



Engagement Response Report

Draft Kallangur-Dakabin
Neighbourhood Planning Future
Directions Report

November 2023





Acknowledgement

We acknowledge the Kabi Kabi, Jinibara and Turrbal Peoples as the Traditional Custodians of the lands and waterways of the City of Moreton Bay, and pay our respects to their Elders, past, present and emerging. We recognise that this 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 collective identity.

Alignment with our roadmap

The Kallangur-Dakabin Neighbourhood Planning project is helping to achieve the outcomes of our Corporate Plan 2022–2027 and realise our vision: **Our Moreton Bay. Amazing places. Natural spaces.**

The strategic pillar this project specifically relates to is:



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

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

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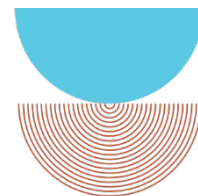
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Future directions for Kallangur-Dakabin



Guiding growth and development while considering the things that make our neighbourhoods unique is a priority for Council.

Council has been working with community to develop future directions to help guide growth and development in Kallangur-Dakabin, an area that is projected to grow to 38,000 residents by 2041.

The Kallangur-Dakabin Neighbourhood Planning project commenced in July 2021 when we asked the community what they love about the Kallangur-Dakabin area, and what Council should focus on as the area grows and develops.

Read about what the community told us then in [Kallangur-Dakabin Neighbourhood Plan Engagement Summary, October 2021](#).

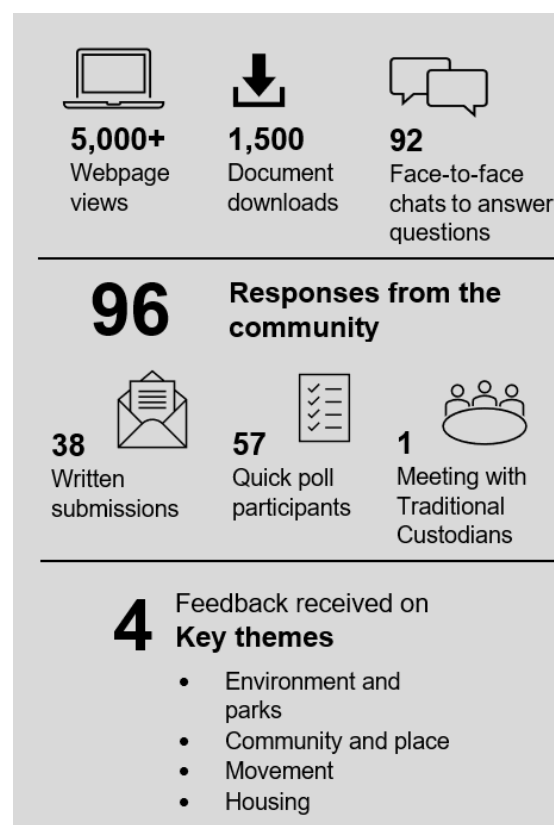
Using the feedback gathered from the community as well as input from a Community Reference Group, we developed the draft Kallangur-Dakabin Neighbourhood Planning Future Directions Report (Future Directions Report). The final Future Directions Report has now been approved by Council.

The Future Directions Report is a supplementary planning document that details a vision, strategies and actions to help guide future development in the area. Now that the Future Directions Report is finalised, changes will be proposed to the Planning Scheme to regulate development to support the vision and intended outcomes for the area. The Future Directions Report also includes outcomes that will be delivered through other Council programs and initiatives, and these may be delivered in partnership with the State Government or the local community.

Engagement snapshot

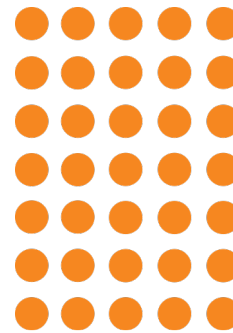


Between 26 April and 25 May 2023, we invited community feedback on the draft Future Directions Report.



This Engagement Response Report covers the feedback received from the community and stakeholders during the consultation period, an informal state interest review and the draft ShapingSEQ 2023 Update released on 3 August 2023. It also states Council's response, including whether a change was made to the Future Directions Report based on your feedback, the draft ShapingSEQ 2023 Update or informal State interest review.

How we engaged



Before we reached out to the community for this project, we first reflected on what we had already learned through *Moreton Says* (Council's regular series of city-wide surveys). As well as providing helpful insights into the views and values of our communities, the *Moreton Says* data helped us to design a fit-for-purpose engagement approach.

We then invited community feedback on the draft Future Directions Report between 26 April and 25 May 2023. Feedback could be provided by completing the online feedback form, answering online quick poll questions or making a written submission.

To enable the informed feedback, the draft Future Directions Report was made available online on the Your Say Moreton Bay page and in hard copy at Council's customer service centres and North Lakes library.

The opportunity to provide feedback was promoted through social media posts, a letterbox drop to the Kallangur-Dakabin project area and some surrounding properties, writing to absentee landowners, an email to subscribers to the project, a media release, pop-up events, Councillor newsletter, and Council's Your Say Moreton Bay project webpage.

Moreton Says

From *Moreton Says* we learned:

- 68% of participants agreed or strongly agreed that they were ok with population growth so long as things that were important to the community were preserved.
- 61% agreed or strongly agreed that it is necessary to have a diversity of housing types in each neighbourhood.
- 66% agreed or strongly agreed that higher density living is acceptable in the right location (i.e., a centre or close to a train station or the city's coastal edges).

Quick poll

There were five quick poll questions on the Your Say Moreton Bay project webpage. It was not mandatory to complete every question.

The first quick poll question was a multiple-choice question to gauge the level of support for the draft Future Directions Report. The remaining four questions invited participants to rate how well the draft Report responded to the Environment and Parks, Community and Place, Movement, and Housing themes.



Information pop-ups

Four pop-up events were held to raise awareness and provide information about the draft Future Directions Report. Council spoke to 91 people across the following locations and dates:

- Lillybrook Shopping Village, 6 May 2023
- Kallangur Fair, 6 May 2023
- Bob Brock Park, 13 May 2023
- Dakabin Shopping Centre, 13 May 2023

Council also offered bookable sessions with the planning team to discuss the draft Future Directions Report.

Written submissions

Council invited written submissions on the draft Future Directions Report through the online feedback form and by writing to the project team via email or post.

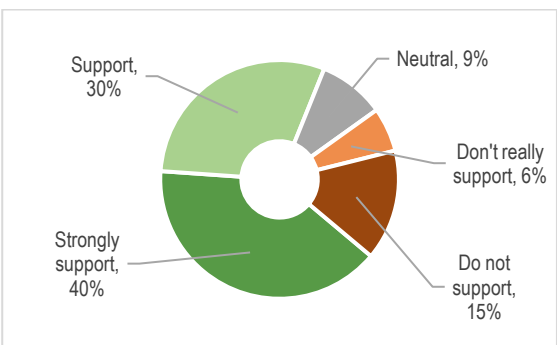
What we heard



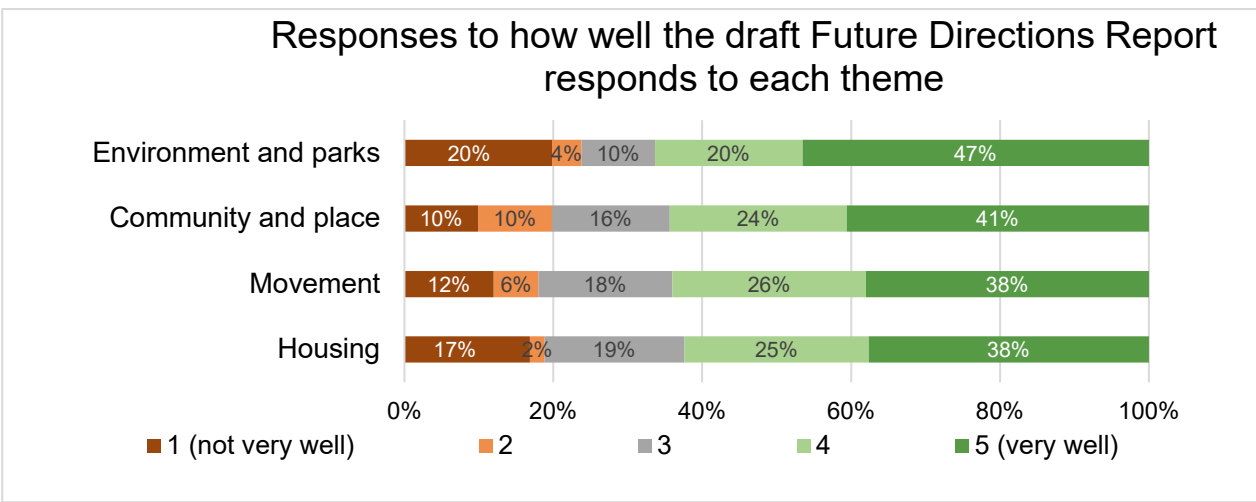
During the consultation period, 57 people responded via the quick poll and 38 people made written submissions. The Your Say Moreton Bay project page received over 5,000 views during consultation and there were almost 1,500 downloads of the draft Future Directions Report and attachments.

