as mapped in the State Planning Policy 2017;	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			• Landslide hazard overlay - Areas being land with a slope of 15% or greater; • Flood hazard overlay - Medium risk flood hazard areas and high-risk flood hazard area. It is noted that proposed amendments to the Editor's note in Section 7.2.3.1 of the Caboolture West local plan seek to remove "…*is only shown conceptually in the local plan and*…". The purpose of this removal is to reinforce the more detailed planning undertaken as part of developing NDP1.	
10.2	00000630 00000776 00000629 00000634 00000643 00000658	**Overlay map - Environmental areas - Purpose and benefit** Questions the purpose and benefit of the overlay map. Concern that it will create uncertainty and increase costs for homebuyers.	**No Change - Amendment Related** The proposed amendment seeks to apply Overlay map - Environmental areas to land within Neighbourhood Development Plan No.1 (NDP1). The purpose of this is to ensure the proposed amendment appropriately integrates state planning matters, specifically Matters of State Environmental Significance (MSES). All MSES, as identified on the overlay map, is contained within the Green network precinct within NDP1.	No
10.3	00001374 00001373	**Overlay map - Environmental areas - Matters of State Environmental Significance** Concern that the overlay map does not identify all Matters of State Environmental Significance.	**No Change - Amendment Related** The Environmental areas Overlay map has been revised in accordance with an action arising from the State interest review response to incorporate the most recent State mapping for MSES. The Green Network Precinct (GNP) within Neighbourhood Development Plan No.1 (NDP1) encompasses all identified Matters of State Environmental Significance (MSES) areas. The GNP protects areas with significant environmental values and includes additional land allowing for rehabilitation to enhance habitat corridors. Appropriate land uses and associated provisions already in the Local Plan code for the GNP will support these outcomes. The proposed amendment does not change these provisions and does not support urban development within the GNP.	No

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
			NDP1 does not contain areas of Matters National Environmental Significance and is not within a koala priority area and does not contain core koala habitat area.	
10.4	00001374 00001373	**Identification of proposed changes** Concern that there was no ability to identify the proposed changes in the proposed amendment mapping.	**No Change - Amendment Related** The proposed amendment contains changes to several planning scheme maps and figures within the planning scheme's Strategic framework and the Caboolture West local plan. Users were able to view these maps and figures on Council's website or at one of the Council Customer Service Centres during the public consultation period. At the same time existing figures and maps were available for comparison on Council's MBRC Planning Scheme webpage.	No

Theme 11 - Supporting infrastructure and other matters

#	Matter raised by *(refer unique identifier - Document Set ID)*	Summary of issue	Response	Change proposed in response to submission
11.1	00000333	**Bellmere Road** Concern that growth in Caboolture West will not be matched by improvements to Bellmere Road.	**No Change - Not specifically related to a proposed amendment** Bellmere Road does not traverse Neighbourhood Development Plan Area No.1 (NDP1). However, Council will continue to plan for future infrastructure internal and external to Caboolture West including upgrades to support a growing population and increasing demand on the road network.	No
11.2	00000621	**Accommodate growth in Elimbah** Suggests Elimbah is better suited to accommodate population growth over Caboolture West, specifically the area bound by Bartholomew Road, Blackburn Road, and Rose Creek Road.	**No Change - Not specifically related to a proposed amendment** Caboolture West has been a focussed study area for Council and the State Government since at least 2011. Since that time, Council has	No

