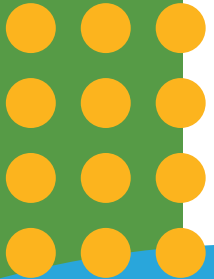


Warner Investigation Area boundary reduction

A Policy Directions Paper informing
the Better Housing Amendment



Alignment with our roadmap

The Better Housing Amendment is helping to achieve the outcomes of our Corporate Plan 2022–2027 and realise our vision:

Our Moreton Bay. Amazing places. Natural spaces.

The strategic pillar this amendment specifically relates to is:



Our well-planned places

Our well-planned places pillar aims for Moreton Bay to have a network of well-planned and connected places and spaces, enhancing lifestyle, accessibility and employment choices by 2033. This amendment will be considered in the development of our Growth Management Strategy.

Read more about Council's Corporate Plan and the pillars that underpin it at: moretonbay.qld.gov.au/Services/Reports-Policies/Corporate-Plan#a1-3



Acknowledgment

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

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

Disclaimer

The Moreton Bay Regional Council and its officers accept no responsibility for any loss whatsoever arising howsoever from any person's act or omission in connection with any information, expressed or implied, contained within this paper. Nothing in this paper should be taken as legal advice.

Warner Investigation Area boundary reduction

For Public Consultation

About the Better Housing Amendment

The Better Housing Amendment proposes changes to the Moreton Bay Regional Council Planning Scheme 2016 (MBRC Planning Scheme) to support better housing and better neighbourhoods across our region.

Since the MBRC Planning Scheme commenced, our neighbourhoods have grown and changed. And residents have told us they want more space in their neighbourhoods—for greenery, for privacy and for parking.

This amendment proposes a range of updates to the planning rules to enable Council to address residents' concerns and ensure we achieve housing diversity where we need it most.

The amendment includes changes related to:

- Next Generation Neighbourhoods
- Off-street car parking
- Secondary dwellings
- Student accommodation
- Warner Investigation Area boundary reduction

**Better housing,
better neighbourhoods**



Timeline



2021 - 2022

Prepare amendment

Changes drafted and submitted to State Government for review

Timing subject to change.



Mid-2023

Public consultation

A formal submission can be made on the proposed amendment



Mid/late 2023

Finalise amendment

Consider feedback and Minister signs off



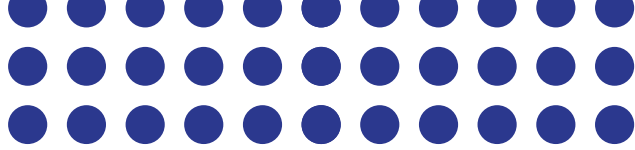
Late 2023/early 2024

Adopt amendment

Changes formally start

Warner Investigation Area boundary reduction

For Public Consultation



What you will find in this paper

- 1 Background to this paper _____ 1
- 2 Policy directions to support better outcomes ____ 3
- 3 Recommendations for improvement_____ 4



1

Background to this paper

1.1 Purpose

The purpose of this paper is to provide clear rationale to support a revised policy position for the Warner Investigation Area boundary, consistent with the outcomes of community consultation in 2017 and Council's continued commitment to those outcomes.



What is an Investigation Area?

An identified area where investigations and detailed planning will be carried out to coordinate and integrate land use and infrastructure to help guide future development outcomes.

1.2 About the Warner Investigation Area

Warner has been subject to a number of planning investigations over the past decade, and development activity in more recent times.

Following its adoption in 2016, some 165 hectares of land was identified in the MBRC Planning Scheme as the 'Warner Investigation Area'. The area was identified for 'investigation' based on potential suitability for urban growth pending further assessment. This land was subsequently identified for 'future growth' under the SEQ Regional Plan 2017, *ShapingSEQ*. This area is illustrated in Figure 1.

A previous (high-profile) planning scheme amendment process was commenced several years ago under the former Council, part of which reflected planning investigations that had since taken place. Through design (structure planning) exercises and community consultation, a revised boundary to reduce the extent

of the Warner Investigation Area was proposed and supported by the Council in 2017. This would include only an area north of Conflagration Creek and north of Warner Road and Coorparoo Road in identified locations).