Quick poll

When we asked how supportive the community was of the draft Future Directions Report, 70% of participants either supported or strongly supported it.



The next four quick poll questions invited participants to rate, on a scale of 1 to 5, how well the draft Future Directions Report responds to the key themes of Environment and Parks, Community and Place, Movement, and Housing; where 1 means the draft Future Directions Report does not respond very well and 5 means the Report responds very well. Most participants thought the Report responds well or very well to each of the four themes.



Face-to-face meetings

A meeting was held with the Kabi Kabi Traditional Custodian representatives to collect their feedback on the draft Future Directions Report.

Written submissions

We received 38 written submissions during the consultation period.

Refer to the key themes section below for a summary of the feedback from the written submissions and feedback from the meeting with the Kabi Kabi Traditional Custodian representatives.

“The Kallangur-Dakabin neighbourhood plan is a great plan that will definitely improve our regions connectivity, housing stresses and community functions.”

Consultation participant

Informal state interest review

An informal state interest review of the draft Future Directions Report was undertaken against matters of state interest contained in the SPP. The informal state interest review was coordinated by Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) in consultation with relevant state agencies. The advice and feedback provided has been considered and changes have been made to the Future Directions Report to better align with state interests.

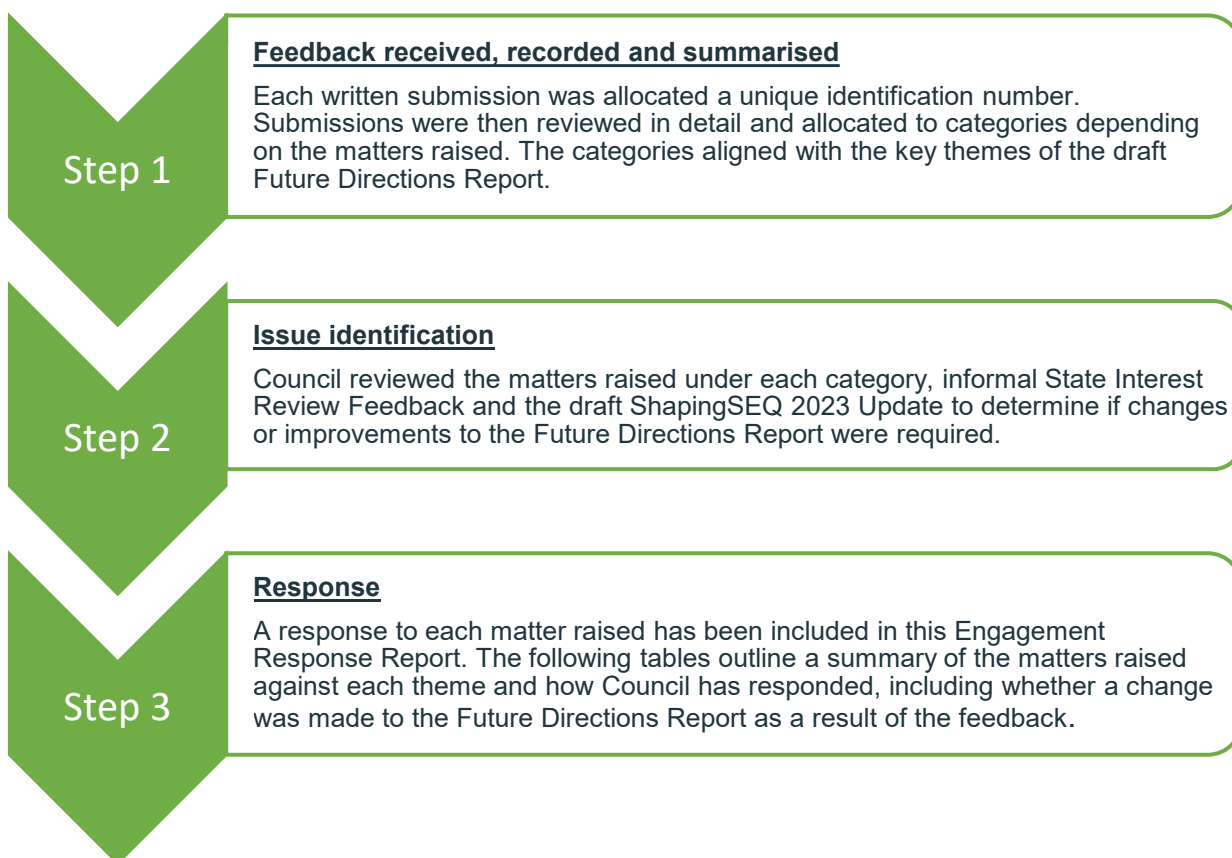
“We congratulate Council on embarking on this process and involving the community and the development industry to establish a shared vision for the Kallangur-Dakabin neighbourhood plan area.”

Consultation participant

Draft ShapingSEQ 2023 Update

The South-East Queensland Regional Plan also known as ShapingSEQ, is the Queensland Government’s plan to shape South-East Queensland’s future growth. At the time the Future Directions Report was being finalised, the Queensland Government was undertaking a review of the existing plan to respond to current housing pressures in context of the significant growth and other events. The update focuses on providing housing choice through density and diversity in well-located and serviced areas like Kallangur-Dakabin. This aligns with Councils vision for this area and adjustments have been made to the Future Directions Report in response to the draft ShapingSEQ 2023 Update. When the final ShapingSEQ 2023 Update is released, Council will consider any further changes that may be required to this project in response

Feedback review process



Comments in support

Table 1 provides a summary of the ten submissions received which included comments in support of the draft Future Directions Report.

Table 1 - Summary of comments in support

Raised by	Summary of support
21391 10526 23699 29845	General <ul style="list-style-type: none"> • Overall support for the Future Directions Report • Acknowledgement and recognition for the importance and benefits of neighbourhood planning in realising, strategising and delivering the finer-grained vision for successful future development outcomes in the area. Congratulations to Council on embarking on this process and involving the community and the development industry to establish a shared vision for the Kallangur-Dakabin Neighbourhood Plan area • Overall, the plan looks suitable for the Kallangur-Dakabin area and I hope that it is able to be implemented
21391 23953 13327 29845	Community and Place <ul style="list-style-type: none"> • Support for revitalisation of the Kallangur Town Centre • Support for improving the look of Kallangur • Support for rejuvenation of the Kallangur Town Centre and the Green Spine
10707	Movement <ul style="list-style-type: none"> • Support for new road between Marsden Road and Thompson Road
16503 10871 14177 29845	Housing <ul style="list-style-type: none"> • Support for the upzoning of land in areas of Kallangur and Dakabin. It should be a high priority to transition new developments to mixed use, mid-high density homes, especially around train stations, local community 'hubs' and shopping precincts • Support for rezoning of land and the provision of new transport infrastructure to land located near the Lillybrook Shopping Village • Support in principle the higher density planning for dwellings closer to public transport hubs • Support for facilitating higher densities within and surrounding the Kallangur Town Centre along Anzac Avenue and close to train stations



Theme 1 - Environment and Parks

Fourteen submissions raised matters relating to the Environment and Parks theme. We also received feedback from Traditional Custodian representatives. Table 2 below provides a summary of the key matters raised and Council's response, including whether changes were made to the Future Directions Report.