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			collaborated with numerous state agencies and stakeholders to refine the proposed framework to support growth in this area. The Queensland State Government also sets all local government areas in South East Queensland (including Moreton Bay Regional Council) specific growth targets (dwelling supply benchmarks) for accommodating the anticipated increase in regional population. The targets form part of the State requirements contained within the South East Queensland Regional Plan 2017 ('*ShapingSEQ*'). Furthermore, within *ShapingSEQ*, the State and Council recognise Caboolture West as a major contributor to achieving these targets. In March 2021, the State Government announced a new Growth Areas Delivery Team, with the pilot project to accelerate land supply in Caboolture West. Consequently, Caboolture West Neighbourhood Development Plan No.1 is being progressed as a priority for Council. In relation to the suitability of Elimbah for urban growth, Elimbah is recognised as a Potential Future Growth Area (PFGA) in *ShapingSEQ* and an 'Investigation Area' in MBRC Planning Scheme. However, Elimbah is located outside of the Urban Footprint and *ShapingSEQ* notes that the timing for any inclusion of this PFGA in the Urban Footprint will depend primarily on whether there is an adequate rate of development at Caboolture West. There are also a range of investigations that relate to Elimbah identified in *ShapingSEQ* including the Moreton Bay–Sunshine Coast (Northern) inter-urban break and a future intermodal terminal.	
11.3	00000334	**Caboolture Hospital** Concern that growth in Caboolture West will not be matched by improvements to the Caboolture Hospital.	**No Change - Not specifically related to a proposed amendment** The strategic planning and delivery of health services and capacity is addressed by the Queensland Government, and is outside of the responsibility of Council. However, the formulation of Neighbourhood Development Plan No.1 (NDP1) has involved extensive collaboration between Council and the State Government. Consequently, all state agencies are aware of the intended growth of population associated with Caboolture West Local Plan, and NDP1 specifically. Furthermore, Council acknowledges the ongoing major redevelopment of the Caboolture Hospital being undertaken by the State to increase capacity, services and car parking.	No

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11.4	00000273 00000274 00000277 00000473 00000570 00000571 00000625	**Local and regional road network** Concern that growth in Caboolture West will not be matched by improvements to the local and regional road network. Recommends adequate road infrastructure be in place before new development occurs.	**No Change - Not specifically related to a proposed amendment** Council delivers infrastructure upgrades in response to increased demand. Upgrades to the local and regional road network will be of a scale to provide additional capacity for anticipated growth. Regarding individual development proposals, the planning scheme requires that the existing road network be upgraded to meet specific standards in order to respond to anticipated needs and traffic impacts from new development.	No
11.5	00000625	**Alternative location for growth** Recommends growth be catered for elsewhere. Objects to further greenfield development and suggests instead focus on redeveloping existing older suburbs or develop satellite towns.	**No Change - Not specifically related to a proposed amendment** In accordance with the State Government's South East Queensland Regional Plan 2017 ('*ShapingSEQ*'), Moreton Bay Region is required to deliver an additional 88,300 dwellings by 2041. It is essential council plans for this population growth and the demands on infrastructure, as well as consider the most appropriate forms of development to ensure the long-term sustainability of our region. To meet this requirement, Council has identified a number of future greenfield/ expansion areas which are either recognised by the State Government in *ShapingSEQ* and planned for in the MBRC Planning Scheme or are coming under pressure to be developed for further residential development. In terms of infill/ consolidation development (i.e. redevelopment of existing older areas), Council's planning scheme currently supports delivering higher density and mixed-use developments in higher order centres (i.e. Caboolture-Morayfield, North Lakes, Redcliffe, Strathpine), and at public transport nodes and along corridors. Vacant land and underutilised land in older areas adjoining these locations are also currently supported for re-development and revitalisation to higher intensities of activity.	No
11.6	00000607	**Construct a ring road** Recommends constructing a ring road between Caboolture and Caboolture West.	**No Change - Not specifically related to a proposed amendment** Council's Local Government Infrastructure Plan (LGIP) identities future infrastructure required for the road, stormwater and public parks and land for community facilities networks which Council manage. Council will	No

