



AGENDA

Coordination Committee Meeting

Tuesday 6 March 2018
commencing at 10.30am

Strathpine Chambers
220 Gympie Road, Strathpine

COUNCILLOR:

NOTICE IS HEREBY GIVEN, that a meeting of the Coordination Committee will be held on Tuesday 6 March 2018 commencing at 10.30am in Strathpine Chambers, 220 Gympie Road, Strathpine to give consideration to the matters listed on this agenda.

Daryl Hitzman
Chief Executive Officer

1 March 2018

Membership = 13
Mayor and all Councillors

Quorum = 7

[Agenda for public distribution](#)

LIST OF ITEMS

1 GOVERNANCE SESSION (Cr Allan Sutherland, Mayor)

2 PLANNING & DEVELOPMENT SESSION (Cr Mick Gillam)

ITEM 2.1 **6**

DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION 12

REPORT DETAIL

SUPPORTING INFORMATION

#1 Aerial Photograph

#2 Locality Plan

#3 Zoning Map

#4 Proposed Reconfiguration Plan

ITEM 2.2 **39**

DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION 12

REPORT DETAIL

SUPPORTING INFORMATION

#1 Aerial Photograph

#2 Locality Plan

#3 Zoning Map

#4 Proposed Reconfiguration Plan

ITEM 2.3 **77**

DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION 12

REPORT DETAIL

SUPPORTING INFORMATION

#1 Aerial Photograph

#2 Locality Plan

#3 Zoning Map

#4 Proposed Reconfiguration Plan

3 CORPORATE SERVICES SESSION (Cr Adrian Raedel)

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr Peter Flannery)

5 PARKS, RECREATION & SPORT SESSION (Cr Darren Grimwade)

6 LIFESTYLE & AMENITY SESSION (Cr Matt Constance)

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
6 March 2018

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Agenda

ITEM 6.1

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FEES & CHARGES FOR LONG-STAY AND SEMI PERMANENT RESIDENTS IN COUNCIL
CARAVAN PARKS - DIVISIONS 1 AND 6

REPORT DETAIL

7 ECONOMIC DEVELOPMENT & TOURISM SESSION (Cr Julie Greer)

8 GENERAL BUSINESS

ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

Cr Allan Sutherland (Mayor) (Chairperson)

Officers:

Apologies:

Cr James Houghton

The Mayor is the Chairperson of the Coordination Committee.

Coordination Committee meetings comprise of Sessions chaired by Council's nominated Spokesperson (or Proxy) for that portfolio, as follows:

Session	Spokesperson	Proxy
1 Governance	Cr Allan Sutherland (Mayor)	Cr Mike Charlton (Deputy Mayor)
2 Planning & Development	Cr Mick Gillam	Cr Adam Hain
3 Corporate Services	Cr Adrian Raedel	Cr Allan Sutherland (Mayor)/ Cr Mike Charlton (Deputy Mayor)
4 Asset Construction & Maintenance	Cr Peter Flannery	Cr Allan Sutherland (Mayor)/ Cr Mike Charlton (Deputy Mayor)
5 Parks, Recreation & Sport	Cr Darren Grimwade	Cr Denise Sims
6 Lifestyle & Amenity	Cr Matt Constance	Cr Brooke Savige
7 Economic Development & Tourism	Cr Julie Greer	Cr Allan Sutherland (Mayor)/ Cr Mike Charlton (Deputy Mayor)
8 General Business	Cr Allan Sutherland (Mayor)	Cr Mike Charlton (Deputy Mayor)

1 GOVERNANCE SESSION

(Cr Allan Sutherland, Mayor)

No items for consideration.

2 PLANNING & DEVELOPMENT SESSION

(Cr Mick Gillam)

ITEM 2.1

DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION 12

APPLICANT: TRASK LAND CORPORATION NO.3 PTY LTD. C/- LANDPARTNERS PTY LTD

OWNER: ANDRE AND CZESLAWA OPANOWYCZ, GRAEME AND TERESA MILLS, GEOFFREY SIMPSON AND DEBRA EDWARDS, KEVIN AND CATHERINE GABRIEL, KEVIN MARTIN AND LYNETTE HOOGENDOORN, KENNETH AND CAROLYN HANRAHAN, BRIAN AND MARGARET STEPHENS, MARION MCGEE, RONALD SOUTHWORTH AND KERRILYNNE SOUTHWORTH AND LESLIE AND CLAUDINE HART

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A16547978: 13 February 2018 – **Refer Supporting Information A16573278**
Responsible Officer: BM, Principal Planner, (PED, Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Trask Land Corporation No.3 Pty. Ltd. C/- Landpartners Pty. Ltd.
Lodgement Date:	5 October 2017
Properly Made Date:	11 October 2017
Confirmation Notice Date:	19 October 2017
Information Request Date:	1 November 2017
Info Response Received Date:	1 February 2018
Decision Due Date	9 March 2018
No. of Submissions:	Not Applicable (as application is code assessable)

PROPERTY DETAILS	
Division:	Division 12
Property Address:	67, 77, 89, 97, 109, 115, 123, 131 and 139 J Dobson Road and 82 Nairn Road, Morayfield.
RP Description	Lot 1 RP 179855, Lot 2 RP 179855, Lot 3 RP 179855, Lot 4 RP 179855, Lot 5 RP 179855, Lot 6 RP 179855, Lot 7 RP 179855, Lot 8 RP 179855, Lot 9 RP 179855 and Lot 3 RP 895530
Land Area:	26.768Ha
Property Owner	Andre and Czeslawa Opanowycz, Graeme and Teresa Mills, Geoffrey Simpson and Debra Edwards, Kevin and Catherine Gabriel, Kevin Martin and Lynette Hoogendoorn, Kenneth and Carolyn Hanrahan, Brian and Margaret Stephens, Marion McGee, Ronald and Kerrilynne Southworth and Leslie and Claudine Hart

Moreton Bay Regional Council

ITEM 2.1 DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16547978 (Cont.)

STATUTORY DETAILS	
Planning Legislation:	<i>Planning Act 2016</i>
Planning Scheme:	Moreton Bay Regional Council Planning Scheme (Version 3 - effective 3 July 2017)
Planning Locality / Zone	Emerging community zone - Transition precinct
Level of Assessment:	Code Assessable

This development application seeks a development approval for a Reconfiguring a Lot - Development Permit for Subdivision (10 into 166 lots and balance lot) in stages, located at 67, 77, 89, 97, 109, 115, 123, 131 and 139 J Dobson Road and 82 Nairn Road, Morayfield on land described as Lot 1 RP 179855, Lot 2 RP 179855, Lot 3 RP 179855, Lot 4 RP 179855, Lot 5 RP 179855, Lot 6 RP 179855, Lot 7 RP 179855, Lot 8 RP 179855, Lot 9 RP 179855 and Lot 3 RP 895530.

The subject site is included within the Urban footprint under the *South-East Queensland Regional Plan 2017* and is within the Emerging community zone, Transition precinct under the *Moreton Bay Regional Council Planning Scheme* (Version 3 - effective 3 July 2017) (Planning Scheme). The subject site has an area of 26.768ha (proposed development footprint - 8.984ha).

The proposed Reconfiguring a lot application is subject to code assessment within the Emerging community zone, Transition precinct. The development application conflicts with the purpose of the relevant codes of the Planning Scheme and is recommended to be refused.

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, refuses the development application for Reconfiguration of a Lot - Development Permit for Subdivision (10 into 166 lots and balance lot) in stages, situated at 67, 77, 89, 97, 109, 115, 123, 131 and 139 J Dobson Road and 82 Nairn Road, Morayfield on land described as Lot 1 RP 179855, Lot 2 RP 179855, Lot 3 RP 179855, Lot 4 RP 179855, Lot 5 RP 179855, Lot 6 RP 179855, Lot 7 RP 179855, Lot 8 RP 179855, Lot 9 RP 179855 and Lot 3 RP 895530, for the following reasons of refusal:

1. Reasons for Refusal

The proposed development conflicts with the following aspects of the Moreton Bay Regional Council Planning Scheme:

- 9.4.1.2 Purpose of the Reconfiguring a lot code
- 9.4.1.3.2.1(2)(b)(d) - Purpose of the Reconfiguring a lot code, Emerging community, Transition precinct
- 6.2.3.2 (1)(a)(b)(c) - Purpose of the Emerging community zone
- 6.2.3.2 (2)(b) - Purpose of the Emerging community zone
- Performance Outcome PO7 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO16 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO17 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO20 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO27 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO33 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO34 of the Reconfiguring a lot code, Emerging community zone, Transition precinct

Moreton Bay Regional Council

ITEM 2.1 DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16547978 (Cont.)

- Performance Outcome PO35 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
 - Performance Outcome PO56 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
 - Performance Outcome PO57 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
2. The proposal is inconsistent with the proposed amendments to the Planning Scheme (as publicly notified between 21 August 2017 and 6 October 2017) and makes more difficult the form of land use and infrastructure planning for the Morayfield South growth area.
- B. That the Council Report for this development application be published to the website as Council's statement of reasons in accordance with Section 63 (5) of the *Planning Act 2016*.
- C. That the following information be included in the Decision Notice.

Decision Notice information

	Details to Insert
Application Type	Reconfiguring a lot - Development permit for subdivision (10 into 166 lots and balance lot) in stages.
Relevant Period of Approval	Not Applicable - Refusal
Referral Agencies	There are no Referral Agencies
Submissions	Not applicable

ITEM 2.1 DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16547978 (Cont.)

REPORT DETAIL

1. Background

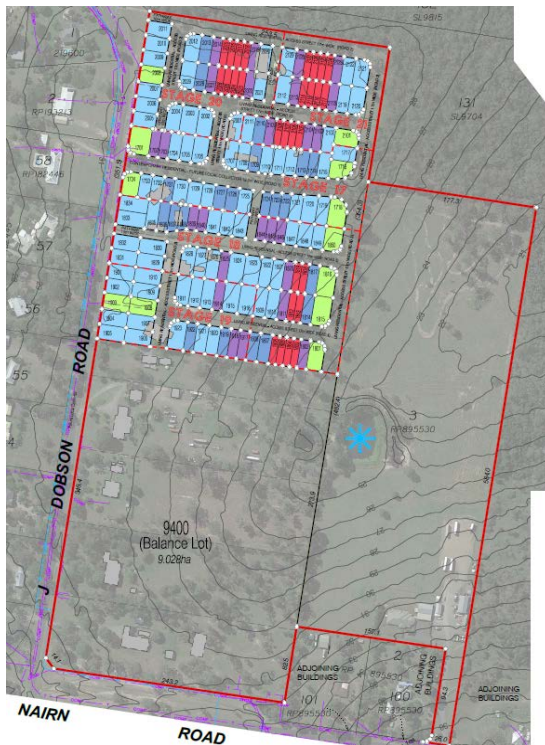
Council's records indicate that there are no existing development approvals over the subject site.

The subject site is subject to three (3) development applications, being this development application (DA/35054/2017/V3RL) which was lodged with Council on 5 October 2017 and the following separate development applications:

- DA/35057/2017/V3RL - lodged with Council on 5 October 2017, seeking a Reconfiguring a Lot - Development Permit for Subdivision (10 into lots and balance lot) in stages; and
- DA/35068/2017/V3RL - lodged with Council on 9 October 2017, seeking a Reconfiguring a Lot - Development Permit for Subdivision (9 into 120 Lots and balance lot) in stages.