Table 2 - Submission responses for the Environment and Parks Theme

Raised by	Summary of matter/s	Response	Changes made
20710 14841 26800 15101 26305	<p>Koala habitat and wildlife corridors</p> <p>Concern Koala habitats and critical wildlife corridors will be destroyed as development occurs.</p> <p>Concern wildlife corridors are not Koala habitats and that this has not been recognised.</p> <p>Concern land north of Nellies Lane will be developed and this currently houses native wildlife such as wallabies and koalas.</p> <p>Suggestion for natural areas (woodland and lagoons, critical wildlife corridors and habitats) in Dakabin, including areas outside the neighbourhood planning boundary, be retained as dedicated environmental corridors.</p>	<p><u>Koala habitat</u> Council acknowledges the concerns expressed by some submitters about the loss of koala habitat as development occurs. The State Government's koala planning framework includes koala habitat mapping which aims to protect a sufficient area of koala habitat to ensure ongoing viability of the koala population in SEQ. The framework applies to all local government areas across SEQ. Further information about koala habitat assessment, mapping and offsets can be found on the <u>Department of Environment and Science's website</u> https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps.</p> <p>The latest spatial data from the State Government does not include the land north of Nellies Lane as either Core or Locally refined Koala habitat.</p> <p><u>Environmental corridor</u> The Future Directions Report seeks to protect the local natural environment by identifying a connected environmental corridor and set outcomes to ensure future development considers how it will address and respond to this corridor (Figure 17 Theme 1 Map - Environment and Parks). The environmental corridor shown for the purposes of the Future Directions Report does not regulate development. Rather, the <u>Planning Scheme Overlay Maps</u> (mbrc.link/overlay-maps) and State interests serve that purpose.</p> <p>It is acknowledged the environmental corridor is part of a wider network that extends beyond the neighbourhood planning boundary. Action EP2 in the Report seeks to identify parts of the environmental corridor on land that has also been identified for future growth. This is</p>	No change

Raised by	Summary of matter/s	Response	Changes made
		<p>designed to support the maintenance, rehabilitation, and formation of the environmental corridor by consolidating buildings and infrastructure into areas that do not hold environmental values. It is also noted that the <i>Moreton Bay Regional Council Planning Scheme 2016</i> (the Planning Scheme) includes environmental protection measures such as mapping to identify areas of State and Local Environmental Significance.</p> <p><u>Other environmental initiatives</u></p> <p><i>Land Buyback for Environmental Purposes Program</i> Council's Land Buyback for Environmental Purposes program acquires, restores and rehabilitates land to conserve the city's ecological community and environmental values. Information about the program can be found on <u>Council's website</u> (mbrc.link/land-buyback).</p> <p><i>Proposed Wildlife Hospital</i> Council allocated a parcel of land in Dakabin in August 2023 for the construction of a wildlife hospital to provide critical care for native animals and guard against the impacts of human population growth. Delivery of the project is subject to funding and inclusion in the South-East Queensland Wildlife Hospital Network.</p>	
19557 20628 26800 15101 22827 23953 27368	<p>Park planning and infrastructure</p> <p>Suggestion for Kallangur to have more parks and natural areas.</p> <p>Concern not enough recreation and green space is being added compared to the amount of medium-high density housing.</p> <p>Concern setting aside small and disconnected areas of green space or parks within new estates does not compensate for the loss of established habitat or facilitate the movement and survival of fauna.</p> <p>Concern parks have not been included in the Kerr Road Precinct.</p>	<p>Council plans, delivers, and maintains a wide variety of parks and natural areas across the city. The Local Government Infrastructure Plan (<u>LGIP</u>) (mbrc.link/lqip) identifies Council's plans for trunk parks and community facilities infrastructure to serve future growth in an effective and financially sustainable manner.</p> <p>While the LGIP does not identify any new parks specifically within the Kerr Road Precinct, the area is well serviced by surrounding existing recreation and open space areas to the south of this precinct in Kallangur and a new Local Recreation Park (OS-77) is identified on land nearby on the western side of Gympie Road.</p> <p>Regarding Balstrup Park, Council does not have any current plans for improvements, however, the suggestion has been passed on to Council's Parks and Recreation Planning Team.</p> <p>Regarding Penson Park, Council has recently completed an amenities renewal project at Kruger Hall. The toilet is a public facility and is locked by security overnight.</p>	No change

Raised by	Summary of matter/s	Response	Changes made
	<p>Play equipment needed in existing parks in the area or allocate land for new parks with children's play equipment.</p> <p>Suggestion to make Dakabin more child friendly including park upgrades, water park, basketball hoops and bike parking and lanes.</p> <p>Suggestion for improvements to Balstrup Park (tables, toilets) to make it more family friendly.</p> <p>Suggestion for a toilet block to be provided at Penson Park next to Kruger Hall.</p>	<p>In terms of fauna movement and survival, the Future Directions Report identifies a connected environmental corridor (Figure 17 Theme 1 Map - Environment and Parks). The Future Directions Report also includes several other actions for facilitating fauna movement including:</p> <ul style="list-style-type: none"> • EP7 - Providing educational information sheets to explain how residents can improve fauna movement by using verge gardens and backyards • EP8 - Investigating opportunities to provide fauna movement infrastructure. <p>In addition, the Future Directions Report seeks where possible for new parks to adjoin environmental areas (Action EP14) which would help to alleviate concern about small and disconnected parks and green space.</p>	
16820	<p>Dog agility park</p> <p>Suggestion for a dog agility park in Kallangur, near or within the Southern Residential Precinct.</p>	<p>Council has considered the provision of additional dog parks and determined that there is sufficient coverage of dog off-leash areas in Kallangur. Council's Dog Off-Leash Area Planning and Design Guidelines (mbrc.link/dola-guidelines) require a 1.5km separation distance between facilities. Dog parks within Murrumba Downs provide coverage for the southern part of Kallangur. For a full list of dog parks and beaches, visit Council's website (mbrc.link/bongaree-trail-6).Error! Hyperlink reference not valid.</p>	No change
16503	<p>Tree planting program</p> <p>Suggestion for a city-wide tree planting program. Action CP17 should be expanded so that all properties within the locality are encouraged to plant trees.</p>	<p>Council offers one free native plant voucher per financial year to property owners of residential properties. More information about this initiative can be found on Council's website (mbrc.link/community-plant-nurseries).</p> <p>This project is considering locally specific matters to Kallangur-Dakabin. Action EP7 emphasises and encourages planting within this Overlay area and complements Council's existing Road Verge Planting Guide (mbrc.link/planting-road-verge-guidelines) and Naturehoods: your Backyard and Outdoor Spaces Guideline (mbrc.link/naturehoods-guideline).</p>	No change

Raised by	Summary of matter/s	Response	Changes made
16503	Alma Road and Hughes Road West road connection New road connections between Alma Road and Hughes Road West should avoid as many native species as possible.	Action M12 in the Future Directions Report refers to investigating a future north-south road connection from Hughes Road West to Alma Road. Two options are shown in the Future Directions Report (Figure 24 Theme 3 Map - Movement). More detailed investigations are needed to determine the best alignment for this road. These investigations will consider factors such as koala habitat areas, flood hazard areas and topography.	No change
16503 26800	Zoning of land near the Dakabin Station Concern about the upzoning of land along Thompson Road near the Dakabin train station due to the potential destruction of trees and remnant wildlife. Upzoning should only occur on the corner of Alma Road and Thompson Road rather than behind Dakabin State High School.	The draft Future Directions Report proposed the land adjacent to Dakabin Station be increased to a minimum of 75 dwellings per hectare. The area proposed to have a minimum density of 75 dwellings per hectare was mapped over three parcels of land. One of these parcels is heavily constrained with vegetation that is mapped as containing Matters of State Environmental Significance and identified as being within an area that is bushfire prone. That parcel is now proposed to be rezoned from General residential to Environmental management and conservation zone and the mapped building height is proposed to be reduced to reflect this zone change.	Land near Dakabin Station proposed to be rezoned from General residential to Environmental management and conservation zone, and building height reduced to reflect.
15101	Tree canopy coverage Concern Council has disregarded tree canopy coverage and its importance for wildlife habitats, temperature regulation and amenity, and instead allowed trees to be removed.	The Planning Scheme includes environmental protection measures such as mapping to identify areas of State and Local Environmental Significance. The Planning Scheme also seeks to protect Habitat trees. Habitat trees are not spatially represented on any overlay map but are identified on the ground. The clearing of Habitat trees may attract requirements for a developer to provide environmental offsets. The Future Directions Report includes actions to improve tree canopy coverage (EP7). Built form outcomes such as reducing urban heat island effects and supporting shaded outdoor living have also been included in the Future Directions Report (H9). The Future Directions Report and any proposed planning scheme changes would not seek to allow trees to be removed, beyond what can already occur under the existing regulations or subject to State and local government approval processes.	No change
24152	Off road cycling / criterium track Suggestion for an off-road cycling/criterium track, possibly on Plantation Road for young kids to	There are currently no plans for a criterium track within the city, however, the suggestion has been passed on to Council's Parks and Recreation Planning team for their consideration.	No change