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			continue to plan for future infrastructure, including upgrades to support an increasing population.	
11.7	00000275	**Street trees and native vegetation** Recommends street trees and vegetation in front yards to be native to South East Queensland and be of ecological significance.	**No Change - Not specifically related to a proposed amendment** The layout and design of subdivisions is assessed against the *Reconfiguring a lot code - Urban living precinct* Existing planning scheme requirements with regard to provision of street trees will also apply to NDP1. All new streets (excepting laneways) that are part of new subdivisions are to be provided with street trees at a minimum of either 1 tree per property frontage (current planning scheme requirement) or 1 tree per 15 metres on each side of a new street (under recently mandated State government requirements), whichever is the greater. Whilst there are limitations for Council to require landscaping and vegetation on privately owned house 'lots', Council is proposing to amend the Reconfiguring a lot code to further clarify the existing PO4 to ensure that new lots are of an area, shape and dimension to facilitate appropriate open space and landscaping. This is anticipated to encourage the provision of landscaping, including deep planting opportunities within privately owned lots. In addition, dwelling houses are required to be set back from the front property boundary which may also encourage the provision of vegetation within the front setback. As part of changes to this proposed amendment, a greater rear setback requirement is being introduced (a proposed 5 metre rear setback for lots with a frontage of 9.5 metres or greater) part of which is intended to provide opportunities for tree (deep) plantings and natural shade around dwellings.	No
11.8	00001374 00001373	**Existing Planning scheme policy - Neighbourhood design - Environmental assessment** Questions how the proposed amendment has addressed Step 1 (environmental assessment) in the Neighbourhood development plan process.	**No Change - Not specifically related to a proposed amendment** The proposed amendment identifies a refined Green network precinct (GNP) for Neighbourhood Development Plan No.1 (NDP1) following further assessment relating to the location of significant values and constraints, including:	No

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			• Waterways Buffer (W1) - 100 metre setback from the top of the geomorphic stream channel (Caboolture River); • Waterways Buffer (W3) - 20 metre setback from the top of the geomorphic stream channel; • Matters of State Environmental Significance (MSES) as mapped in the State Planning Policy 2017; • Landslide hazard overlay - Areas being land with a slope of 15% or greater; • Flood hazard overlay - Medium risk flood hazard areas and high-risk flood hazard area. This refinement process has resulted in the clear delineation of urban areas (i.e. Urban living precinct) and non-urban areas (i.e. Green network precinct) within NDP1.	
11.9	00000321 00000571	**Water supply infrastructure** Concern that existing drinking water supply will not cope with the anticipated growth in Caboolture West.	**No Change - Not specifically related to a proposed amendment** Council have had ongoing and close engagement with Unitywater in the preparation of the proposed planning scheme amendment for NDP1 and other growth areas planning currently occurring across the region. This has ensured that water and sewer network planning matters are being carefully considered in the context of projected future growth in Caboolture West.	No
11.10	00000605	**Caboolture West Local Plan - Rural living precinct** Objection to the Caboolture West Local Plan identifying a Rural living precinct. Recommends the entire area be identified for urban purposes.	**No Change - Not specifically related to a proposed amendment** The Rural living areas were first identified during the Caboolture West structure planning process (2013) and were applied to four areas on the edge of the current Local Plan area. These areas were ultimately identified as Rural living due to the following considerations: • The land is generally subject to flooding and/or contains significant environmental values that constrain their redevelopment potential; • The land is not able to be serviced as efficiently as the balance of the Local Plan area, with roads and sewerage infrastructure;	No