As outlined in the below image, this development application (DA/35054/2017/V3RL) is situated over the northern portion of the subject site. DA/35057/2017/V3RL is located over the southern portion of the subject site and DA/35068/2017/V3RL is located over the eastern portion of the subject site.

Both DA/35057/2017/V3RL and DA/35068/2017/V3RL are being assessed concurrently with this application.



ITEM 2.1 DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16547978 (Cont.)

2. Explanation of Item

2.1 Proposal Details

It is proposed to reconfigure the existing ten (10) allotments into 166 urban residential lots + a balance lot + detention basin lot in five (5) stages which are identified as Stages 17- 21 on the proposal plan. It is noted that previous stages 1-8 were part of previous development applications DA/34873/2017/V3RL, DA/34958/2017/V3RL and DA/34991/2017/V3RL, which were refused by Council on 23 January 2018, 13 February 2018 and 20 February 2018 respectively.

It is noted that proposed stages 9-12 form part of the development application for DA/35068/2017/V3RL, while proposed stages 13-16 form part of the development application for DA/35057/2017/V3RL (which are being assessed concurrently with this application).

The five (5) stages proposed for this application are as follows:

Stage	Number of Residential Lots	Stage Area	Length of new road
17	34	1.967ha	350m
18	50	2.669ha	440m
19	23	1.265ha	160m
20	29	1.682ha	310m
21	29	1.401ha	295m

The proposed urban residential lots range in land area from 217m² to 651m². The balance Lot (Lot 9400) to be created as part of Stage 19, has an area of 9.028ha and is proposed to be further developed as part of development application DA/35057/2017/V3RL. The development form is an extension of DA/35057/2017/V3RL. The development proposal includes existing Lot 3 on RP895530, located on the eastern portion of the site, as a detention basin lot for stormwater management purposes.

The overall net residential density of the development proposal is 18.47 lots per hectare (excluding balance areas and detention basin lots).

The application proposes a mix of five (5) lot types throughout the development proposal as follows:

Lot Type (frontage width)	Number	Percentage
Type A (7.5m)	28	16.86%
Type B (>7.5m -10m)	25	15.06%
Type C (>10-12.5m)	21	12.65%
Type D (>12.5-18m)	79	30.7247.59%
Type E (>18-32m)	912	7.22%

The variety of residential lot types included within the development proposal feature sizes and frontage widths that are consistent with a diverse medium density neighbourhood, as identified by the Planning Scheme.

The applicant has provided a Plan of Development for all lots with a frontage width of less than 12.5m, showing mandatory built to boundary wall and driveway locations for the purpose of demonstrating that group construction achieves an integrated streetscape solution.

Access to the development proposal is from a new intersection at the connection of new Road 1 and J Dobson Road.

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The development proposal does not seek to dedicate any public park land to service the proposed residential neighbourhood. The submitted proposal plans indicate that existing Lot 3 on RP895530 located on the eastern portion of the subject site, is to be utilised as a detention basin lot for stormwater management purposes. However, this lot has not been identified to be dedicated to Council as drainage reserve. Regardless, this stormwater management area would not provide for the recreation needs of future residents and would not meet the desired standards of service for a Local recreation park as identified within Planning scheme policy - Integrated design (refer section 2.4 for further discussion).

2.1.1 Emerging community zone, Transition precinct

The Emerging community zone covers areas throughout the Moreton Bay Region that are not currently recognised or developed as urban environments, but may be suitable for future urban uses over the next 10 to 20 years. As identified within the Strategic framework of the Planning Scheme, further integrated land use and infrastructure planning will be undertaken in the Morayfield South area. This further planning work will determine how the area can be developed efficiently to create a cohesive and sustainable urban community. Presently, this work has not been undertaken by Council.

The purpose of the Emerging community zone, Transition precinct is to:

- (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
- (b) manage the timely conversion of non-urban land to urban purposes;
- (c) prevent or discourage development that is likely to compromise appropriate longer term land use;
- (d) provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a Next Generation Neighbourhood across the Transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.

Accordingly, for each growth area included in the Emerging community zone, whole of catchment infrastructure solutions are required for the five networks (Water, Sewerage, Transport, Stormwater and Community Infrastructure). Emerging community zone areas are located outside of the PIA. The development of these areas at this time is inconsistent with the planning assumptions used to support the Local government infrastructure plan (LGIP). Limited trunk infrastructure planning has been prepared for these areas and no trunk infrastructure has been identified within the LGIP infrastructure schedules that is designed to support development of the growth areas included in Emerging community zone outside the PIA.

2.1.2 Progress of MBRC Structure Planning / Proponent-led Structure Planning

In the absence of a Council adopted structure plan, the applicant has not put forward a proponent-led structure plan for Council's consideration and has not undertaken the necessary planning investigations as recommended within the Detailed Prelodgement Process - Emerging community zone. This Detailed Prelodgement Process - Emerging community zone was undertaken to assist proponents that wished to bring forward the Council's program of planning work, in a collaborative process with both Council and Unitywater.

In response, the applicant has stated that the assessment benchmarks of the Planning Scheme do not require a detailed structure plan for the Morayfield South growth area. The applicant has made representations that the development proposal can be serviced by all infrastructure networks by stating the following:

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- *Figure 6.2.3.2.2.2 - Morayfield South* of the Planning Scheme demonstrates that Council has undertaken road planning as it provides the structure detail and network connection for the area.
- Park networks are proposed to be provided in accordance with the Planning Scheme and in accordance with Structure Plans provided by others.
- Sewer and water networks services are available and are in accordance with the network servicing required by Unitywater and are the jurisdiction of Unitywater.

It is noted that the purpose of the Emerging community zone (as identified within 6.2.3.2 of the Planning Scheme) is to:

- a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
- b. manage the timely conversion of non-urban land to urban purposes;
- c. prevent or discourage development that is likely to compromise appropriate longer term land use.

The subject site is not currently identified as suitable for urban development as detailed land use and infrastructure planning has not been completed for the Morayfield South growth area. The development proposal seeks to implement an ultimate residential development which pre-empts structure planning to be carried out by the Council to identify land use and infrastructure planning for the Morayfield South growth area.

The subject site is outside the PIA and necessary infrastructure to support its development for urban uses is not currently planned for. Existing infrastructure networks available to the subject site are not to an appropriate standard or capacity to support its development for urban uses. It is not possible to determine the longer-term land uses or infrastructure requirements, without undertaking the planning of the growth area over the full development horizon. On this basis, the development proposal makes more difficult the land use and infrastructure planning which is necessary for the provision of infrastructure required to support the appropriate land use outcomes for both the Morayfield South growth area and other anticipated development outside the Morayfield South growth area.

The Council has recently completed a first draft of the infrastructure cost framework for the Morayfield South Structure Plan Area. This cost assessment is based on cost estimates to provide necessary infrastructure to service the growth front throughout its lifetime (30 years), pro-rata for the percentage impact the growth front will have on the infrastructure required. In the absence of finalised land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South emerging community area, the Council has not determined that the provision of infrastructure can be provided efficiently and cost-effectively to the Morayfield South Structure Plan Area.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	Recreation and open space zone	J Dobson Road Reserve
South	Rural residential zone	Dwelling houses on rural residential lots
East	Recreation and open space zone and Emerging community zone	J Dobson Road Reserve / Dwelling houses on rural residential lots
West	Rural residential zone	Dwelling houses on rural residential lots

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2.3 Assessment Benchmarks related to the Planning Regulation 2017

The Planning Regulation 2017 (the Regulation) prescribes assessment benchmarks that the development application must be carried out against, which are additional or alternative to the assessment benchmarks contained in the Planning Scheme.

These Assessment Benchmarks are prescribed as being contained in:

- the *South-East Queensland Regional Plan* and Part E of the State Planning Policy; and
- Schedule 10 of the Regulation.

Applicable Assessment Benchmarks:	<u>State Planning Policy</u> <ul style="list-style-type: none"> • State Planning Policy, Part E <u>Regional Plan</u> <ul style="list-style-type: none"> • South East Queensland Regional Plan
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> • Urban Footprint
Koala Habitat Designation:	Nil

2.3.1 *State Planning Policy*

A new State Planning Policy (SPP) came into effect on 3 July 2017, and is not currently integrated into the Planning Scheme. The following assessment benchmarks are to be applied to the assessment of development applications until the State interests have been appropriately integrated into the Council's Planning Scheme. Assessment against the SPP assessment benchmarks is as follows:

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
Yes	(1) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from (a) altered stormwater quality and hydrology (b) waste water	The absence of detailed structure planning and modelling from the development application removes the ability of the Council to adequately assess and determine whether the proposed development will minimise

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	(c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilization of nutrients and sediments. (2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2) (3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.	adverse impacts on environmental values or achieve relevant stormwater objectives.
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.3.2 South East Queensland Regional Plan

The subject site is located in the Urban Footprint.

The development proposal is for an urban activity in the Urban Footprint, and there are no requirements in the State Planning Regulatory Provisions applicable to the development proposal.

2.4 Assessment Against Local Categorising Instrument - Planning Scheme

The development application was properly made on 11 October 2017 and is accordingly assessed in accordance with the Planning Scheme.

An assessment against the relevant parts of the Planning Scheme is set out below.

2.4.1 Assessment of Applicable Codes

Code Compliance Summary

The assessment below identifies whether the development proposal achieves the assessment benchmarks and where the development proposal:

- (a) proposes an alternative 'Example' satisfying or not satisfying the corresponding Performance Outcome; and
- (b) proposes an outcome where no 'Example' is stated in the applicable code and the proposed outcome does not satisfy the corresponding Performance Outcome.

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		

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9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone code, Transition precinct	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO7, PO16, PO17, PO20, PO27, PO33, PO34, PO35, PO56, and PO57
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The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below in section 2.4.2.