Raised by	Summary of matter/s	Response	Changes made
	learn to ride and to provide local cycling clubs with a safe place to race (e.g. Albert Bishop Park in Nundah).		
10871	<p>Lillybrook Shopping Village</p> <p>The proposed area of revegetation on the southern portion of the site would be bordered by roads and wouldn't offer any significant environmental value.</p> <p>Difficult to achieve car parking requirements in consolidated developable area.</p> <p>Residential uses are not an incentive to consolidate.</p> <p>Changes to planning zoning/ overlays may impact the ability for future works on the site.</p> <p>Request for reference of redevelopment of Lillybrook Shopping Village be removed from any future planning scheme amendment.</p>	<p>Waterway setback provisions in the current Planning Scheme have changed since the approval for Lillybrook Shopping Village. Widening the environmental corridor would improve conveyance of water and environmental biodiversity, downstream erosion, water quality and flood risk outcomes.</p> <p>Council's position to see this part of the waterway and environmental corridor widened as part of any future development proposal has not changed. However, it is acknowledged that there are complexities with achieving this considering the extent of current development on site. To support innovative design responses to achieve this intended outcome in the future Council have amended how the environmental rehabilitation area is identified in Attachment 4 to the draft Future Directions Report to be more conceptual. Any future redevelopment of the Lillybrook Shopping Village site is to be assessed against the planning scheme benchmarks current at that time.</p> <p>This land is mapped as containing environmental values and flood hazard and risk. Therefore, the Future Directions Report proposes no zone changes be proposed on this land until the values and constraints of the land has been further investigated.</p> <p>Incentives to intensify redevelopment on the northern side of the environmental corridor, such as streamlining multiple dwellings and increased building height remain to support housing diversity in a well-located and serviced area, avoid under development and make the most efficient use of land.</p>	Environmental corridor rehabilitation area extent has been amended.
16503	<p>Active transport</p> <p>Suggestion for Action M3 to include Penson Park and Jim Akers Park.</p>	Action M3 is focused on Freshwater Creek, however, the suggestion for other parks such as Penson Park and Jim Akers Park to also be considered for improvements has been passed on to the Parks and Recreation Team.	No change
23263	Traditional Custodian matters	Amendments have been made to the Future Directions Report, including:	New strategy and actions relating to Traditional

Raised by	Summary of matter/s	Response	Changes made
	<p>Suggestion to include use of endemic species in Kallangur-Dakabin area.</p> <p>Emphasis on significance of waterways.</p> <p>Suggestion to include Traditional Custodian access and connections to Country.</p> <p>Suggestion for places to be culturally welcoming e.g., through design, architecture, landscaping and/or signage.</p>	<ul style="list-style-type: none"> • EP4 has been expanded to ensure developments are designed to incorporate landscaping with endemic species • EP10 has been changed to specify the works along the Freshwater Creek corridor will use species representative of the original Regional Ecosystem vegetation community • The Environment and Parks theme in the Future Directions Report has been expanded to emphasise that waterways are significant features to the Kabi Kabi Traditional Custodians • A new strategy has been included under the Environment and Parks theme relating to improving opportunities for access to Country for cultural practices • Two new non-statutory actions have been included under the new strategy. One action relates to the ability for Kabi Kabi Traditional Custodians to be out on Country to assist with fire management on Council reserves. The other action is to enhance opportunity for Kabi Kabi Traditional Custodians to undertake caring for Country initiatives on Council land • Strategy 2.4 Character and Place Identity, has been amended to include the need for places to be made to feel culturally welcoming • Two new actions under Strategy 2.4 have been included to investigate potential for interpretive signage along Freshwater Creek corridor, and interpretive and wayfinding signage between Kallangur Station and Kallangur Town Centre, to enhance connections to Country • CP18 has been changed to raise awareness that Moreton Bay Libraries - Our Story Platform also includes Kabi Kabi Traditional Custodian connections. 	<p>Custodian access and connections to country has been added. Actions amended to incorporate use of endemic species and raise awareness that Kabi Kabi Traditional Custodian connections can be explored with current library platform.</p>
Council	Flooding description and local environmental corridor explanation	The explanatory note relating to the mapped environmental corridor has been reworded to further clarify that the mapped local environmental corridor in the Future Directions Report does not restrict development, it	Explanatory note about mapped local environmental corridor reworded.

Raised by	Summary of matter/s	Response	Changes made
	<p>Recommended to include information on flood hazard in the 'About Kallangur-Dakabin' section and amend the explanatory note included in the 'Theme 1 Environment and Parks' section about the mapped local environmental corridor and how it applies to overlays.</p> <p>Zoning of land near Kallangur Station given mapped environmental values and constraints.</p>	<p>is the overlays in the Planning Scheme and state interests that serve that purpose.</p> <p>A new strategy and three new actions have been included in the Future Directions Report under the Environment and Parks theme to recognise natural hazards like flood and bushfire risk. One new action involves reviewing land use planning outcomes in the Future Directions Report when Council updates its flood and bushfire hazard risk response. The second action involves investigating the values and constraints on land near Kallangur Station to ensure the mapped future land uses reflect the highest and best use of land.</p> <p>The land near Kallangur Station is mapped as containing environmental values and flood and bushfire hazard and risk. The Department of Transport and Main Roads currently own some of this land and have indicated a preference to ground truth the vegetation on this site to confirm its environmental values prior to deciding its future long-term use. Therefore, the Future Directions Report proposes no zone changes be proposed on this land until the values and constraints of the land has been further investigated. The density is also proposed to be 50 dwellings per hectare rather than 75 dwellings per hectare to be consistent with the density of most of the Urban neighbourhood precinct in the project area.</p>	<p>Additional information regarding flood added to describe Kallangur-Dakabin area.</p> <p>New strategy and actions included relating to natural hazards.</p> <p>Zone of land near Kallangur Station to remain as per current Planning Scheme and density proposed to be minimum 50 dwellings per hectare to align with the minimum density for other Urban neighbourhood areas in the project area.</p>



Theme 2 - Community and Place

Eight submissions raised matters relating to the Community and Place theme. Table 3 below provides a summary of the key matters raised and Council's response to the submissions specifying whether changes were made to the Future Directions Report.

Table 3 - Submission responses for the Community and Place theme

Raised by	Summary of matter/s	Response	Changes made
28624 23691 10486 26800	<p>Library / community hub</p> <p>Removal of the Kallangur Library in 2014 was a loss to the community as this was a place for the community to meet.</p> <p>Suggestion for the library to be returned to Kallangur, to bring back the community hub.</p> <p>Concern community infrastructure in the area has gone backwards over a period of 20 years. Community infrastructure should be reviewed to ensure that appropriate community spaces and services are returned to the Kallangur-Dakabin area.</p>	<p>Council acknowledges the comments regarding closure of the Kallangur Library. A new library was built at The Corso in North Lakes, approximately 3km away from the former library in Kallangur. When locating services such as libraries, Council must consider population catchments and how to service this need sustainably.</p> <p>The Future Directions Report includes strategies to facilitate rejuvenation of the Kallangur Town Centre along Anzac Avenue, so it becomes the primary 'community heart'.</p> <p>There are a number of community halls and other facilities provided within Kallangur. The level of use of halls across the Kallangur-Dakabin area, including Kallangur Community Hall, Kruger Hall and Glenwood Community Centre, was reviewed in recent years. The review found the most effective way to support current demand and future growth is to improve Kruger Hall (new all accessible entry and toilets completed in 2022) and upgrade Kallangur Community Hall to a district level facility.</p> <p>An output of Council's Corporate Plan 2022-2027 (mbrc.link/corporate-plan), is the development of a Cultural and Community Places Plan. This plan is being drafted and will provide a framework for the planning, development and acquisition of public places and spaces, such as community facilities (including community hubs) at a city wide scale to enhance lifestyle and environmental outcomes.</p>	No change

Raised by	Summary of matter/s	Response	Changes made
19557	Historic buildings and houses Historic buildings and houses make the area unique, and these should be kept.	The Planning Scheme contains a Heritage and landscape character overlay map which identifies Local heritage places, Significant trees, and Landscape heritage areas. Future development on a site identified in the Heritage and landscape character overlay map would be required to demonstrate achievement of heritage performance outcomes in accordance with the Planning Scheme. Given the protections already in place under the Planning Scheme, the Future Directions Report does not include any additional requirements for historic buildings and houses.	No change
10486	Service stations Too many service stations.	This matter has been recognised by Council and informed amendments to specific requirements for the assessment of new service stations under the Planning Scheme. The amendments commenced on 29 January 2020 as part of Tailored Amendment No. 1, which can be viewed on Council's website (mbrc.link/planning-scheme-amendments).	No change
28857 24256 29845	Centre Concept Plan - Key Site B Anzac Avenue setbacks, building height and shopfront guidelines The Body Corporate arrangement stifles development and Council should consider ways to dissolve. Properties with plazas, parks and green spine on them will be devalued. Compensatory measures/incentives need to be clearly set out such as increased building height or reducing infrastructure charges. Consider removing the concept plan, with outcomes only described in words and concept plan submitted with a development application. <u>Boundary:</u>	Amendments have been made to the Future Directions Report, including: <ul style="list-style-type: none"> The level of detail shown on the Key Site B Concept Plan has been reduced, to remove elements such as building footprints and car parking, given the plan is indicative only One plaza is shown rather than two. A plaza under the current Planning Scheme, would be sought when the gross leasable area is greater than 3000m² which may result in more than one plaza on Key Site B The overall design has been amended to better align with the existing lot layout to recognise the area is in multiple ownership The boundary of Key Site B has not changed as this area represents underutilised Centre zoned land with development potential in a prominent location between the wider Kallangur Town Centre and the Kallangur Station. While excluding 1499 Anzac Avenue would disjoint the Key Site, to recognise this is a stand-alone property the existing 	Key Site B Concept Plan design and level of detail has been revised. The outcomes for Key Site B have been amended to further clarify design intent and changes to mapped building height. Potential for a 'building height bonus' where development is providing community infrastructure and meeting other criteria. Front setback along Anzac Avenue has been amended to relate to verge width rather than setback to front building line. New non-statutory action added in the Future Directions Report relating to shopfront guidelines.