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			• The land is currently used for rural residential style development and as such is more fragmented than the balance of the Local Plan area. Importantly, the Rural living precinct provides a distinct and recognisable transition between more intensively urbanised areas of Caboolture West and its largely undeveloped rural hinterland.	
11.11	00000473 00000275	**Environmental study** Recommends environmental research and surveying of the area be undertaken to ensure endangered and threatened species, as well as native wildlife in general are not harmed.	**No Change - Not specifically related to a proposed amendment** Ecological assessment is an integral part of the development design and assessment process. When a proposed development has the potential to adversely impact on environmental areas, an ecological assessment report will be required to inform the assessment of future development applications. The Green Network Precinct (GNP) within Neighbourhood Development Plan No.1 (NDP1) encompasses all known and identified Matters of State Environmental Significance (MSES) areas. The GNP protects areas with significant environmental values and includes additional land allowing for rehabilitation to enhance habitat corridors. Appropriate land uses and associated provisions already in the Local Plan code for the GNP will support these outcomes. The proposed amendment does not change these provisions and does not support urban development within the GNP. NDP1 does not contain areas of Matters National Environmental Significance and is not within a koala priority area and does not contain core koala habitat area.	No
11.12	00000606	**Tinney Road - Connection to Morayfield** Concern that growth in Caboolture West will not be matched by improvements to Tinney Road. Recommends a connection into Morayfield.	**No Change - Not specifically related to a proposed amendment** The Tinney Road connection provides access to surrounding local communities and forms part of the new Tinney Road/ Peterson Road route to support the Caboolture West local plan area to the south and east connecting to Oakey Flat Road. This connection is indicatively shown on Map 3.11.1 in the Planning Scheme's Strategic Framework. Whether the Tinney Road/ Peterson Road route is required for Neighbourhood Development Plan No.1 (NDP1) will depend on the ability of other routes to accommodate demand generated by NDP1 and will be	No

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			considered as part of further detailed infrastructure planning for the wider Caboolture West area. As this further planning progresses, Council will notify residents at the appropriate time regarding any future improvements to Tinney Road and/or future connections to Peterson Road.	
11.13	00000615	**Tinney Road - General improvements** Concern around proposed improvements to Tinney Road and questions how the road can be identified as an arterial road when it's subject to flood. Additional concern regarding impacts on Sheepstation Creek Regional Park.	**No Change - Not specifically related to a proposed amendment** The Tinney Road connection provides access to surrounding local communities and forms part of the new Tinney Road/ Peterson Road route to support the Caboolture West local plan area to the south and east connecting to Oakey Flat Road. This connection is indicatively shown on Map 3.11.1 in the Planning Scheme's Strategic Framework. Detailed design and planning of this connection will take into consideration constraints, such as flood hazard areas, and values such as the environmental values identified within Sheepstation Creek Regional Park. As this further planning progresses, Council will notify residents at the appropriate time regarding any future improvements to Tinney Road and/or future connections to Peterson Road.	No
11.14	00000473	**Caboolture West Environmental Plan** Seeks to understand the overall environmental plan for Caboolture West.	**No Change - Not specifically related to a proposed amendment** The natural elements in Caboolture West have been included as a Green network precinct (GNP) in the Caboolture West Structure Plan, located in the Caboolture West local plan. Key influences in the development of the GNP were the *Caboolture West Environmental Study (2013)* and the Green Infrastructure Network as identified in the Planning Scheme's Strategic Framework. The Green network precinct proposes to significantly improve the existing green network in Caboolture West by way of consolidating, expanding and rehabilitating currently fragmented patches and corridors into a linked network of patches and corridors that is preserved for environmental purposes include enhancement of koala habitat, biodiversity values and stormwater management.	No

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			The *Caboolture West Environmental Study* can be viewed on Council's website at: www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MBRC/Background-Studies	
11.15	00000571	**General infrastructure** Concern that growth in Caboolture West will not be matched to improvements in general infrastructure including schools, shops and hospitals.	**No Change - Not specifically related to a proposed amendment** Neighbourhood Development Plan No.1 (NDP1) is the first in what will be a series of NDPs prepared for the Caboolture West local plan. The preparation of a NDP is informed by the infrastructure demand, requirements, associated costs and timing for Caboolture West as well as the broader area. This allows for the efficient, effective and timely rollout of infrastructure and services in partnership with the State Government and other infrastructure providers. Overall planning for Caboolture West, and the NDP process, supports the identification and future delivery of critical community infrastructure such as schools, health and emergency services, sporting facilities and other community infrastructure. The current NDP1 amendment provides a planning framework to support a complete urban community of approximately 2,500–3,000 new dwellings over the next 10–15 years that includes: ▪ a diverse range of housing options in well-designed and walkable neighbourhoods; ▪ planning for a new State primary school; ▪ district level sporting fields and a network of local parks; ▪ approximately 70 hectares of green space of which nearly 4.5 kilometres fronts the Caboolture River with pedestrian and bike paths; and ▪ a local centre to accommodate shopping and other services.	No
11.16	00000610 00000641	**Green infrastructure**	**No Change - Not specifically related to a proposed amendment**	No