2.4.2 Performance Outcome Assessment

Performance Outcome	Example
9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone, Transition precinct	
PO7 Lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.	E7.1 Lots with frontages of 7.5 metres or less are located within 200 metres of: <ul style="list-style-type: none"> • a park; or • a public transport stop or station; or • a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
<i>Performance Outcome Assessment</i>	
<p>The development application proposes lots with 7.5m frontage widths (Lot Type A) which are not located within 200m of a public transport stop or station or higher order centre, district centre, local centre or neighbourhood hub.</p> <p>Pursuant to the Planning Scheme a “Park” is defined as “premises accessible to the public generally for free sport, recreation, and leisure, and may be used for community events or other community activities.” In order to provide for the above, all proposed Parks are required to achieve minimum design and functionality standards referred to as the “desired standards of service”, depending on the parks classification.</p> <p>It is noted that the subject site is located within 400m of J Dobson Road Park. Whilst it is acknowledged that J Dobson Park is identified as a potential Local Recreational Park in the Urban Recreation Park Plan it is important to note that the Urban Recreation Park Plan is a background study only. As such, it was developed to inform the Planning Scheme and has not otherwise been endorsed as Council policy.</p> <p>J Dobson Park is currently representative of a nature reserve, being heavily vegetated and mapped as containing Category B endangered remnant vegetation. The clearing of such vegetation would not be supported and therefore limits the opportunity for J Dobson Park to be utilised as a Local Recreation Park. The Park does not presently provide for recreational opportunities and does not meet the desired standards of service identified within PSP - Integrated design for a Local Park.</p> <p>The applicant has made reference to a proposed Concept Structure Plan contained within the Council’s Morayfield South Structure Plan land owner information session which indicates a neighbourhood hub to the north of Lot 132 on SL9815 (J Dobson Road Reserve) within proximity to the subject site. As the name suggests, the Concept Structure Plan is a concept only, has not been endorsed by Council and does not form part of the Planning Scheme or the relevant assessment benchmarks for the development application.</p>	

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Performance Outcome	Example
<p>Given the above assessment, medium to high density residential uses resulting from the development proposal will lack sufficient proximity to recreational opportunities, commercial and community facilities and transport nodes.</p> <p>As the development proposal does not comply with Performance Outcome PO7, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO16 Street layouts are designed to connect to surrounding neighbourhoods by providing an interconnected street, pedestrian and cyclist networks that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development.</p>	<p>No acceptable outcome provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO16 as the proposed Reconfiguring a lot does not provide for interconnected street, pedestrian and cyclist networks that connect to the following:</p> <ul style="list-style-type: none"> • nearby centres and neighbourhood hubs; • community facilities; • public transport nodes; • areas of open space. <p>As the development proposal does not comply with Performance Outcome PO16, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO17 Development maintains the connections shown on: a. 'Figure 1 - Morayfield South' - Morayfield South; b. 'Figure 2 - Narangba East' - Narangba East.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application proposes connections generally in accordance with Figure 1 - Morayfield South. However, as a result of further structure planning, Figure 1 - Morayfield South has been amended and is now included as Figure A10 of PSP - Neighbourhood design as publicly advertised between 21 August 2017 and 6 October 2017.</p> <p>It is identified that the proposed development does not comply with Figure A10. as an inadequate road reserve width is provided to cater for the required active transport route in accordance with Appendix A of PSP - Integrated Design.</p>	

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Performance Outcome	Example
<p>The advertised Figure 1 - Morayfield South identifies a north / south local collector road with a preferred width of 19.5m in the vicinity of proposed Road 2. A review of the proposal plan identifies that proposed Road 2 contains a road reserve width of only 17m.</p> <p>As the development proposal does not comply with Performance Outcome PO17, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO20 Streets are designed and constructed to cater for:</p> <ul style="list-style-type: none"> a. safe and convenient pedestrian and cycle movement; b. on street parking adequate to meet the needs of future resident; c. efficient public transport routes; d. expected traffic speeds and volumes; e. utilities and stormwater drainage; f. lot access, sight lines and public safety; g. emergency access and waste collection; h. waste service vehicles; i. required street trees, landscaping and street furniture. <p>Note - Refer to Planning Scheme Policy - Integrated Design for determining design criteria to achieve this outcome</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application proposes direct lot access onto J Dobson Road which is classified as a District Collector road under the Planning Scheme's Road hierarchy overlay map.</p> <p>Performance Outcome PO20 requires the proposed development to cater for lot access, sight lines and public safety. Further, Appendix A, section 4 of PSP - Integrated design, limits lot vehicle access to a District Collector road from a rear or consolidated access only.</p> <p>The proposed direct lot access to J Dobson Road and Road 1 does not comply with this requirement.</p> <p>As the development proposal does not comply with Performance Outcome PO20, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO27 The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>

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Performance Outcome	Example
<i>Performance Outcome Assessment</i>	
<p>The development application proposes Road 1 as a Contemporary Residential (19.5m road reserve width) road that will ultimately contribute to connecting Robbs Road in the east with J Dobson Road in the west. This road typology is not in accordance with the Council's Planning Scheme Amendment which identifies Road 1 in Figure A10 of the PSP - Neighbourhood design as a District Collector (26.8m road reserve width). Road 1 as proposed will prejudice the function of the Council's ultimate planned road network.</p> <p>The development application proposes Road 2 as a Living Residential (17m road reserve width) road generally aligning with a connection identified in the Council's proposed Planning Scheme Amendment which classifies the road as a Local Collector (19.5 m road reserve). Road 2 as proposed will therefore prejudice the function of the Council's ultimate planned road network.</p> <p>The development application proposes J Dobson Road (existing 20 m road reserve) as a Local Collector (19.5 m road reserve) in accordance with the Reconfiguring a lot code (Emerging community zone - Transition precinct) Figure 1 - Morayfield South. This Figure conflicts with the Planning Scheme's Road hierarchy overlay map which identifies J Dobson Road as a District Collector (26.8 m road reserve). This conflict has been addressed in the Council's proposed Planning Scheme Amendment, which now identifies J Dobson Road as a District Collector road in both Figure A10 of the PSP - Neighbourhood design and the Road hierarchy overlay map. To this end, the development has not provided the required road reserve width for the future upgrade of J Dobson Road.</p> <p>As the development proposal does not comply with Performance Outcome PO27, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO33 A hierarchy of Park and open space is provided to meet the recreational needs of the community</p> <p>Note - To determine the extent and location of Park and open space required refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<i>Performance Outcome Assessment</i>	
<p>The development application does not comply with Performance Outcome PO33 as the proposed development is not provided with a hierarchy of Park and open space to meet the recreational needs of the community.</p> <p>Pursuant to the Planning Scheme a "Park" is defined as "<i>premises accessible to the public generally for free sport, recreation, and leisure, and may be used for community events or other community activities</i>". In order to provide for the above, all proposed parks are required to achieve minimum design and function standards referred to as the "desired standards of service", depending on the parks classification.</p> <p>The development application does not propose to provide a Local Recreation Park meeting the desired standards of service identified within PSP - Integrated design.</p> <p>It is noted that the subject site is located within 400m of J Dobson Road Park. It is acknowledged that J Dobson Park is identified as a potential Local Recreational Park in the Urban Recreation Park Plan. It is important to note that the Urban Recreation Park Plan is only a background study which was developed to inform the Planning Scheme. The Urban</p>	

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Performance Outcome	Example
<p>Recreation Park Plan is a concept only and has not been endorsed or adopted as policy by the Council. The Urban Recreation Park Plan therefore does not form part of the Planning Scheme or the relevant assessment benchmarks for the development application.</p> <p>Furthermore, J Dobson Park is currently representative of a nature reserve, being heavily vegetated and mapped as containing Category B endangered remnant vegetation. The clearing of such vegetation would not be supported and therefore limits the opportunity for J Dobson Park to be utilised as a Local Recreation Park. The Park does not presently provide for recreational opportunities and does not meet the desired standards of service identified within PSP - Integrated design for a Local Recreation Park.</p> <p>The subject site is located outside of the PIA and accordingly detailed planning for a hierarchy of park and open space to service the subject site and surrounding area has not been undertaken for the purpose of Council's LGIP. In the absence of a planning instrument addressing land use and infrastructure planning across the growth area, a hierarchy of park and open space to meet the needs of users is not provided for.</p> <p>As the development proposal does not comply with Performance Outcome PO33, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO34 Park is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park types refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO34 as a suitable Park is not provided within walking distance of all new residential lots.</p> <p>PSP- Integrated design identifies that all residential lots are to be within 400m walking distance of a Local Recreation Park, meeting the desired standards of service.</p> <p>It is noted that the subject site is located within 400m of J Dobson Road Park. It is acknowledged that J Dobson Park is identified as a potential Local Recreational Park in the Urban Recreation Park Plan. It is important to note that the Urban Recreation Park Plan is only a background study which was developed to inform the Planning Scheme and has not been endorsed or adopted as policy by the Council. The Urban Recreation Park Plan therefore does not form part of the Planning Scheme or the relevant assessment benchmarks for the development application.</p> <p>Furthermore, J Dobson Park is currently representative of a nature reserve, being heavily vegetated and mapped as containing Category B endangered remnant vegetation. The clearing of such vegetation would not be supported and therefore limits the opportunity for J Dobson Park to be utilised as a local recreation park. The park does not presently provide for recreational opportunities and does not meet the desired standards of service identified within PSP - Integrated design for a Local Recreation Park.</p> <p>The subject site is located outside of the PIA and accordingly the Council's LGIP does not identify a future Local Recreational Park within the vicinity of the subject site. In the absence of a planning instrument addressing land use and infrastructure planning across the growth area, a Park provision within walking distance to all lots is not provided for.</p>	

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Performance Outcome	Example
<p>As the development proposal does not comply with Performance Outcome PO34, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO35 Park is of a size and design standard to meet the needs of the expected users</p> <p>Note - To determine the size and design standards for Parks refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed development does not comply with Performance Outcome PO35 as the development proposal does not provide a Park of a size and standard to meet the needs of users.</p> <p>PSP - Integrated design identifies the desired standards of service for a Local Recreation Park. The desired standards of service for a Local Recreation Park include, but are not limited to the following:</p> <ul style="list-style-type: none"> • a minimum area of 0.5ha (100% above 2% AEP); • located adjacent to a collector road or lower; • centrally located in a central, prominent, highly visible and accessible location within the catchment it services; • embellished with small play equipment, picnic areas, pedestrian pathways and drinking taps and the like. <p>The development proposal does not provide a Park of a size and standard to meet the need, nor is it proximate to an existing or future identified Park that would meet the needs of the expected users.</p> <p>As the development proposal does not comply with Performance Outcome PO35, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO56 Design and construction of the stormwater management system:</p> <p>a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system;</p> <p>b. are coordinated with civil and other landscaping works.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>Performance Outcome PO56 requires the development to minimise the lifecycle costs of the stormwater management system. Performance Outcome PO56 refers the applicant to the PSP - Integrated design as a means of demonstrating compliance.</p>	

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Performance Outcome	Example
<p>Appendix C, sections 1.5.8 & 1.5.9 of PSP - Integrated design refers to the Integrated Regional Infrastructure Strategy and Catchment Management Plans.</p> <p>The Integrated Regional Infrastructure Strategy (iRIS), will combine Council's infrastructure priorities with the priorities of other infrastructure providers in the region, such as water, sewerage and energy. The iRIS will coordinate the planning, design and construction process for all infrastructure networks.</p> <p>Site Based Stormwater Management Plans (SBSMP) and Catchment Management Plans (CMPs) provide a review of all aspects of the water cycle. They review catchment opportunities and constraints, potential impacts of future development and mitigation measures. They develop solutions which seek to reduce the risk to people and property from flood and storm tide and enhance the environment to protect the lifestyles of residents and visitors.</p> <p>The Council is currently undertaking regional stormwater master planning for the Morayfield South area but has not yet been completed this work or adopted its outcomes. The submitted Concept Stormwater Management Plan can therefore not be assessed against the regional master plan to determine whether the proposed development will adversely impact upon future works.</p> <p>As the development proposal does not comply with Performance Outcome PO56, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO57 Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ol style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies 	<p>No acceptable outcome provided</p>

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Performance Outcome	Example
<i>Performance Outcome Assessment</i>	
<p>The development proposal does not comply with Performance Outcome PO57 as the development proposal does not seek to retain native vegetation, inclusive of habitat trees, into the overall subdivision design. The development application proposes to clear all existing vegetation and does not propose to offset the lost habitat values.</p> <p>As the development proposal does not comply with Performance Outcome PO57, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	

2.4.3 Overall Outcome Assessment

The development proposal does not comply with the Performance Outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct stated in section .4.2 above. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the Reconfiguring a Lot code as follows:

9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>2.b. Reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the following:</p> <ul style="list-style-type: none"> i. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', reconfiguration does not compromise the areas ability to achieve a minimum site density of 45 dwellings per ha and lots of a size and dimension to accommodate medium - high density development; ii. for land in all other areas, a variety of residential lot sizes and a net residential density of between 11-25 lots per hectare; iii. neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between 	No	<p>The proposed development is inconsistent with the Overall Outcome 2 b. for the following reasons:</p> <ul style="list-style-type: none"> i. Not applicable. The subject site is not located within the identified Morayfield South urban area. ii. The proposed development achieves a variety of residential lot sizes as required for a Next Generation neighbourhood. iii. The proposed neighbourhood is not designed to provide a well-connected, safe and convenient open space network, as: <ul style="list-style-type: none"> A) the development proposal does not provide appropriate open space network and the existing network is not designed to accommodate a residential neighbourhood as the area is located outside the PIA; and B) the development proposal does not provide linkages for active transport networks and road infrastructure of a suitable standard to existing networks or activity places.