Raised by	Summary of matter/s	Response	Changes made
	<ul style="list-style-type: none"> Suggestion for Kallangur Fair, Red Rooster and Salvation Army to be an integrated development site and the Hotel, KFC, Motel, Dance Studio and Child Care Centre to be a separate integrated development site. 1499 Anzac Avenue should be removed as this is stand-alone site and is not part of the existing body corporate arrangement. Suggestion for Council to purchase residential properties to the south to facilitate a better connection between the centre and train station. The Motel, Shell Service Station and McDonalds are not included in the concept plan despite being in the District Centre Precinct. <p><u>Design:</u></p> <ul style="list-style-type: none"> Too detailed, specific park and plaza locations should not be identified. Showing two plazas is onerous. Park should not be shown over the Kallangur Fair building. Remove park as it is not the best use of centre zone land given proximity to Paris and Haithi Parks. Consider including parking station to enable reduced car parking rate. Further consideration of existing layout of lots across tenures and access is needed. 	<p>vehicular access point to Anzac Avenue has been shown on the Key Site B Concept Plan</p> <ul style="list-style-type: none"> The location of community spaces such as the plaza, park and green spine have been amended and the description of these elements within the Attachments have been reworded to clarify the purpose and intent of where these should be located and why, to guide future development The mapped building height is proposed to be increased and additional design requirements have been included to better support appropriate built form outcomes and the efficient use of land in the centre The potential for increased building height (above the mapped building height) has been introduced should future developments provide significant community infrastructure, demonstrate design excellence, sustainability and innovation KTC23 of the Attachments seeks for a Local Recreation Park to be relocated to form an extension to Paris Park. Local Recreation Parks identified in Council's Local Government Infrastructure Plan (LGIP) (mbrc.link/lqip) are obtained through the development process, or purchased by Council in preparation for the construction of a new park as part of the capital works program A new non-statutory action is proposed to investigate the relocation of the District Civic Park on Key Site B. Reference to the investigation of a civic space north of Anzac Avenue in CP12 has been deleted Amendments have been made to the Attachments where buildings were sought to be setback at ground level from Anzac Avenue to provide an attractive streetscape and activate the street through the provision of additional width to the public realm for footpath dining opportunities. 	

Raised by	Summary of matter/s	Response	Changes made
		<p>Given the verge width along Anzac Avenue is varied, a setback to the front building line would not necessarily achieve the desired outcome as some buildings would be setback a lot further than others. The Attachments have been amended to seek a consistent verge space along Anzac Avenue to allow for wide pedestrian pathways and landscaping.</p> <ul style="list-style-type: none"> A new non-statutory action has been included in the Future Directions Report to encourage businesses in Kallangur Town Centre to utilise Council's Your Shopfront Improvement Guidelines (mbrc.link/building-development-shopfront). 	
29845	<p>Kallangur Town Centre Precinct car parking</p> <p>Basement car parking is not viable. Suggestion for action KTC12 to be refined to allow for above ground level parking integrated in the building design and screened through architectural treatments.</p>	<p>Wording of KTC12 and KTC26 have been amended to clarify that car parking being sleeved by buildings means that car parking is to be integrated in the building design and screened through architectural elements.</p>	<p>Wording amended to clarify car parking sleeved by buildings means car parking is integrated into the building design.</p>
The State	<p>Integrating State interests, specifically:</p> <p>State Planning Policy - Part E - Environment and Heritage</p> <p>State Planning Policy - Part E - Planning for Infrastructure</p> <p>State Planning Policy - Part E - Infrastructure Integration</p>	<p>The following changes were made to further reflect the integration of State interests:</p> <ul style="list-style-type: none"> Additional wording was added to the introductory paragraph of the Community and Place theme in the Future Directions Report to reinforce the significance of Anzac Memorial Avenue The footnote for CP9 and CP10 in the Future Directions Report has been amended to state Anzac Avenue is listed on the Queensland Heritage Register Wording was added to Attachment 1 - Kallangur Town Centre Precinct to clarify that development adjoining Anzac Memorial Avenue protects, restores and manages elements of cultural heritage significance 	<p>Changes made to integrate state interests.</p>

Raised by	Summary of matter/s	Response	Changes made
		<ul style="list-style-type: none"> Footnotes were added to M1 in the Future Directions Report and KTC7 and KTC8 in the Attachments relating to landscaping along street frontages not impacting safety and, where located along Anzac Avenue, to abide by requirements of TMR's Road Planning and Design Manual The indicative pedestrian / cycle connection on the Northern Residential Precinct map shown between the Dakabin State High School and environmental corridor has been removed State-owned land near Dakabin Station is proposed to be rezoned from General residential to Environmental management and conservation zone, given the land is densely vegetated and identified as bushfire prone and containing Matters of State Environmental Significance. 	



Theme 3 - Movement

Sixteen submissions raised matters relating to the Movement theme. Table 4 below provides a summary of the key matters raised and Council's response to the submissions specifying whether changes were made to the Future Directions Report.

Table 4 - Submission responses for the Movement theme

Raised by	Summary of matter/s	Response	Changes made
20710 20113 25912 23953 14177 20628 15105 10486	<p>Road infrastructure</p> <p>Concerns about traffic congestion and that more development will mean increased traffic exacerbating the problem.</p> <p>Concern about more busy roads being built in the area, particularly in Kallangur near Dohles Rocks Road.</p> <p>Concern road infrastructure will not cope with population growth and there is a need to have planned upgrades to support development.</p> <p>Suggestion to connect Hughes Road East and Hughes Road West to improve accessibility to Dakabin train station.</p>	<p>The timing of infrastructure and development is complex. Some infrastructure needs to be staged because of the high cost and timeframes for delivery. Large infrastructure projects can take a number of years to plan and design creating a lead time to delivery. Council's <u>Local Government Infrastructure Plan</u> (LGIP) (mbrc.link/lqip) identifies and prioritises trunk (higher order) infrastructure needed to service and support current and future urban development and growth (the demand expected by 2036) including the transport network (roads and active transport). It is noted the LGIP is reviewed every five (5) years.</p> <p>Transport infrastructure projects are also planned by other levels of government. Additionally, individual developments are required to contribute to infrastructure. These projects and contributions are not reflected in Council's LGIP but do require coordination with Council infrastructure and projects.</p> <p>Around Dohles Rocks Road in Kallangur, the road projects identified in the LGIP involve upgrades to Old Gympie Road and an upgrade to realign the Narangba Road and Marsden Road intersection. For more information refer to Figure 30 in the Future Directions Report.</p> <p><u>Hughes Road East and West</u> There is currently no LGIP project identified to extend and connect Hughes Road East and Hughes Road West. To improve connectivity to Dakabin Station, the Future Directions Report includes two options for investigation for future road infrastructure/ upgrade to extend Thompson Road north of Alma Road (note this is subject to feasibility, prioritisation and funding).</p>	No change
11400	Safety - Old Gympie Road	Council is <u>upgrading Old Gympie Road</u> (mbrc.link/old-gympie-rd-upgrade) between Anzac Avenue and Boundary Road. The project will be delivered progressively in stages over the next 10 years. This road upgrade is	No change