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		Recommends building more green bridges and underpasses to allow safe passage for koalas and other wildlife.	The Green network precinct requires development to provide for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by, amongst other requirements, providing wildlife movement infrastructure. Through the development application process, *Planning scheme policy - Environmental areas* informs Council's assessment in relation to the type of wildlife movement infrastructure that is required for safe wildlife movement.	
11.17	00000610 00000641	**Environmental conservation** Requests stricter laws to protect and save wildlife.	**No Change - Not specifically related to a proposed amendment** The Green network precinct (GNP) within Neighbourhood Development Plan No.1 (NDP1) encompasses all relevant Matters of Environmental Significance (MES). The GNP protects areas with significant environmental values and includes additional land allowing for rehabilitation to enhance habitat corridors. Appropriate land uses and associated provisions already in the local plan code for the GNP will support these outcomes. The proposed amendment does not change these provisions and does not support urban development within the GNP. The potential impacts of development on environmental values will be assessed in detail through the development application process.	No
11.18	00001374 00001373	**Matters of National Environmental Significance** Concern that the proposed amendment does not adequately address the State Planning Policy for Biodiversity in relation to Matters of National Environmental Significance.	**No Change - Not specifically related to a proposed amendment** The Green network precinct (GNP) within Neighbourhood Development Plan No.1 (NDP1) encompasses all relevant Matters of Environmental Significance (MES). The GNP protects areas with significant environmental values and includes additional land allowing for rehabilitation to enhance habitat corridors. Appropriate land uses and associated provisions already in the local plan code for the GNP will support these outcomes. The proposed amendment does not change these provisions and does not support urban development within the GNP. NDP1 does not contain areas of Matters National Environmental Significance and is not within a koala priority area and does not contain core koala habitat area. Additionally, the associated Environmental areas	No

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			Overlay map has been revised in accordance with an action arising from the State interest review response to incorporate the most recent State mapping for Matters of State Environmental Significance. The potential impacts of development on environmental values will be assessed in detail through the development application process.	
11.19	00001374 00001373	**Urban heat island effect** Recommends urban heat island effects and mitigation measures be considered across the entire NDP1 area.	**No Change - Not specifically related to a proposed amendment** Potential impacts associated with the 'urban heat island effect' occur from increased hardstand, and reduced greenspaces and tree canopy coverage. An extensive Green network precinct (GNP) is proposed within the Caboolture West local plan area and has been identified within Neighbourhood Development Plan No.1 (NDP1). The GNP will protect areas with significant environmental values. It also includes additional land allowing for rehabilitation to enhance habitat corridors and provide additional tree planting. Council has also undertaken a review of the provisions relating to maximum site cover and rear setbacks for Dwelling houses being established in NDP1. The proposed amendment initially included a maximum site coverage of 50%, which was intended to mitigate the impacts of larger building footprints on smaller lots at, or above, maximum site cover in a greenfield context. These larger building footprints directly limit open space around buildings and typically share close proximity to adjoining dwellings. In addition to overall privacy and amenity impacts; these building footprints have been found to limit penetration of natural light and breezes/ ventilation into dwellings, opportunities for tree (deep) plantings and natural shade around dwellings, the availability of on-site useable private open space/ outdoor recreation opportunities, and space for domestic utility functions such as clothes drying. In response to observed development outcomes in the region, the proposed change to amend maximum site cover in the Dwelling house code to 50% for Neighbourhood Development Plan No.1 (NDP1) sought	Yes