The amendment (and revised Warner structure plan) was subsequently rejected by the Planning Minister in 2018 due to broader issues with the amendment package. This left the original boundary in place and no land use plan to guide the efficient and cohesive development of land in the area.

Developers have since been exercising their rights to lodge applications for development in the area that Council has an obliged to assess under the *Planning Act 2016*. This situation has led to significant community concern and confusion with the planning process.

Figure 1

Extent of current Warner Investigation Area.
Area is bound by: Kremzow Road to the north,
Old North Road and South Pine Road to the east,
Eatons Crossing Road to the south and rural
residential development to the west.



Extent of current Warner Investigation Area



2

Policy directions to support better outcomes

A number of key issues affect current land use and future development potential within the Warner Investigation Area, including:

- **Requirements of the Regional Plan**

ShapingSEQ identifies Warner as one of nine key expansion areas of strategic importance and Council's planning is to support this strategic intent.

- **Transparency for future planning**

Greater clarity on Council's position on the extent of the investigation area's boundary will guide and direct future planning and development more efficiently within Warner and the region more broadly.

- **Current development activity**

The majority of 'Industry' land north of Warner Road is subject to approved or active development applications. These have sought to vary the planning scheme for use of this land for residential development consistent with the Next generation neighbourhood precinct – increasing urban density and infrastructure provision.

- **Managing community expectations**

There are apparent inconsistencies between the current development outcomes for the Warner Investigation Area (as reflected in Council's current planning scheme) and community expectations regarding preferred location of development, and development intensity.

- **State Koala Conservation plan mapping**

Revised 2021 State Koala Conservation plan mapping (including locally refined 'Koala Habitat Areas') has identified additional koala values in Warner.

To further progress research of these issues and inform future policy direction, the following has been undertaken:

- Review of current policy settings in *ShapingSEQ* and the MBRC Planning Scheme;
- Review of earlier 2017 Concept Structure Plan (as revised) for the Warner Investigation Area that was developed as part of the former Major Amendment;
- Consideration of community feedback/submissions regarding the Structure Plan;
- Initial consideration of on-site environmental values across the investigation area (particularly on its western fringe and south of Conflagration Creek), including a review of updated State koala mapping.



Policy direction 1 Boundary update to clarify future growth

The Warner Investigation Area boundary is updated to re-clarify Council's position on future growth and development in the area, in response to planning investigations and community consultation previously undertaken between 2016 and 2017.

3

Recommendations for improvement

Rationale

In an effort to re-clarify Council's position, the review has identified that a response to previously identified environmental issues and overarching community concerns is recommended in line with Council's previously resolved commitment to this outcome from 2017. This commitment sought to reduce the investigation area boundary to more suitably reflect priority land for 'future investigation'.

There are no zoning changes proposed for land within the balance areas of the WIA. This is on the basis that development approvals in place for residential development reflect negotiated outcomes aimed at balancing community expectations and development interest. Given that many of these have not yet been acted upon, there is the potential that zoning changes prior to development commencing could undermine development approval outcomes.

The proposed changes to the MBRC Planning Scheme to reflect the policy directions are:

Recommendations

**R1**

Amend the Warner Investigation Area boundary to be in accordance with the outcomes and commitments made to the community in 2017. This seeks to better protect and retain the existing character and amenity of rural residential lots south of Conflagration Creek and south of Warner Road and Coorparoo Road in identified locations, and better protect environmental values of vegetation on the investigation area's western boundary. Figure 2 shows the extent of the proposed new boundary. It is noted that no zoning changes are proposed, and the areas currently included in the Rural residential zone and 'no further reconfiguration' will remain in place.



**R2**

Amend references in the strategic framework about the Warner Investigation Area's boundary to reflect the boundary adjustment.

It is important to note that whilst this amendment seeks to re-clarify Council's position on the extent of future urban growth and development within the Warner Investigation Area, this does not prevent development applications being made over this land for urban purposes under the *Planning Act 2016*, and Council's statutory obligation to assess these applications.

Figure 2

Proposed boundary adjustment of the
Warner Investigation Area

-  Extent of current Warner Investigation Area
-  Proposed boundary adjustment





For more information

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