Raised by	Summary of matter/s	Response	Changes made
	Safety concerns about the intersection between the waste management facility, Old Gympie Road and Hughes Road East.	included in Council's Local Government Infrastructure Plan (LGIP) (mbrc.link/lqip) where the upgrade is identified to service anticipated growth within Council's Priority Infrastructure Area to 2036. For more information on the project refer to the Old Gympie Road upgrades webpage (mbrc.link/old-gympie-rd-upgrade).	
15101	Bus service A bus service is needed to connect residents in the Kerr Road Precinct with Dakabin train station via public transport.	Public transport infrastructure such as bus shelters and seats are provided by Council. However, bus routes are set by TransLink, in conjunction with individual bus companies. To request a bus route from the Kerr Road Precinct to Dakabin Station please contact TransLink on 13 12 30 or visit the Translink website (https://translink.com.au/) .	No change
20113 20628	Safety - Alma Road Underpass Concerns about safety with the underpass on Alma Road. Suggestion to upgrade the underpass to: <ul style="list-style-type: none"> • allow safer flow of traffic • make the underpass two ways • have traffic lights at Narangba Road. 	There is currently a project identified in the Local Government Infrastructure Plan (LGIP) (mbrc.link/lqip) relating to upgrades to the rail underpass between Thompson Road and Narangba Road. This is described as 'Alma Road upgrade from Narangba Road to Thompson Road, Dakabin including the widening of Thompson Road with on-road bicycle lanes and off-road shared path on the southern side including increasing rail underpass height clearance'. The estimated timing in the LGIP for that project is 2021 - 2026. Potential delivery of the link is subject to further investigation, prioritisation against Council's other projects, and funding considerations. Safety will be considered as part of the engineering design.	No change
15101 20628 20113 27368 11569	Car parking Concern developments are not required to provide enough car parking causing major safety issues on streets, and visual amenity issues. Alma Road should be upgraded to incorporate dedicated car parking spaces along the road.	Council has heard feedback from communities across the city about provision of car parking and is seeking to address this through the Better Housing Amendment (mbrc.link/better-housing). The proposed Amendment focuses on making sure new homes, units and townhouses have sufficient parking available within the development to cater for both residents and their visitors. To learn more about the Better Housing Amendment visit mbrc.link/better-housing . Council is also progressing a Comprehensive Off-Street Car Parking Investigation. That project will investigate and identify appropriate future off-street car parking rates for development occurring in all areas of the city. Alma Road	No change

Raised by	Summary of matter/s	Response	Changes made
		There are no plans to upgrade Alma Road to incorporate dedicated car parking spaces at this time. Alma Road is a sub-arterial road in Council's Planning Scheme Road Hierarchy. Planning Scheme Policy Integrated Design Appendix A (mbrc.link/integrated-design-appendix-a) generally does not support on-street parking being accommodated on a sub-arterial road. The Queensland Police Service is the primary enforcing authority for parking; however, Council is also able to issue warnings and infringement notices on Council roads. Refer to Council's website (mbrc.link/parking) for further information about parking.	
26305	<p>Road infrastructure Nellies Lane Precinct</p> <p>Concern about increased building height and zoning in the Nellies Lane Precinct leading to traffic volume issues.</p> <p>Concern about additional vehicles on quiet residential streets such as Moonbeam Street, Lilly Crescent and Leafwing Crescent.</p> <p>Draft ShapingSEQ 2023 Update</p> <p>Includes an amenity-based policy framework to increase density and housing diversity in key locations where growth is more easily supported and serviced.</p> <p>Encourages gentle density - a type of urban planning that</p>	<p>The South-East Queensland Regional Plan also known as ShapingSEQ, is the Queensland Government's plan to shape South-East Queensland's future growth. At the time the Future Directions Report was being finalised, the Queensland Government was undertaking a review of the existing plan to respond to current housing pressures in context of the significant growth and other events. The draft update includes an amenity-based policy framework to increase density and housing diversity in key locations where growth is more easily supported and serviced. It also encourages gentle density - a type of urban planning that emphasises compact and diverse housing that integrates into existing neighbourhoods.</p> <p>In the Planning Scheme, the land north of Nellies Lane is included in the General residential zone (Suburban neighbourhood precinct). It is intended for future development consisting of low-density residential uses with a density no greater than 15 dwellings per hectare. The draft Future Directions Report proposed an up-zoning of this land to the Next generation neighbourhood precinct and a density range of 15-40 dwellings per hectare. However, as a result of the Draft ShapingSEQ 2023 Update, that land is now proposed to have a minimum density of 30 dwellings per hectare and no maximum, to facilitate medium density development within proximity to services and infrastructure. The building height for the land north of Nellies Lane in the Nellies Lane Precinct is also proposed to be increased from 8.5m to 12m, to be consistent with the height of the rest of the Next generation neighbourhood precinct within the project area.</p> <p>Concerns about additional traffic in Nellies Lane Precinct are noted. While the Future Directions Report proposes to increase mapped building height and streamline multiple dwellings at the Lillybrook Shopping Village, the zone of this land is proposed to be maintained as Centre zone - Local centre precinct. Should future redevelopment be proposed, an integrated transport</p>	Density of land north of Nellies Lane has been increased from 15-40 dwellings per hectare to minimum 30 dwellings per hectare and mapped building height of this land increased from 8.5m to 12m.

Raised by	Summary of matter/s	Response	Changes made
	emphasises compact and diverse housing that integrates into existing neighbourhoods.	<p>assessment would be required to be submitted with a development application to demonstrate sufficient access, car parking, predicted trip generation etc. Refer to Planning Scheme Policy - Integrated Transport Assessment (mbrc.link/integrated-transport-assessment) for more details.</p> <p>If the area north of Nellies Lane is developed in the future, the Future Directions Report seeks for the street layouts to respond to the existing pattern of development, to create a neighbourhood that is easy to move around and connects to the broader area.</p> <p>Action NL3 in the Attachments seeks for new or upgraded road, pedestrian and cycle connections on the land north of Nellies Lane to connect into the surrounding area (Figure 34).</p> <p>The stub roads allow for an integrated layout that can be extended in future into a grid like pattern, as described in Planning Scheme Policy Neighbourhood Design (mbrc.link/neighbourhood-design). Whilst future development on this land will increase the amount of traffic on the local road network, Figure 34 also includes an additional access point to Nellies Lane which will help to distribute traffic. In addition, the Old Gympie Road upgrade includes a signalised intersection at Old Gympie Road and Nellies Lane.</p>	
14177	<p>Marsden Road traffic</p> <p>Concern that traffic on Marsden Road is steadily increasing.</p>	<p>Marsden Road is classified as a Council District Collector. Planning Scheme Policy Integrated Design Appendix A (mbrc.link/integrated-design-appendix-a) identifies that a District Collector carriageway should maintain two clear through lanes (one lane in each direction). The concerns raised relating to the volume of traffic on Marsden Road has been passed on to Council's Integrated Transport Planning Team for their consideration for future investigations.</p> <p>There is an Local Government Infrastructure Plan (LGIP) project identified for an upgrade to a signalised intersection at Marsden Road and Alma Road, where construction work has already commenced. That upgrade aims to provide greater traffic capacity. There is also an LGIP project identified for the Narangba Road and Marsden Road intersection with an estimated timeframe in the LGIP of 2026 - 2031.</p> <p>Old Gympie Road is planned for an upgrade (mbrc.link/old-gympie-rd-upgrade) including widening to provide two lanes in each direction (four</p>	No change

Raised by	Summary of matter/s	Response	Changes made
		lanes total) between Anzac Avenue and Boundary Road, which in time may also help to alleviate traffic on Marsden Road. For more information on the Old Gympie Road project, please refer to Council's website (mbrc.link/old-gympie-rd-upgrade).	
18996	Road typology Concern the draft Future Directions Report does not propose any change to the Future Road Typologies in the Southern Residential Precinct as the road typologies are impractical.	The Future Directions Report has simplified the process for identifying if a road widening is required by mapping future road typologies in the Southern Residential Precinct (Figure 28 in the Future Directions Report - Attachments document). Detailed discussions about road widening design are progressed with Council's Development Services, Transport and Engineering teams on a case-by-case basis at the Pre-lodgement or Development Application stage.	No change
10486 15105 16503 11569 15101 13894	Active transport Concern about safety issues for pedestrians and need for dedicated cycle lanes to improve safety for cyclists. Suggestion for greater emphasis in Future Directions Report on cyclist and pedestrian movement. Suggestion for active transport between new Dakabin shopping centre and Dakabin train station, particularly with future hotel as Alma Road will become key pedestrian route. Suggestion for footpaths on Factory Street and Water Street to connect to Old Gympie Road.	The concerns about safety issues for pedestrians and the need for dedicated cycle lanes are noted and have been passed on to Council's Integrated Transport Planning team. The Future Directions Report includes several actions specifically aimed at improving pedestrian and cyclist movement including: <ul style="list-style-type: none"> • focus on improving the pedestrian environment within the Kallangur Town Centre, particularly along Anzac Avenue • requirement for an activated and generous Green Spine through Key Site B to enhance the connection between the centre and Kallangur Station (KTC22) • active transport connection from the Kallangur Community Centre on Anzac Avenue to Freshwater Creek, via Somerset Street and extending through the land to the north of Brickworks Road (M7) • indicative pedestrian and cycle connections are shown on each of the precinct maps. In terms of the suggestion for active transport infrastructure along Alma Road, this road is already shown as a Primary Active Transport route in the Planning Scheme to ensure the provision of future active transport infrastructure. The suggestion for footpaths on Factory Street and Water Street to connect to Old Gympie Road is noted and has been passed on to Council's Integrated Transport Planning Team.	No change