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			to reinforce and clarify existing planning scheme policy focussed on delivering useable, functional and attractive private open space around dwelling houses. Current planning scheme requirements supporting site coverages upwards of 60-75% are not achieving these planning outcomes. In response to feedback, the proposed site coverage of 50% has since been 'refined' to present a requirement with the same intent and effect, however with greater clarity and transparency on the intended outcome. Accordingly, the following changes have been made to the Dwelling house code in response to the State interest review and submissions: 1. **Site cover** - Revised advertised maximum site cover from 50% to 60%; 2. **Setbacks** - Include a 5 metre rear setback for lots with a frontage of 9.5 metres or greater, to replace the current rear setback requirement which currently reflects the Queensland Development Code; and 3. **Consequential changes** to the corresponding Performance Outcomes and relevant Overall Outcomes. Existing planning scheme requirements with regard to provision of street trees will also apply to NDP1. All new streets (excepting laneways) that are part of new subdivisions are to be provided with street trees at a minimum of either 1 tree per property frontage (current planning scheme requirement) or 1 tree per 15 metres on each side of a new street (under recently mandated State government requirements), whichever is the greater.	
11.20	00001374 00001373	**Street trees and planting** Recommends reviewing deep street tree planting requirements to ensure mitigation of urban heat island effects, human wellbeing and native animal steppingstone linkages.	**No Change - Not specifically related to a proposed amendment** Potential impacts associated with the 'urban heat island effect' occur from increased hardstand, and reduced greenspaces and tree canopy coverage. An extensive Green network precinct (GNP) is proposed within the Caboolture West local plan area and has been identified within Neighbourhood Development Plan No.1 (NDP1). The GNP will protect areas with significant environmental values. It also includes additional	No

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			land allowing for rehabilitation to enhance habitat corridors and provide additional tree planting. Council has also undertaken a review of the provisions relating to maximum site cover and rear setbacks for Dwelling houses being established in NDP1. The proposed amendment initially included a maximum site coverage of 50%, which was intended to mitigate the impacts of larger building footprints on smaller lots at, or above, maximum site cover in a greenfield context. These larger building footprints directly limit open space around buildings and typically share close proximity to adjoining dwellings. In addition to overall privacy and amenity impacts; these building footprints have been found to limit penetration of natural light and breezes/ ventilation into dwellings, opportunities for tree (deep) plantings and natural shade around dwellings, the availability of on-site useable private open space/ outdoor recreation opportunities, and space for domestic utility functions such as clothes drying. In response to observed development outcomes in the region, the proposed change to amend maximum site cover in the Dwelling house code to 50% for Neighbourhood Development Plan No.1 (NDP1) sought to reinforce and clarify existing planning scheme policy focussed on delivering useable, functional and attractive private open space around dwelling houses. Current planning scheme requirements supporting site coverages upwards of 60-75% are not achieving these planning outcomes. In response to feedback, the proposed site coverage of 50% has since been 'refined' to present a requirement with the same intent and effect, however with greater clarity and transparency on the intended outcome. Accordingly, the following changes have been made to the Dwelling house code in response to the State interest review and submissions received: 1. **Site cover** - Revised advertised maximum site cover from 50% to 60%; 2. **Setbacks** - Include a 5 metre rear setback for lots with a frontage of 9.5 metres or greater, to replace the current rear	

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			setback requirement which currently reflects the Queensland Development Code; and 3. **Consequential changes** to the corresponding Performance Outcomes and relevant Overall Outcomes to align policy relating to the above. Existing planning scheme requirements with regard to provision of street trees will also apply to NDP1. All new streets (excepting laneways) that are part of new subdivisions are to be provided with street trees at a minimum of either 1 tree per property frontage (current planning scheme requirement) or 1 tree per 15 metres on each side of a new street (under recently mandated State government requirements), whichever is the greater. These requirements also take into consideration the need to balance street tree planting with safe vehicle access points to properties, visibility for drivers of vehicles exiting their properties and the many service lines that need to be provided within footpaths.	
11.21	00000275	**Use of 1080 bait in Wamuran** Objection to the use of 1080 bait in Wamuran.	**No Change - Not specifically related to a proposed amendment** Baiting processes and requirements are not a matter typically addressed by planning schemes, and is not specifically addressed in the Moreton Bay Regional Council Planning Scheme. In addition, requirements associated with baiting are subject to other legislation. As a result, this is not under review as part of this planning scheme amendment. Council acknowledges that only landowners who meet the State Government legislative requirements and follow the legislative conditions can use 1080 bait on their private property. The concerns relating to 1080 baiting program have been forwarded to the Pest Management team of Council's Environmental Services Department.	No
11.22	00000606	**Local and State Government transport planning responsibilities** Recommends Council and the State Government clearly identify roles and responsibilities in relation the transport and road planning.	**No Change - Not specifically related to a proposed amendment** Caboolture West has been a focussed study area for Council and the State Government since at least 2011. Since that time, Council has collaborated with numerous state agencies and stakeholders to refine the	No