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>residences, open space areas and places of activity;</p> <p>iv. intent and purpose of the Transition precinct outcomes identified in Part 6.</p>		<p>iv. The development proposal does not achieve the intent and purpose of the Transition precinct outcomes identified in Part 6 (refer assessment below).</p>
<p>2.d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:</p> <p>i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;</p> <p>ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;</p> <p>iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;</p> <p>iv. protecting native species and protecting and enhancing native species habitat;</p> <p>v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;</p> <p>vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;</p>	<p>No</p>	<p>The development application does not comply with Overall outcome 2.d. as the development proposed does not avoid areas subject to constraint, limitation or environmental values.</p> <p>Further, the application also seeks to create new lot boundaries within mapped high value areas. The development proposed seeks to remove the existing values of the subject site and does not propose to offset those values proposed to be removed.</p>

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;</p> <p>viii. ensuring effective and efficient disaster management response and recovery capabilities.</p>		

9.4.1.2. Purpose of the Reconfiguring a lot code		
Overall Outcomes	Complies Y/N	Comments
<p>2. The purpose of the code will be achieved through the following overall outcomes:</p> <p>a. Reconfiguring a lot creates a diversity of lot sizes, dimensions and arrangements consistent with the intended densities, uses, configurations and character of the applicable zone and precinct while not adversely impacting on lawful uses, values or constraints present.</p> <p>b. Reconfiguring a lot delivers the social, cultural and recreational needs of the community by ensuring:</p> <p>i. a range of lot sizes are delivered to assist in affordable housing opportunities;</p> <p>ii. the lots have convenient, direct and easy pedestrian and bicycle access to commercial and local employment opportunities;</p> <p>iii. Accessible, publicly available open space areas located within walking distance to all residential lots in the General Residential Zone;</p> <p>iv. lots allow future uses to have casual surveillance of public / communal space (such as road and open space areas), have communal meeting / recreational areas conveniently located and accessible using all modes of transport and create a sense of place commensurate with the</p>	No	<p>The development proposal is inconsistent with the purpose of the Reconfiguring a lot code as it conflicts with the overall outcomes of the Code.</p> <p>The proposed development is inconsistent with Overall Outcome 2.b.ii. as connectivity for pedestrian and bicycles to commercial and local employment opportunities is not achieved and there are no infrastructure plans for this to be achieved given that the subject site is outside the PIA and pedestrian and bicycle pathways are not currently provided or planned for the area surrounding the subject site.</p> <p>The proposed development is inconsistent with Overall Outcome 2.b.iii. as open space areas are not located within walking distance of all residential lots, proposed to be of a density consistent with the General Residential zone.</p>

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intents for the applicable zone and precinct;		
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Overall Outcome 2.b.iv. of the Reconfiguring a lot code, Emerging community zone, Transition precinct requires that Reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the intent and purpose of the Transition precinct outcomes identified in Part 6.

Accordingly, an assessment against the purpose and intent of the Emerging community zone code is as follows:

6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
<p>1. The purpose of the Emerging community zone code is to:</p> <ul style="list-style-type: none"> a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future; b. manage the timely conversion of non-urban land to urban purposes; c. prevent or discourage development that is likely to compromise appropriate longer term land use. 	No	<p>The development proposal is inconsistent with Purpose 1.a. as the subject site is not currently identified as suitable for urban development as the detailed land use and infrastructure planning has not been completed for the Morayfield South growth area. The development proposal seeks to implement an ultimate residential development which pre-empts the structure planning which is currently being carried out as anticipated by the Planning Scheme Amendment and which will identify the land use and infrastructure planning for the Morayfield South growth area.</p> <p>The proposed development is inconsistent with Purpose 1.b. as the proposed conversion of non-urban land to urban purposes is premature, as the subject site is located outside the PIA and necessary infrastructure to support the conversion is not currently planned and the existing infrastructure networks are not to an appropriate standard or capacity to support the conversion.</p> <p>The development proposal is inconsistent with Purpose 1.c. as it is not possible to determine the longer-term land uses or infrastructure requirements, without undertaking the planning of the growth area over the full development horizon. On this basis, the development proposal makes more difficult the land use and</p>

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6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
		<p>infrastructure planning which is necessary for the provision of infrastructure required to support the appropriate land use outcomes for both the Morayfield South growth area and other anticipated development outside the Morayfield South growth area.</p> <p>The development proposal is therefore inconsistent with the intent and purpose of the Emerging community zone code set out in this Purpose statement.</p>
<p>2. The Emerging community zone has 2 precincts which have the following purpose;</p> <p style="padding-left: 20px;">b The Transition precinct is to:</p> <p style="padding-left: 40px;">i. identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer term use of the land;</p> <p style="padding-left: 40px;">ii. provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a next generation neighbourhood across the transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.</p> <p>Once serviced by all local government networks, including water and sewer the Transition precinct is to provide a mix of dwelling types to support densities that are moderately higher than traditional suburban areas. Housing forms include predominantly detached dwellings on a variety of lot sizes with a greater range of attached dwellings and low to medium rise apartment</p>	No	<p>The development proposal is inconsistent with Purpose 2.b.i. as the land use and infrastructure planning has not been completed for the Morayfield South growth area and it is premature for a development proposal to implement an ultimate residential use in the absence of detailed land use and infrastructure planning for the growth area. The development proposal is not for an interim use and in any event without detailed land use and infrastructure planning it is not possible to ascertain whether the proposed development is compromising or making more difficult the form of the land use and infrastructure planning for the growth area.</p> <p>The development proposal is premature, and is inconsistent with Purpose 2.b.ii. as the Planning Scheme Amendment, planning instruments and land use and infrastructure planning necessary to promote and implement a next generation neighbourhood have not been completed or adopted by Council. The subject site is not serviced with all local government networks to a standard or capacity which is suitable for urban development and the development proposal does not demonstrate that all local government networks can be provided to the proposed urban</p>

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6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
buildings. These areas will have convenient access to centres, community facilities and higher frequency public transport.		<p>community in accordance with the appropriate standards and required capacity.</p> <p>The development proposal is deficient in that it does not provide for all local government networks to sequence the development according to Council's standards of provision for:</p> <ol style="list-style-type: none"> 1. External Road; 2. Local park provision; 3. Stormwater management; and 4. Open Space. <p>The development proposal may compromise or make more difficult the form of the land use and infrastructure planning for the subject site.</p> <p>The land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South growth area has not been completed and therefore the proposed development makes more difficult the form of the land use and infrastructure planning for the Morayfield South growth area.</p> <p>The proposed development is therefore inconsistent with the intent and purpose of the Emerging community zone code, Transition precinct set out in Overall Outcome 2.b.</p>

Based on the assessment above, the proposal is inconsistent with the Overall Outcomes of the applicable codes within the Planning Scheme.

2.4.4 Local Government Infrastructure Plan

The subject site is located outside the PIA which is identified in the LGIP. The PIA is an area that Council has designated for the coordination, prioritisation and sequencing of infrastructure for 10-15 years of growth. Its aim is to identify the areas where infrastructure can be provided most efficiently to support development.

It is acknowledged that the applicant does not agree with the Council's interpretation of the relevant policy and legislation and believes the subject site to be wholly within the PIA. The applicant notes that the subject site has historically been within the PIA under the superseded *Caboolture ShirePlan*.

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The applicant highlights that section 304 of the *Planning Act 2016* applies as the local government's Planning Scheme did not include a PIP (as defined under the *Sustainable Planning Act 2009*) before 4 July 2014 and an LGIP was not included in the Planning Scheme when it commenced. The Planning Scheme commenced prior to the LGIP, which did not come into effect until 3 July 2017.

The applicant directs the Council to section 304(2) of the *Planning Act 2016*, which states a regulation may identify a PIA for a Local Government Area. The applicant identifies that the relevant regulation in question is the 2012 State Planning Regulatory Provisions (adopted charges), which through Division 4, section 4.1 prescribes that the relevant PIA mapping for the area is the Caboolture Shire PIA map version 0.5, November 2010.

It is Council's view that the "Caboolture Shire PIA map" is only relevant to the extent section 304(2) of the *Planning Act 2016* applies. In regards to section 304, reference is made to the interpretation of "commencement". In this instance the applicant has taken the reference of commencement to be the commencement of the Planning Scheme.

It is Council's view that the reference to "commencement" is a reference to the time section 304 came into operation, being 3 July 2017. This view is formed on the basis of section 32F of the *Acts Interpretation Act 1954*, which relevantly provides as follows:

"32F References to commencement

- (1) *In an Act, a reference to **commencement** for an Act or a provision of an Act is a reference to the time the Act or provision comes into operation.*
- (2) *In a provision of an Act, a reference to **the commencement** without indicating a particular Act or provision is a reference to the commencement of the provision in which the reference occurs.*
Example of subsection (2)—
If section 24(3) of an Act stated 'This section expires 1 month after the commencement', 'the commencement' referred to is the commencement of section 24(3).'

As the Council had a LGIP on the date the *Planning Act 2016* commenced, section 304(2) does not apply and the PIA is the area identified in the current Planning Scheme.

It is acknowledged that urban development is not prohibited outside the PIA, however, it is Council's responsibility to determine whether development outside the PIA will burden the community over the medium and long term. Where this can be quantified, the relevant legislation enables the local government to establish an additional charge and decide the application.

Where a proposed development forms part of a future growth front, such as the Morayfield South growth area, the assessment of the infrastructure should consider the development of the entire future growth front. Council uses this information to inform the necessary coordination, prioritisation and sequencing of infrastructure to ensure efficient and cost-effective provision.

The Council has commenced the preparation of the necessary land use and infrastructure planning to identify the infrastructure needed to support the development of the Morayfield South Emerging Community Area. This planning is intended to inform the coordination, prioritisation and sequencing of the necessary infrastructure.