Raised by	Summary of matter/s	Response	Changes made
	<p>Suggestion for expansion of active transport infrastructure on Old Gympie Road, Marsden Road, Ann Street, Brickworks Road, School Road and Duffield Road.</p> <p>Suggestion for cycleway through vegetation near railway line (area east of Beattie Street).</p>	<p>The roads mentioned in the suggestion for the expansion of active transport infrastructure are already identified in the Primary and secondary active transport network overlay in the Planning Scheme, to ensure the provision of future active transport infrastructure.</p> <p>In relation to the suggestion for a cycleway through vegetation near the railway line (area east of Beattie Street), a Secondary Active Transport route is already identified in the Planning Scheme in this location to ensure the provision of future active transport infrastructure and to provide a better connection to the Moreton Bay Rail Link shared pathway. The suggestion has also been passed on to Council's Integrated Transport Planning team.</p>	



Theme 4 - Housing

Thirteen submissions raised matters relating to the Housing theme. Table 5 provides a summary of the key matters raised and Council's response to the submissions specifying whether changes were made to the Future Directions Report.

Table 5 - Submission responses for the Housing theme

Raised by	Summary of matter/s	Response	Changes made
25912 26800	<p>Density - General residential zone - Next generation neighbourhood precinct</p> <p>Dislike for proposed rezoning of property at 168 School Road, Kallangur.</p> <p>Concerned about the proposed new zoning of areas as high and higher density, particularly north and south of Alma Road and north of Whitehorse Road. The density will result in overdevelopment of boxy terrace houses and units.</p> <p>Draft ShapingSEQ 2023 Update</p> <p>Includes a policy to increase density and housing diversity in key locations where growth is more easily supported and serviced.</p> <p>Encourages gentle density (i.e., compact and diverse housing that integrates into existing neighbourhoods).</p>	<p>In the Planning Scheme, the density range for the Next generation neighbourhood precinct is 15-75 dwellings per hectare. The draft Future Directions Report proposed to narrow that density range to 30-50 dwellings per hectare. As a result of the draft ShapingSEQ 2023 Update, the density for the Next generation neighbourhood precinct in the Kallangur-Dakabin neighbourhood planning area is now proposed to be a minimum of 30 dwellings per hectare with no maximum limit. This density will better align with the draft ShapingSEQ 2023 Update which focusses on increasing density in well-serviced locations like Kallangur-Dakabin. The maximum density allowed on any one site will be regulated through other mechanisms including setbacks, site cover and building height. Council are currently proposing changes to its Planning Scheme for Multiple Dwellings to contain deep planting areas and increased requirements for communal and private open space to help create more appealing streets and enhance the leafy green character of neighbourhoods like Kallangur and Dakabin. For more information on these proposed amendments, referred to as the Better Housing Amendment visit Council's website (mbrc.link/better-housing).</p> <p>It is acknowledged Council's Independent Housing Expert Panel may make further recommendations in relation to the allocation of minimum densities across the city. If that occurs Council may further consider this action and its application in the Planning Scheme.</p>	<p>Density of Next generation neighbourhood precinct proposed to be minimum 30 dwellings per hectare with no maximum.</p>

Raised by	Summary of matter/s	Response	Changes made
18996 10526	<p>Density - General residential zone - Urban neighbourhood precinct</p> <p>Suggestion for land in Southern Residential Precinct to be changed to Next generation neighbourhood precinct so development can be delivered and remove the need for unnecessary small road widenings. Amalgamation of lots for Urban neighbourhood high density development is not financially viable within this area.</p> <p>Urban neighbourhood precinct should be limited to coastal place types to ensure density is being delivered commensurate with the locational attributes of each area.</p> <p>Request for the Future Directions Report to not increase the minimum density provision from 45 dwellings per hectare to 75 dwellings per hectare for land located at 135 - 145 Alma Road, Dakabin</p> <p>Draft ShapingSEQ 2023 Update</p> <p>Suggestion to have a minimum density of 50-150 dwellings per hectare near a high frequency train station.</p>	<p>The purpose of the land being maintained as Urban neighbourhood precinct is to protect this highly accessible land from underdevelopment in the short term, maintaining it for future high density residential uses. Further, it is noted there is a clear policy position in the Planning Scheme to increase density around train stations, centres and areas of high amenity.</p> <p>All Urban neighbourhood precinct land within the project area is located within proximity to train stations. This is supported by the draft ShapingSEQ 2023 Update, which includes an amenity-based policy framework to increase density and diversity in key locations where growth is more easily supported and serviced. An amenity-based policy framework directs housing density and diversity to higher amenity locations where communities are supported by key features such as critical access to high frequency public transport, community facilities etc. Areas in proximity to rail stations are suggested to have a minimum density range of 50 - 150 dwellings per hectare.</p> <p>As a result of the draft ShapingSEQ 2023 Update, all Urban neighbourhood precinct in the neighbourhood planning area is proposed to be increased from minimum 45 dwellings per hectare to minimum 50 dwellings per hectare, with specific land around Kallangur town centre to have a minimum density of 75 dwellings per hectare as proposed in the draft Future Directions Report.</p> <p>It is acknowledged Council's Independent Housing Expert Panel may make further recommendations in relation to the allocation of minimum densities across the city. If that occurs Council may further consider this action and its application in the Planning Scheme.</p>	<p>Density of Urban neighbourhood precinct proposed to be minimum 50 dwellings per hectare, instead of minimum 45 dwellings per hectare.</p>
20710	<p>Water infrastructure</p> <p>Concerns increased residential development will put pressure on water supply and that has not been considered.</p>	<p>Water and sewerage infrastructure networks are planned for and managed by Unitywater, which is a separate entity to Council. Unitywater's Netserv Plan (https://www.unitywater.com/building-and-developing/reference-library/water-netserv-plan) describes how customers will be provided with safe, reliable and secure water supply and sewerage services over the next 20 years. Council works collaboratively with</p>	<p>No change</p>

Raised by	Summary of matter/s	Response	Changes made
		Unitywater on a number of matters, including growth management and planning assumptions.	
17013	Housing diversity Suggestion for the Future Directions Report to address the need for affordable housing by allowing granny flats and small houses to be built in existing backyards.	In response to concerns raised by residents, Council undertook a review of secondary dwellings and the development outcomes being achieved. Findings of this project helped inform the proposed Better Housing Amendment (mbrc.link/better-housing). The Amendment proposes changes to the Planning Scheme which seek to address lack of clarity about how secondary dwellings should operate, lot sizes suitable for secondary dwellings and addressing privacy impacts of secondary dwellings upon adjoining private dwellings.	No change
	Draft ShapingSEQ 2023 Update Dwelling diversity sub-targets which provide further policy guidance as to the preferred mix of dwellings to accommodate a changing population and households by 2046. Note dwelling diversity targets for SEQ and each LGA to 2046 will be included in the final version of the regional plan.	The draft ShapingSEQ 2023 Update will set dwelling diversity sub-targets which will provide further policy guidance as to the preferred mix of dwellings to accommodate a changing population and households by 2046. To better align with the draft ShapingSEQ 2023 Update, a change has been made to the Future Directions Report by including a new action under the Housing theme. The new action is proposing to continue to work with the State Government to increase housing diversity in the Kallangur-Dakabin area.	New action added to the Housing theme to continue to work with the State Government to increase housing diversity.
13489 25912 23953 26800	High density living - aesthetics Do not support high density residential development, particularly in existing residential areas. Concerns raised include the aesthetics of this type of development and that it will make the area an undesirable place to live. High density - boxy terrace housing Concerned about the proposed new zoning of areas as high and higher density, particularly north and south of Alma Road and north of Whitehorse Road. The density will result in	The Future Directions Report includes built form amenity outcomes to ensure that new residential developments in higher density areas: <ul style="list-style-type: none"> • provide variation in the built form, with no more than four similar housing designs in a row • provide visual interest to the building and the skyline through rooftop design • are designed to make efficient use of land and add visual interest through built form, landscaping and other design elements to manage the bulk and scale of development at the street level. Concerns about high density residential development are noted. The Housing strategies in the Future Directions Report aim to refine the locations for higher densities and different types of housing, to be close to train stations, the Kallangur Town Centre and local centres. Aligning housing types with community expectations and market feasibility will unlock potential growth over time and ensure that new housing is	No change