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			proposed framework to support growth in this area. This has included extensive collaboration between Council and the Department of Transport and Main Roads (DTMR). This collaboration is on-going. In March 2021, the State Government announced a new Growth Areas Delivery Team, with the pilot project to accelerate land supply in Caboolture West. Ongoing discussions are taking place regarding road network planning and related roles and responsibilities to ensure that future road planning and delivery is well-coordinated in and around Caboolture West.	
11.23	00000630	**Consultation content** Suggests that due to the amount of detail in the proposed amendment, submitter rights have been prejudiced.	**No Change - Not specifically related to a proposed amendment** Public consultation on the proposed amendment was undertaken as per the requirements of the *Planning Act 2016*. The scope and extent of the changes to the planning scheme as part of the proposed amendment were clearly identified and communicated during the consultation period. The proposed amendment required changes to relevant and individual sections of the Planning Scheme. To assist the user in understanding and navigating the proposed amendment, the "Your Say Moreton Bay" webpage provided individual sections of the proposed amendment with text proposed for removal shown in red with strike-through and text to be added shown in black with yellow highlight. This method has been used in previous Council planning scheme amendments. In addition, physical 'hard' copies of the planning scheme amendment were available at Council's administration centres for viewing and for purchase, during the public consultation timeframe.	No
11.24	00000606	**West Moreton Urban Arterial** Seeks information regarding the location of the West Moreton Urban Arterial.	**No Change - Not specifically related to a proposed amendment** The Bruce Highway Western Alternative Project (otherwise known as the West Moreton Urban Arterial) is a Department of Transport and Main Roads managed project. For further information please visit https://www.tmr.qld.gov.au/.	No

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11.25	00000610 00000641	**Education on wildlife conservation** Recommends educating the community to reduce the mortality rate of koalas in the region.	**No Change - Not specifically related to a proposed amendment** The matter raised is not regulated by the planning scheme, and this feedback has been referred to Council's Environment and Sustainability Policy and Planning Department for further consideration. Koala protection in the MBRC region has been a long-term Council priority with the Koala conservation project being initiated in 2009. During koala breeding season (July to December each year) Council and koala care groups install prominent wildlife signage throughout the region to alert residents to where koalas are often seen. Council is also proactively undertaking koala habitat restoration projects and installing fauna movement infrastructure to assist koalas and other wildlife to safely move around the region. In recent studies where MBRC was a funding partner, disease and wild dogs were identified to be the leading causes of koala death. MBRC have an extensive wild dog management program and also work with the University of Sunshine Coast on vaccine research for koalas.	No
11.26	00000615	**Crime** Concerned about an increase in crime.	**No Change - Not specifically related to a proposed amendment** Matters of crime, and crime prevention, are supported by federal and state government initiatives. In Australia, we have a National Crime Prevention Framework that overarches many of the approaches taken Queensland-wide. Crime takes many forms, and there a number of initiatives being rolled out, predominantly by the Queensland Police and other crime prevention agencies, to address crime in communities. The planning framework in Queensland seeks to manage the potential for crime and mitigation of this by implementing '*Crime Prevention Through Environmental Design'*, a set of design principles referred to as CPTED that aim to discourage crime through a safer built environment. The current MBRC Planning Scheme been informed by these principles. Accordingly, the design of future buildings throughout Neighbourhood Development Plan No.1 (NDP1) will be required to incorporate CPTED principles to support safer urban spaces and increase opportunities for casual surveillance of streets and other public spaces.	No