The applicant has provided information purported to be the necessary land use and infrastructure planning for the Morayfield South Emerging Community Area. The information provided is considered inadequate to meet the requirements of the Council when deciding the ultimate development yield and the extent, location and timing of the necessary infrastructure to service the whole of the Emerging Community Area.

The applicant has not provided adequate information about the land use and infrastructure planning for Council to make a reasonable assessment of the cost/impact on the community as a result of the development.

ITEM 2.1 DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16547978 (Cont.)

2.5 Recording of particular approvals on the Planning Scheme

Not applicable in this instance.

2.6 Referrals

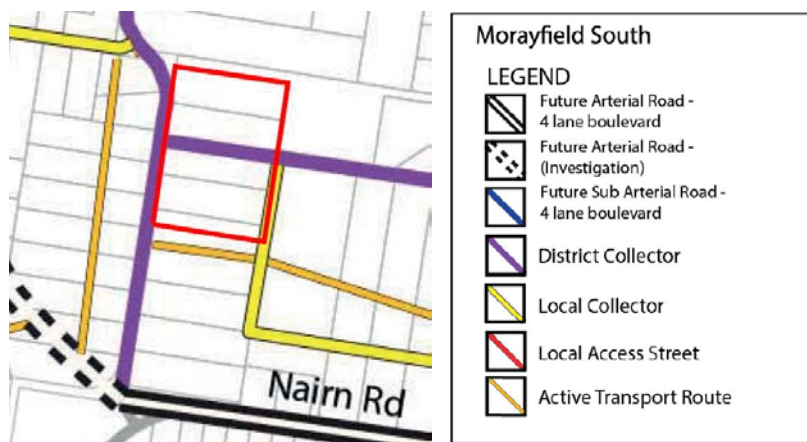
2.6.1 *Council Referrals*

2.6.1.1 Development Engineering

Layout Issues

- The development application classifies the Robbs - J Dobson road (Road 1) connection as a Contemporary Residential road (19.5 m wide local collector performing a function of connecting access streets to higher order roads) in place of Council’s planned District Collector (26.8 m wide road performing a function of a major connection between suburbs or higher order roads).

Performance Outcome PO27 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the road network to have sufficient reserve width to cater for current and intended function. The connecting road (proposed Road 1) has been identified as a District Collector under the proposed Planning Scheme Amendment and the submitted layout will prejudice this function.



Planning Scheme Amendment Plan

- The proposed Planning Scheme Amendment identifies a north / south local collector road with a preferred width of 19.5m in the vicinity of proposed Road 2. A review of the proposal plan identifies that proposed Road 2 contains a road reserve width of only 17m. Performance Outcome PO27 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the road network to have sufficient reserve width to cater for current and intended function. Road 2 therefore fails to comply with Performance Outcome PO27 and the submitted layout will prejudice this function.
- The Road hierarchy overlay map indicates that J Dobson Road is classed as a District Collector Road. Performance Outcome PO27 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the road network to have sufficient reserve width to cater for its current and intended function.

The applicant has adopted the Local Collector road type indicated on Figure 1 - *Morayfield South* (contained within the Reconfiguring a lot code). This Figure conflicts

ITEM 2.1 DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16547978 (Cont.)

with the Planning Scheme's Road hierarchy overlay map which identifies J Dobson Road as a District Collector (26.8 m road reserve). This conflict has been addressed in the Council's proposed Planning Scheme Amendment, which now identifies J Dobson Road as a District Collector road in both Figure A10 of the PSP - Neighbourhood design and the Road hierarchy overlay map. To this end, the development has not provided the required road reserve width for the future upgrade of J Dobson Road.

- Performance Outcome PO20 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires streets to cater for lot access and public safety. Appendix A, section 4 of PSP - Integrated design limits lot vehicle access to a District Collector road (J Dobson & Road 1) to rear or consolidated only. The development proposes direct access onto J Dobson Road and Road 1 which will impact upon the future function of these roads.

Stormwater Management and Drainage Discharge

The applicant has submitted the same Stormwater Management Plan relied upon for DA/35057/2017/V3RL and DA/35068/2017/V3RL.

The Council is currently undertaking regional stormwater master planning for the Morayfield South area however this has not yet been completed or adopted. At this stage the submitted Concept Stormwater Management Plan cannot be assessed against the regional master plan and it is considered that the layout will impact upon future works.

2.6.1.2 Environmental Planning

Council requested further information on how the development proposal complies with Performance Outcome PO57 of the Reconfiguring a lot code (Emerging community zone - Transition precinct).

Performance Outcome PO57 requires that reconfiguring a lot facilitates the retention of native vegetation by incorporating it into the overall design such that habitat trees outside of building envelopes and infrastructure are retained. The proposed plans of development have not adequately addressed this Performance Outcome as none of the large mature trees are to be retained.

It was requested that the applicant provide details of the vegetation that does exist on site and provide a strategy for maintaining existing native vegetation as well as mitigating any that is required to be removed.

In addition, the Council's information request, required that the applicant prepare and submit to Council a vegetation management plan to demonstrate how the clearing of mature vegetation was intended to be replaced.

The applicant's information response stated that the site is mapped as Category X under the *Vegetation Management Act 1999*, with minor category B Endangered remnant mapping along the northern and eastern boundaries of Lots 8 and 9 RP 179855 and the northern boundary of Lot 3 on RP895530.

The applicant has obtained a certified PMAV which identifies the northern boundary of Lot 3 RP895530 as Category X, further the applicant has lodged a PMAV application with the Department of Natural Resources, Mines and Energy seeking that Category B mapping along the northern and eastern boundaries of Lots 8 and 9 be removed.

It is noted that these category B Endangered remnant areas are able to be cleared under *Planning Regulation* boundary line vegetation clearing exemptions (<10m).

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With respect to the retention of native vegetation the applicant has stated that there is the possibility to retain existing vegetation within the proposed stormwater management area, subject to construction requirements. The applicant has advised that there is no requirement to manage the clearing of Category X under the *Vegetation Management Act 1999* as requested. As such a vegetation management plan has not been provided as requested by the Council.

The development application does not comply with Performance Outcome PO57 of the Reconfiguring a lot code, Emerging community zone, Transition precinct of the Planning Scheme.

From an environmental planning perspective, the development proposal is not supported in its current form.

2.6.1.3 Strategic Planning

In the absence of detailed structure planning, the development proposal will not achieve the purpose of the Emerging community zone as it fails to properly and effectively manage the timely conversion of non-urban land. The development proposal will not meet the relevant Overall Outcomes as the subject site is not serviced by all networks and does not provide for well-connected, safe and convenient movement and open space networks.

2.6.2 Referral Agencies

2.6.2.1 Concurrence Agencies - Department of Infrastructure, Local Government and Planning

There were no Concurrence Agencies involved in assessing this development application.

2.6.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.6.2.3 Third Party Agencies

There were no Third-Party Agencies involved in assessing this application.

2.7 Public Consultation

2.7.1 Public Notification Requirements under the Development Assessment Rules

The development application is Code Assessable and accordingly there are no public notification requirements associated with the proposal.

2.8 Other Matters

2.8.1 Proposed Amendments to the Planning Scheme

The Council commenced public notification of Planning Scheme Amendment on 21 August 2017 which closed on 6 October 2017. The Planning Scheme Amendment seeks to manage the development of future urban areas in the Emerging community zone. Further detailed investigation of land uses and infrastructure planning is required to confirm that these future urban areas are suitable to accommodate future growth.

ITEM 2.1 DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16547978 (Cont.)

Whole of catchment infrastructure solutions are required for the five networks of water, sewerage, transport, stormwater and community infrastructure, to ensure that the growth areas can be fully serviced in accordance with the relevant standards expected in an urbanised area.

The Planning Scheme Amendment includes the following:

1. introduction of a new overlay map "Overlay map – Structure Plan areas" which identifies areas that are Structure Planned Areas and those which are Future Structure Plan Areas;
2. introduction of definitions of "Service area" and "Non Service Area" reflecting the status of infrastructure availability of land in the Emerging community zone;
3. introduction of an amended Planning Scheme Policy PSP - Neighbourhood which includes an amended movement network diagram for Morayfield South.
4. introduction of an amended level of assessment for reconfiguring a lot such that land within (see Table 5.6.1):
 - a. a Service area (being the area within a structure planned area which is located within the PIA and the water connection area and sewer connection area in the applicable Water netserv plan) is subject to code assessment; and
 - b. a Non-Service area (being an area within a structure plan area which is not a Service area) is subject to impact assessment; and
5. makes reference to the establishment of a Coordinating Infrastructure Agreement (CIA) between major infrastructure service providers being Council, Unitywater and the State Government to relevantly provide for the planning, coordination, sequencing, delivery and operation of infrastructure to service the development of a structure plan area.

The Planning Scheme Amendment demonstrates Council's direction of planning and commitment to advancing the land use and infrastructure planning through the preparation of Structure Plans for the various growth areas in the Emerging community zone.

3. Strategic Implications

3.1 Legislative/Legal Implications

The applicant has appeal rights in accordance with the *Planning Act 2016*.

3.2 Corporate Plan / Operational Plan

The development proposal does not demonstrate well-planned growth or a sustainable and well-planned community as sought by the Corporate Plan.

3.3 Policy Implications

The proposal is inconsistent with the existing Moreton Bay Region planning provisions and relevant policies.

3.4 Risk Management Implications

Development occurs efficiently and effectively in the region in a manner that reduces the potential risk implications to Council and the community.

3.5 Delegated Authority Implications

There are no delegated authority implications arising as a direct result of this report.

3.6 Financial Implications

In the event that an appeal is made to the Planning & Environment court against Council's decision, the Council will incur additional costs in defending its position.

3.7 Economic Benefit

The development proposal would make more difficult the ultimate decision as to the form of the Planning Scheme Amendment and the related land use and infrastructure planning for the Morayfield South growth area.

ITEM 2.1 DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16547978 (Cont.)

3.8 Environmental Implications

There are no environmental implications arising from refusing this development application as the development proposal is not supported from an environmental planning perspective.

3.9 Social Implications

There are no social implications arising from refusing this development application.

3.10 Consultation / Communication

Refer to clause 2.7.

SUPPORTING INFORMATION

Ref: A16573278

The following list of supporting information is provided for:

ITEM 2.1

DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION

#1 Aerial Photograph

#2 Locality Plan

#3 Zoning Map

#4 Proposed Reconfiguration Plan

ITEM 2.1 - DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD (Cont.)