Raised by	Summary of matter/s	Response	Changes made
	overdevelopment of boxy terrace houses and units.	appropriately located to support connectivity and provide for changing needs through different life stages.	
16127 13894	Density - Beattie Street Beattie and Harding Streets should be considered for higher density development due to proximity to Anzac Avenue, train stations and town centre.	<p>The Housing strategies in the Future Directions Report aim to refine the locations for higher densities and different types of housing, to be close to train stations, the Kallangur Town Centre and local centres. The Future Directions Report also allows density increases in well serviced locations to provide a transition between the higher and lower density areas surrounding.</p> <p>Walking distance is generally considered to be 800m, and the Planning Scheme currently includes mapping to show 800m walking distance to train stations and centre precincts. In this mapping, the Beattie and Harding Street area does not fall within 800m walking distance of a train station or centre precinct.</p> <p>For the above reasons, the Future Directions Report does not propose to increase the density of land within the Beattie and Harding Street area at this time.</p>	No change
11569	Flood - land south of Hughes Road West Concerned with 2022 flooding that occurred on land behind the Vidorra development on Alma Road. Strong suggestion that this land should be rezoned and retained as a flood plain.	<p>The land south of Hughes Road West is subject to areas of 'High risk flood hazard', 'Medium risk flood hazard' and 'Overland flow path' in the Planning Scheme. These overlays will affect the type and level of development that can occur, building controls and whether approval from Council is required. This mapping is used in the assessment of development applications to ensure coastal, flood and stormwater impacts are considered to help protect property owners and residents living in these areas. For more information on these overlays, refer to the Flood hazard overlay (mbrc.link/flood-hazard-overlay) and Overland flow overlay (mbrc.link/overland-flow-path) information sheets on Council's website.</p> <p>A new strategy and actions have been included in the Future Directions Report relating to recognising natural hazards. A new action to review land use planning outcomes in the Future Directions Report when Council updates its flood and bushfire hazard risk response has been included.</p> <p>The Future Directions Report does not propose a change to the zoning of the land but rather proposes to change the density, as it is located within the Next generation neighbourhood precinct. Please refer to previous</p>	<p>New strategy and actions relating to natural hazards and reviewing land use planning outcomes when flood risk response has been updated.</p> <p>Density of Next generation neighbourhood precinct proposed to be minimum 30 dwellings per hectare with no maximum.</p>

Raised by	Summary of matter/s	Response	Changes made
		<p>response regarding Density - General residential Zone Next generation neighbourhood precinct.</p> <p>While no changes to the Flood hazard overlays are proposed, the Environmental corridor mapped in the Future Directions Report was developed in part using the Flood hazard overlay.</p>	
29861	<p>Higher density - Central Residential Precinct</p> <p>Suggestion for higher density development around the Anzac Avenue / School Road / Duffield Road area as this area is close to public transport and services.</p>	<p>The Housing strategies in the Future Directions Report aim to refine the locations for higher densities to be close to train stations, the Kallangur Town Centre and local centres. Several actions in the Future Directions Report aim to achieve this including:</p> <ul style="list-style-type: none"> • H1 Reinforcing the potential for residential and mixed-use development within the Kallangur Town Centre • H4 Up-zoning land to the north of the Kallangur Town Centre to the Urban neighbourhood precinct, increasing building height and setting a minimum density of 75 dwellings per hectare to protect this highly accessible land from underdevelopment in the short term, maintaining it for future high density residential areas • H3 Setting a minimum density of 30 dwellings per hectare for land included in the Next Generation Neighbourhood Precinct to allow medium density in a well-serviced location and provide a transition between the higher and lower density areas surrounding. 	No change
13846	<p>Neighbourhood Planning project area boundary</p> <p>Request for the landholding at 380 Old Gympie Road, Dakabin to be included in the Kallangur-Dakabin Neighbourhood Planning project area and rezoned from Rural residential to Industry zone - Light industry precinct. Also suggestion for new theme of jobs and employment to be included in the Future Directions Report.</p>	<p>The neighbourhood planning project boundary was established in the early phases of the project. The northern boundary was selected to align with Hughes Road East and Plantation Road (connected by Old Gympie Road) to reflect the extent of the urban areas generally intended for residential purposes. Areas excluded from the neighbourhood planning boundary include the Dakabin Waste Management Facility and other special uses in Dakabin north of Hughes Road East as large areas of special purpose. The request to extend the neighbourhood planning boundary and amend the underlying zoning of the site at 380 Old Gympie Road, Dakabin is acknowledged. However, as the site is surrounded by special uses, it is best managed outside of the neighbourhood planning process.</p> <p>Rezoning of rural residential land that is also identified on an overlay map as not having any further reconfiguration/subdivision at this time, would require detailed analysis and investigation at a city-wide level. This is due</p>	No change

Raised by	Summary of matter/s	Response	Changes made
		<p>to the existing and intended amenity and character of the zone (as designated across the city) and the potential impacts of further intensification or an industrial purpose, including the implications a change of this nature may have on areas subject to constraints, limitations and environmental values. Council therefore has not extended the neighbourhood planning boundary or considered altering the underlying zoning of 380 Old Gympie Road, Dakabin.</p> <p>Feedback relating to 380 Old Gympie Road, Dakabin, has been passed onto the Growth Areas Team for potential consideration of inclusion in the Narangba East Planning Investigation project.</p> <p>The importance of jobs and employment is acknowledged. Given the extent of the project boundary, this matter is considered to be adequately addressed in the existing themes.</p>	
Council	<p>Built form outcomes</p> <p>Built form outcomes relating to roof top design.</p>	<p>Council has further considered the application of the built form outcome relating to roof top design for buildings within areas with a minimum of 75 dwellings per hectare. Roof top design outcomes are more relevant to the height of the building than the density being achieved. Therefore, a change will be made for the application of roof top design requirements to apply to areas and buildings with a mapped building height of 21m or greater.</p>	<p>Roof top design applied to mapped building height of 21m or more, rather than density.</p>

Not related to Future Directions Report

Table 6 below provides a summary of the feedback that was received that is not related to the draft Future Directions Report.

Table 6: Summary of comments that were not related to the draft Future Directions Report

Raised by	Summary of matter/s	Response	Changes made
21391	Safety concerns Safety concerns about increased hooning occurring along Duffield Road and Anzac Avenue and anti-social behaviour at McDonalds.	Safety concerns regarding hooning have been passed onto Council's Integrated Transport Planning team. Hooning should also be reported to the Queensland Police Service (QPS). More information can be found on the QPS website (https://forms.police.qld.gov.au/launch/Hooning) . With regards to anti-social behaviour, Council operates an extensive network of closed-circuit television (CCTV) cameras in a range of public places and buildings throughout the city. To view CCTV camera locations and request new locations, please visit Council's website (mbrc.link/public-safety-cameras) .	N/A - Not related to the Future Directions Report
13489	Feedback form Comment about the 'association' question in the Feedback Form not having an option for people that own property in the area but don't live there.	This will be considered when developing future Feedback Forms.	N/A - Not related to the Future Directions Report
23953	Government housing Does not support Government housing on Duffield Road as it is underutilised. Suggestion for appropriate rehousing and demolition of buildings.	Public and community housing is the responsibility of the Queensland Government. There is more information and the ability to lodge feedback / complaints on the Queensland Government website (https://www.qld.gov.au/housing/public-community-housing) .	N/A - Not related to the Future Directions Report
25912	Rates Concern this is a money grab by the council as rates of property will go up with new zonings.	The purpose of the neighbourhood planning program is to guide growth and development, while considering the things that make neighbourhoods unique. The Housing strategies that have been included in the Report do not aim to increase growth outcomes without reason, but rather seek to: <ul style="list-style-type: none"> refine the locations for higher densities and different and diverse types of housing, to be close to train stations and the Kallangur Town Centre and other local centres 	N/A - Not related to the Future Directions Report

		<ul style="list-style-type: none"> allow density increases in well serviced locations to provide a transition between the higher and lower density areas surrounding. 	
26800	Glenwood Community Centre Glenwood Community Centre is a prime example of excellent community planning, it is a tremendous community resource.	Support for the Glenwood Community Centre is noted and has been passed on to Council's Community Facilities Planning Team.	N/A - Not related to the Future Directions Report

Next steps

Thank you to everyone who provided their feedback on the draft Future Directions Report. The Future Directions Report has now been approved by Council. The Future Directions Report will inform future work to update the Planning Scheme, so when development occurs, we are all heading toward our shared vision for Kallangur-Dakabin. When changes are proposed to the Planning Scheme there will be another chance to have your say as part of the statutory Planning Scheme amendment process.





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