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			An example of design measures include buildings and dwelling houses, being encouraged to locate balconies and large windows towards the front of the property so as to overlook streets and parks. These requirements play a role in discouraging the occurrence of crime.	
11.27	00000648	**Acoustic fence** Requests an acoustic fence be constructed along the Caboolture River Road boundary at 51 Silkyoak Drive, Upper Caboolture.	**No Change - Not specifically related to a proposed amendment** Whilst concerns regarding the amenity impacts of increasing traffic along Caboolture River Road are acknowledged, the design and construction of acoustic fencing in specific locations is not a matter that can be considered within the proposed amendments. Future development in the Caboolture West local plan will be required to take impacts on the broader road network into consideration, including potential noise impacts to existing residential areas. Through the assessment of future applications for development in this area, noise mitigation measures such as noise reducing road surface treatments, acoustic barriers, etc., will need to be taken into consideration as required.	No
11.28	00001374 00001373	**Community plan** Concern that the proposed amendment does not meet the intent of Council's Community Plan and does not reflect the community's vision for the region.	**No Change - Not specifically related to a proposed amendment** The Moreton Bay Region Community Plan 2011-2021 (the Community Plan) recognises that population growth is good for the region as it strengthens business and provides employment opportunities. The community plan also recognises that growth presents challenges by placing pressure on the natural environment. Both the Community Plan and the MBRC Planning scheme, which commenced in February 2016, seek to encourage urban growth within established urban areas (infill) as much as possible. However, both the Community Plan and the Planning scheme acknowledge that some areas of undeveloped land (greenfield) will also be developed to accommodate the expected population growth. Target 6 of the Community Plan specifically identifies the development of Caboolture West as a key first step in ensuring other undeveloped areas of the region remain protected. Furthermore, the Queensland State Government has set all local government areas in South East Queensland (including Moreton Bay Regional Council) specific growth targets (dwelling supply benchmarks)	No

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			for accommodating the anticipated increase in regional population. These targets are outlined in the South East Queensland Regional Plan 2017 ('*ShapingSEQ*'). Through *ShapingSEQ*, the State and Council recognise Caboolture West as a major contributor to achieving these targets. Neighbourhood Development Plan No.1 (NDP1) provides a planning framework to support a complete urban community of approximately 2,500–3,000 new dwellings over the next 10–15 years that includes: ▪ a diverse range of housing options in well-designed and walkable neighbourhoods; ▪ planning for a new State primary school; ▪ district level sporting fields and a network of local parks; ▪ approximately 70 hectares of green space of which nearly 4.5 kilometres fronts the Caboolture River with pedestrian and bike paths; and ▪ a local centre to accommodate shopping and other services.	
11.29	00000275	**Impacts on wildlife from domestic animals** Concern that domestic animals will negatively affect native wildlife.	**No Change - Not specifically related to a proposed amendment** The individual management of domestic animals is not a matter specifically addressed in this Neighbourhood Development Plan No.1 (NDP1) of Caboolture West, and it is not under review as part of the planning scheme amendment. However, the proposed amendment for NDP1 and Caboolture West Local Plan overall does map environmentally significant areas in the form of a Green Network precinct (GNP) that provides for the protection of ecological values, and the facilitation of safe wildlife movement and habitat connectivity. Future development within NDP1 will also need to address the expected outcomes of development in *Planning scheme policy - Environmental areas and corridors*. The development layout for areas adjoining the GNP will be required to provide appropriate solutions such as boulevard roads	No

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			along environmental areas and corridors, movement solutions at all road crossings, and exclusion fencing at key conflict points. Additionally, Moreton Bay's local Law #2 (Animal Management) 2011 will still apply to the proper control of animals in public places and the management of dangerous or aggressive animals.	

End. August 2021