#1 Aerial Photograph



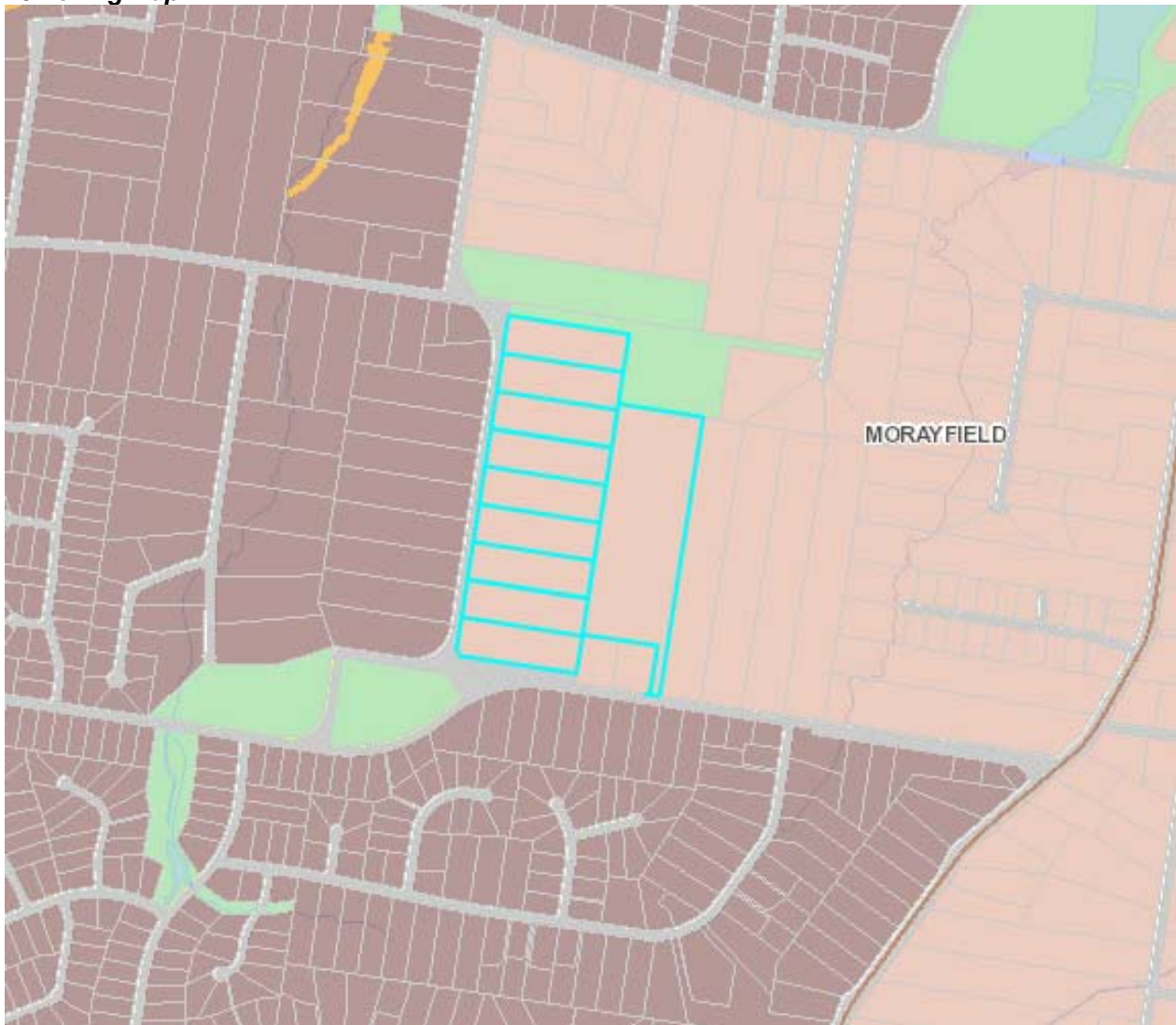
ITEM 2.1 - DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD (Cont.)

#2 Locality Plan



ITEM 2.1 - DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD (Cont.)

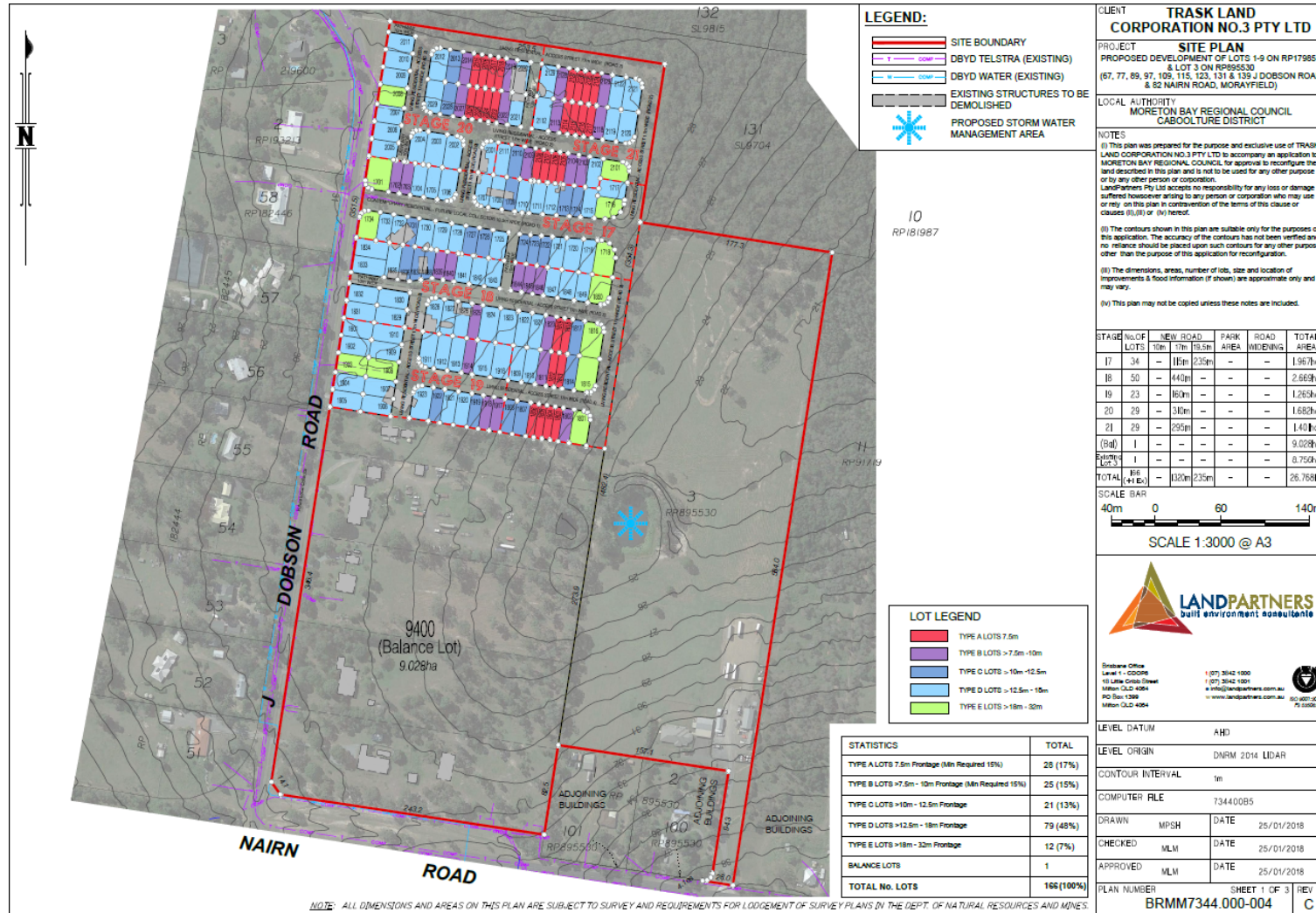
#3 Zoning Map



Zones	
Red square	General residential
Blue square	Centre
Light green square	Recreation and open space
Dark green square	Environmental management and conservation
Purple square	Industry
Yellow square	Community facilities
Orange square	Emerging community
Brown square	Extractive industry
Light orange square	Limited development
Light green square	Rural
Brown square	Rural residential
Light orange square	Township

ITEM 2.1 - DEVELOPMENT APPLICATION DA/35054/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 166 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD (Cont.)

#4 Proposed Reconfiguration Plan



ITEM 2.2

DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION 12

APPLICANT: TRASK LAND CORPORATION NO.15 PTY LTD. C/- LANDPARTNERS PTY LTD

OWNER: GRAEME AND TERESA MILLS, GEOFFREY SIMPSON AND DEBRA EDWARDS, KEVIN AND CATHERINE GABRIEL, KEVIN MARTIN AND LYNETTE HOOGENDOORN, KENNETH AND CAROLYN HANRAHAN, BRIAN AND MARGARET STEPHENS, MARION MCGEE, RONALD SOUTHWORTH AND KERRILYNNE SOUTHWORTH AND LESLIE AND CLAUDINE HART

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A16561322: 13 February 2018 – Refer Supporting Information A16573360
Responsible Officer: BM, Principal Planner, (PED, Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Trask Land Corporation No.15 Pty. Ltd. C/- Landpartners Pty. Ltd.
Lodgement Date:	6 October 2017
Properly Made Date:	10 October 2017
Confirmation Notice Date:	24 October 2017
Information Request Date:	6 November 2017
Info Response Received Date:	6 February 2018
Decision Due Date	14 March 2018
No. of Submissions:	Not Applicable (as application is code assessable)

PROPERTY DETAILS	
Division:	Division 12
Property Address:	77, 89, 97, 109, 115, 123, 131 and 139 J Dobson Road and 82 Nairn Road, Morayfield.
RP Description	Lot 1 RP 179855, Lot 2 RP 179855, Lot 3 RP 179855, Lot 4 RP 179855, Lot 5 RP 179855, Lot 6 RP 179855, Lot 7 RP 179855, Lot 8 RP 179855 and Lot 3 RP 895530
Land Area:	24.766ha
Property Owner	Graeme and Teresa Mills, Geoffrey Simpson and Debra Edwards, Kevin and Catherine Gabriel, Kevin Martin and Lynette Hoogendoorn, Kenneth and Carolyn Hanrahan, Brian and Margaret Stephens, Marion McGee, Ronald and Kerrilynne Southworth and Leslie and Claudine Hart

STATUTORY DETAILS	
Planning Legislation:	Planning Act 2016
Planning Scheme:	Moreton Bay Regional Council Planning Scheme (Version 3 - effective 3 July 2017)
Planning Locality / Zone	Emerging community zone - Transition precinct
Level of Assessment:	Code Assessable

ITEM 2.2 DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYF - A16561322 (Cont.)

This development application seeks a development approval for a Reconfiguring a Lot - Development Permit for Subdivision (9 into 120 lots and balance lot and access easement) in stages, located at 77, 89, 97, 109, 115, 123, 131 and 139 J Dobson Road and 82 Nairn Road, Morayfield on land described as Lot 1 RP 179855, Lot 2 RP 179855, Lot 3 RP 179855, Lot 4 RP 179855, Lot 5 RP 179855, Lot 6 RP 179855, Lot 7 RP 179855, Lot 8 RP 179855, and Lot 3 RP 895530.

The subject site is included within the Urban footprint under the South-East Queensland Regional Plan 2017 and is within the Emerging community zone, Transition precinct under the Moreton Bay Regional Council Planning Scheme (Version 3 - effective 3 July 2017) (Planning Scheme). The subject site has an area of 24.766ha (proposed development footprint - 8.756ha).

The proposed Reconfiguring a lot application is subject to code assessment within the Emerging community zone, Transition precinct. The development application conflicts with the purpose of the relevant codes of the Planning Scheme and is recommended to be refused.

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, refuses the development application for Reconfiguration of a Lot - Development Permit for Subdivision (9 into 120 lots and balance lot) in stages, situated at 77, 89, 97, 109, 115, 123, 131 and 139 J Dobson Road and 82 Nairn Road, Morayfield on land described as Lot 1 RP 179855, Lot 2 RP 179855, Lot 3 RP 179855, Lot 4 RP 179855, Lot 5 RP 179855, Lot 6 RP 179855, Lot 7 RP 179855, Lot 8 RP 179855 and Lot 3 RP 895530, for the following reasons of refusal:

1. Reasons for Refusal

The proposed development conflicts with the following aspects of the Planning Scheme:

- **9.4.1.2 Purpose of the Reconfiguring a Lot Code**
- **9.4.1.3.2.1(2)(b)(c)(d) - Purpose of the Reconfiguring a lot code, Emerging community, Transition precinct**
- **6.2.3.2 (1)(a)(b)(c) - Purpose of the Emerging community zone**
- **6.2.3.2 (2)(b) - Purpose of the Emerging community zone**
- **Performance Outcome PO7 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO16 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO17 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO19 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO20 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO27 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO33 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO34 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO35 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO56 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**
- **Performance Outcome PO57 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**

ITEM 2.2 DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYF - A16561322 (Cont.)

- Performance Outcome PO80 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
 - Performance Outcome PO81 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
 - Performance Outcome PO82 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
2. The development proposal is inconsistent with the proposed amendments to the Planning Scheme (as publicly notified between 21 August 2017 and 6 October 2017) and makes more difficult the form of land use and infrastructure planning for the Morayfield South growth area.
- B. That the Council report for this development application be published to the website as Council's statement of reasons in accordance with Section 63 (5) of the *Planning Act 2016*.
- C. That the following information be included in the Decision Notice.

Decision Notice information

	Details to Insert
Application Type	Reconfiguring a lot - Development Permit for subdivision (9 into 120 lots and balance lot and access easement) in stages.
Relevant Period of Approval	Not Applicable - Refusal
Referral Agencies	There are no Referral Agencies
Submissions	Not applicable

ITEM 2.2 DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYF - A16561322 (Cont.)

REPORT DETAIL

1. Background

Council's records indicate that there are no existing development approvals over the subject site.

The subject site is subject to three (3) development applications, being this development application (DA/35068/2017/V3RL) which was lodged with Council on 9 October 2017 and two other separate applications. The details of the two other development applications are as follows:

- DA/35054/2017/V3RL - lodged with Council on 5 October 2017, seeking a Reconfiguring a lot - Development Permit for Subdivision (10 into 166 lots and balance lot) in stages; and
- DA/35057/2017/V3RL - lodged with Council on 5 October 2017, seeking a Reconfiguring a lot - Development Permit for Subdivision (10 into 162 Lots and balance lot) in stages.

As outlined in the below image, this development application (DA/35068/2017/V3RL) is situated over the eastern portion of the subject site. DA/35054/2017/V3RL is located over the northern portion of the site and DA/35057/2017/V3RL is located over the southern portion of the site.

Both DA/35054/2017/V3RL and DA/35057/2017/V3RL are being assessed concurrently with this development application.



2. Explanation of Item

2.1 Proposal Details

It is proposed to reconfigure the existing nine (9) allotments into 120 urban residential lots + a balance lot + access easement in four (4) stages which are identified as Stages 9-12 on the proposal plan. It is noted that previous stages 1-8 were part of previous development applications DA/34873/2017/V3RL, DA/34958/2017/V3RL and DA/34991/2017/V3RL, which were refused by Council on 23 January 2018, 13 February 2018 and 20 February 2018 respectively.

The four (4) stages proposed for this application are as follows:

ITEM 2.2 DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYF - A16561322 (Cont.)

Stage	Number of Residential Lots	Stage Area	Length of new road
9	41 plus balance lot	2.274ha	430m
10	25	3.629ha	315m
11	39	2.069ha	440m
12	15	0.784ha	135m

The proposed urban residential lots range in land area from 225m² to 533m². The balance Lot (Lot 9600) to be created as part of Stage 9, has an area of 0.183ha. It is noted that the balance lot contains the access handle and frontage to Nairn Road for existing Lot 3 on RP895530. Proposed Lot 9600 has been proposed as a balance lot to facilitate future orderly development with adjacent lots subject to future development applications.

The proposal includes existing Lots 1-8 on RP 179855 for the purposes of providing access to the site. The proposal incorporates an access easement which runs along the eastern boundary of existing Lots 1-7 and the common boundary of existing Lots 7 and 8 providing the development access to Nairn Road to the South and J Dobson Road to the east.

Existing Lots 1-8 are proposed to be further developed as part of development applications DA/35054/2017/V3RL and DA/35057/2017/V3RL. The development form is an extension of DA/35054/2017/V3R and DA/35057/2017/V3RL.

The overall net residential density of the proposed development is 13.7 lots per hectare (excluding balance areas and detention basin lots).

The application proposes a mix of five (5) lot types throughout the development as follows:

Lot Type (frontage width)	Number	Percentage
Type A (7.5m)	20	16.6%
Type B (>7.5m -10m)	40	33.33%
Type C (>10-12.5m)	13	10.83%
Type D (>12.5-18m)	38	31.66%
Type E (>18-32m)	9	7.5%

The proposed development for a mix of lot types and variety of residential lot sizes and frontage widths is consistent with a diverse medium density neighbourhood, as identified by the Planning Scheme.

The applicant has provided a Plan of Development for all lots with a frontage width of less than 12.5m, showing mandatory built to boundary wall and driveway locations, for the purpose of demonstrating that group construction achieves an integrated streetscape solution.

The development proposal seeks to dedicate a Park and open space lot identified on the proposal plans as Lot 9002. A review of the engineering report submitted to the Council has identified that proposed Lot 9002 will predominately be utilised as a drainage reserve and contain a number of detention basins for stormwater management purposes. It is noted that an area of approximately 4,500m² of unconstrained land has been provided in the south-eastern corner of Lot 9002 for open space and recreation purposes. It is identified that the size of the proposed open space area does not meet the desired standards of service for a Local recreation park as identified within Planning Scheme Policy (PSP) - Integrated design (refer section 2.4 for further discussion).

ITEM 2.2 DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYF - A16561322 (Cont.)

2.1.1 Emerging community zone, Transition precinct

The Emerging community zone covers areas throughout the Moreton Bay Region that are not currently recognised or developed as urban environments, but may be suitable for future urban uses over the next 10 to 20 years. As identified within the Strategic framework of the Planning Scheme, further integrated land use and infrastructure planning will be undertaken in the Morayfield South area. This further planning work will determine how the area can be developed efficiently to create a cohesive and sustainable urban community. Presently, this work has not been undertaken by the Council.

The purpose of the Emerging community zone, Transition precinct is to:

- (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
- (b) manage the timely conversion of non-urban land to urban purposes;
- (c) prevent or discourage development that is likely to compromise appropriate longer term land use;
- (d) provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a Next Generation Neighbourhood across the Transition Precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.

Accordingly, for each growth area included in the Emerging community zone, whole of catchment infrastructure solutions are required for the five networks (Water, Sewerage, Transport, Stormwater and Community Infrastructure). The Emerging community zone areas are located outside of the PIA. The development of these areas at this time is inconsistent with the planning assumptions used to support the LGIP. Limited trunk infrastructure planning has been prepared for these areas and no trunk infrastructure has been identified within the LGIP infrastructure schedules that is designed to support development of the growth areas included in Emerging community zone outside the PIA.

2.1.2 Progress of MBRC Structure Planning / Proponent-led Structure Planning

In the absence of a Council adopted structure plan, the applicant has not put forward a proponent-led structure plan for Council's consideration and has not undertaken the planning investigations as recommended within the Detailed Prelodgement Process - Emerging community zone. This Detailed Prelodgement Process - Emerging community zone was undertaken to assist proponents that wished to bring forward the Council's program of planning work, in a collaborative process with both Council and Unitywater.

In response, the applicant has stated that the assessment benchmarks of the Planning Scheme do not require a detailed structure plan for the Morayfield South growth area. The applicant has made representations that the development can be serviced by all infrastructure networks by stating the following:

- *Figure 6.2.3.2.2.2 - Morayfield South* of the Planning Scheme demonstrates that Council has undertaken road planning as it provides the structure detail and network connection for the area.
- Park networks are proposed to be provided in accordance with the Planning Scheme and in accordance with Structure Plans provided by others.
- Sewer and water networks services are available and are in accordance with the network servicing required by Unitywater and are the jurisdiction of Unitywater.

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It is noted that the purpose of the Emerging community zone (as identified within 6.2.3.2 of the Planning Scheme) is to:

- a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
- b. manage the timely conversion of non-urban land to urban purposes;
- c. prevent or discourage development that is likely to compromise appropriate longer term land use.

The subject site is not currently identified as suitable for urban development as the detailed land use and infrastructure planning has not been completed for the Morayfield South growth area. The proposed development seeks to implement an ultimate residential development which pre-empts the structure planning to be carried out by the Council to identify the land use and infrastructure planning for the Morayfield South growth area.

The subject site is outside the PIA and necessary infrastructure to support its development for urban uses is not currently planned for. Existing infrastructure networks available to the subject site are not to an appropriate standard or capacity to support development for urban uses. It is not possible to determine the longer-term land uses or infrastructure requirements, without undertaking the planning of the growth area over the full development horizon. On this basis, the proposed development proposal makes more difficult the land use and infrastructure planning which is necessary for the provision of infrastructure required to support the appropriate land use outcomes for both the Morayfield South growth area and other anticipated development outside the Morayfield South growth area.

The Council has recently completed a first draft of the infrastructure cost framework for the Morayfield South Structure Plan Area. This cost assessment is based on cost estimates to provide necessary infrastructure to service the growth front throughout its lifetime (30 years), pro-rata for the percentage impact the growth front will have on the infrastructure required. In the absence of finalised land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South emerging community area, the Council has not determined that the provision of infrastructure can be provided efficiently and cost-effectively to the Morayfield South Structure Plan Area.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	Recreation and open space zone	J Dobson Road Reserve
South	Rural residential zone	Dwelling houses on rural residential lots
East	Emerging community zone	J Dobson Road Reserve / Dwelling houses on rural residential lots
West	Rural residential zone	Dwelling houses on rural residential lots

2.3 Assessment Benchmarks related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes assessment benchmarks that the development application must be carried out against, which are additional or alternative to the Assessment Benchmarks contained in the Planning Scheme.

These assessment benchmarks are prescribed as being contained in:

- the South-East Queensland Regional Plan and Part E of the State Planning Policy; and
- Schedule 10 of the Regulation.

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Applicable Assessment Benchmarks:	<u>State Planning Policy</u> <ul style="list-style-type: none"> • State Planning Policy, Part E <u>Regional Plan</u> <ul style="list-style-type: none"> • South East Queensland Regional Plan
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> • Urban Footprint
Koala Habitat Designation:	Nil

2.3.1 State Planning Policy

A new State Planning Policy (SPP) came into effect on 3 July 2017, and is not currently integrated into the Planning Scheme. The following assessment benchmarks are to be applied to the assessment of development applications until the State interests have been appropriately integrated into the Council's Planning Scheme. Assessment against the SPP assessment benchmarks is as follows:

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
Yes	(4) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from <ul style="list-style-type: none"> (e) altered stormwater quality and hydrology (f) waste water (g) the creation or expansion of non-tidal artificial waterways (h) the release and mobilization of nutrients and sediments. (5) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)	The absence of detailed structure planning and modelling from the development application removes the ability of the Council to adequately assess and determine whether the proposed development will minimise adverse impacts on environmental values or achieve relevant stormwater objectives.

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	(6) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.	
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.3.2 South East Queensland Regional Plan

The subject site is located in the Urban Footprint.

The development proposal is for an urban activity in the Urban Footprint, and there are no requirements in the State Planning Regulatory Provisions applicable to the development proposal.

2.4 Assessment Against Local Categorising Instrument - Planning Scheme

The development application was properly made on 11 October 2017 and is accordingly assessed in accordance with the Planning Scheme.

An assessment against the relevant parts of the Planning Scheme is set out below.

2.4.1 Assessment of Applicable Codes

Code Compliance Summary

The assessment below identifies whether the development proposal achieves the assessment benchmarks and where the development proposal;

- (a) proposes an alternative 'Example' satisfying or not satisfying the corresponding Performance Outcome; and
- (b) proposes an outcome where no 'Example' is stated in the applicable code and the proposed outcome does not satisfy the corresponding Performance Outcome.

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone code, Transition precinct	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO7, PO16, PO17, PO19, PO20, PO27, PO33, PO34, PO35, PO56, PO57, PO80, PO81 and PO82

The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below in section 2.4.2.

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2.4.2 Performance Outcome Assessment

Performance Outcome	Example
9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone, Transition precinct	
<p>PO7 Lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.</p>	<p>E7.1 Lots with frontages of 7.5 metres or less are located within 200 metres of:</p> <ul style="list-style-type: none"> • a park; or • a public transport stop or station; or • a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
<i>Performance Outcome Assessment</i>	
<p>The development application proposes lots with 7.5m frontage widths (Lot Type A) which are not located within 200m of a public transport stop or station or higher order centre, district centre, local centre or neighbourhood hub.</p> <p>Pursuant to the Planning Scheme a “Park” is defined as “<i>premises accessible to the public generally for free sport, recreation, and leisure, and may be used for community events or other community activities</i>”. In order to provide for the above, all proposed parks are required to achieve minimum design and functionality standards referred to as the “desired standards of service”, depending on the parks classification.</p> <p>It is noted that an area of approximately 4,500m² of unconstrained land has been provided in the south-eastern corner of proposed Lot 9002 for open space and recreation purposes Table 3.1 - Specific Provision for Recreation Type Open Space of the PSP - Integrated design requires a minimum land area of 0.5ha is dedicated for a Local Recreation Park . It is identified that the area of open space within proposed Lot 9002 does not achieve the ‘desired standard of service’ in terms of minimum size, as identified within PSP - Integrated design for a Local Recreation Park.</p> <p>It is noted that the subject site is located within 400m of J Dobson Road Park. As highlighted by the applicant, J Dobson Park is identified as a potential Local Recreational Park in the Urban Recreation Park Plan. It is important to note that the Urban Recreation Park Plan is a background study only. As such, it was developed to inform the Planning Scheme and has not otherwise been endorsed as Council policy.</p> <p>J Dobson Park is currently representative of a nature reserve, being heavily vegetated and mapped as containing Category B endangered remnant vegetation. The clearing of such vegetation would not be supported and therefore limits the opportunity for J Dobson Park to be utilised as a Local Recreation Park. The Park does not provide for recreational opportunities and does not meet the desired standards of service identified within PSP - Integrated design for a Local Recreation Park.</p> <p>The applicant has also made reference to existing Adelong Court Park and Nairn Road Park located to the south-west of the subject site. It is noted that both Parks are located more than 400m from the proposed lots with 7.5m frontage widths (Lot type A). Furthermore, it is identified that Nairn Road Park (closest to the subject site) does not provide the minimum level of embellishments including play areas, seating, kick-about spaces, picnic areas and refreshment services required for a Local Recreation Park.</p>	

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Performance Outcome	Example
<p>Given the above assessment medium to high density residential uses resulting from the development proposal will lack sufficient proximity to recreational opportunities, commercial and community facilities and public transport nodes.</p> <p>As the development proposal does not comply with Performance Outcome PO7, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO16 Street layouts are designed to connect to surrounding neighbourhoods by providing an interconnected street, pedestrian and cyclist networks that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development.</p>	<p>No acceptable outcome provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO16 as the proposed reconfiguring a Lot does not provide for interconnected street, pedestrian and cyclist networks that connect to the following:</p> <ul style="list-style-type: none"> • nearby centres and neighbourhood hubs; • community facilities; • public transport nodes; <p>Whilst the development proposal provides for several access connections they are either reliant on separate development applications which have not yet been approved or are not supported by the Council for traffic management reasons.</p> <p>As the development proposal does not comply with Performance Outcome PO16, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO17 Development maintains the connections shown on: a. 'Figure 1 - Morayfield South' - Morayfield South; b. 'Figure 2 - Narangba East' - Narangba East.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application proposes connections generally in accordance with Figure 1 - Morayfield South. However, as a result of further structure planning, Figure 1 - Morayfield South has been amended and is now included as Figure A10 of PSP - Neighbourhood design as publicly advertised between 21 August 2017 and 6 October 2017.</p>	

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Performance Outcome	Example
<p>It is identified that the proposed development does not comply with Figure A10 as an inadequate road reserve width is provided to cater for the required active transport route in accordance with Appendix A of PSP - Integrated design.</p> <p>The advertised Figure 1 - Morayfield South identifies an east / west local collector road with a preferred width of 19.5m in the vicinity of proposed Road 7. A review of the proposal plan identifies that proposed Road 7 contains a road reserve width of only 17m.</p> <p>As the development proposal does not comply with Performance Outcome PO17, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO19 Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development proposal provides for a connection to Nairn Road via an access easement over existing Lots 1-8. Nairn Road is classified as a District Collector road under the Planning Scheme's Road hierarchy overlay map. However, the proposed Planning Scheme Amendment identifies Nairn Road as a future Arterial Road. Performance Outcome PO19 requires that the proposed development does not adversely affect the safety and function of the higher order road.</p> <p>The proposed intersection with Nairn Road does not meet the required intersection spacing requirements to maintain the safety and function of Nairn Road as a future Arterial Road. Where the through road (in this instance Nairn Road) provides an arterial function, the intersecting road located on the same side is to be 350m from an existing intersection. The development application proposes a spacing of 225m between the existing J Dobson Road / Nairn Road intersection and the proposed intersection.</p> <p>As the development proposal does not comply with Performance Outcome PO19, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO20 Streets are designed and constructed to cater for:</p> <ul style="list-style-type: none"> a. safe and convenient pedestrian and cycle movement; b. on street parking adequate to meet the needs of future resident; c. efficient public transport routes; d. expected traffic speeds and volumes; 	<p>No example provided.</p>

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Performance Outcome	Example
<p>e. utilities and stormwater drainage;</p> <p>f. lot access, sight lines and public safety;</p> <p>g. emergency access and waste collection;</p> <p>h. waste service vehicles;</p> <p>i. required street trees, landscaping and street furniture.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design for determining design criteria to achieve this outcome</p>	
<i>Performance Outcome Assessment</i>	
<p>The development provides for direct lot access onto Road 3 (located along the northern property boundary) which is classified as a District Collector road within Figure A10 of PSP - Neighbourhood design of the proposed Planning Scheme Amendment.</p> <p>Performance Outcome PO20 requires the proposed development to cater for lot access, sight lines and public safety. Further, Appendix A, section 4 of PSP - Integrated design limits lot vehicle access to a District Collector road from a rear or consolidated access only.</p> <p>The proposed direct lot access to Road 3 does not comply with Performance Outcome PO20. As the development proposal does not comply with Performance Outcome PO20, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO27 The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<i>Performance Outcome Assessment</i>	
<p>The development application proposes Road 3 (located along the northern property boundary) as a Contemporary Residential (19.5m road reserve width) road that will ultimately contribute to connecting Robbs Road in the east with J Dobson Road in the west. This road typology is not in accordance with the Council's proposed Planning Scheme Amendment which identifies Road 3 in Figure A10 of the PSP - Neighbourhood design as a District Collector (26.8m road reserve width). Road 3 as proposed will prejudice the function of the Council's ultimate planned road network.</p> <p>The development application proposes Road 7 as a Living Residential (17m road reserve width) road generally aligning with a connection identified in the Council's proposed Planning Scheme Amendment which classifies the road as a Local Collector (19.5 m road reserve). Road 7 as proposed will therefore prejudice the function of the Council's ultimate planned road network.</p> <p>Figure 1 - Morayfield South also identifies a pedestrian pathway passing through the proposed development generally in the location of Road 8 and Lot 9002. The proposed Planning Scheme Amendment upgrades this pedestrian pathway to an active transport route requiring a 3m wide off-road pathway in place of the proposed 2m wide pathway.</p>	

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Performance Outcome	Example
<p>The development application proposes retaining structures within the road reserve in four instances on the development boundary. Retaining structures within road reserves is not supported by the Council. Batters and additional reserve width will be required to provide the required cross section attributes of the roads clear of batters.</p> <p>As the development proposal does not comply with Performance Outcome PO27, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO33 A hierarchy of Park and open space is provided to meet the recreational needs of the community</p> <p>Note - To determine the extent and location of Park and open space required refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO33 as the development proposal is not provided with a hierarchy of Park and open space to meet the recreational needs of the community.</p> <p>Pursuant to the Planning Scheme a “Park” is defined as “premises accessible to the public generally for free sport, recreation, and leisure, and may be used for community events or other community activities”. In order to achieve the above, all proposed parks are required to achieve minimum design and function standards referred to as the “desired standards of service”, depending on the parks classification.</p> <p>It is noted that an area of approximately 4,500m² of unconstrained land has been provided in proposed Lot 9002 for open space and recreation purposes. Table 3.1 - Specific Provision for Recreation Type Open Space of the PSP - Integrated design requires a minimum land area of 0.5ha is dedicated for a Local Recreation Park. It is identified that the area proposed for the park within Lot 9002 does not achieve the ‘desired standard of service’ in terms of the minimum size, as identified within PSP - Integrated design for a Local Recreation Park.</p> <p>It is noted that the site is located within 400m of J Dobson Road Park. As highlighted by the applicant, J Dobson Park is identified as a potential Local Recreational Park in the Urban Recreation Park Plan. It is important to note that the Urban Recreation Park Plan is a background study only. As such it was developed to inform the Planning Scheme and has not otherwise been endorsed as Council policy.</p> <p>Furthermore, J Dobson Park is currently representative of a nature reserve, being heavily vegetated and mapped as containing Category B endangered remnant vegetation. The clearing of such vegetation would not be supported and therefore limits the opportunity for J Dobson Park to be utilised as a Local Recreation Park. The Park does not provide for recreational opportunities and does not meet the desired standards of service identified within PSP - Integrated design for a Local Recreation Park.</p> <p>The applicant has also made reference to existing Adelong Court Park and Nairn Road Park located to the south-west of the subject site. It is noted that both parks are located more than 400m from the proposed lots with 7.5m frontage widths (Lot type A). Furthermore, it is identified that Nairn Road Park does not provide the minimum level of embellishments including play areas, seating, kick-about spaces, picnic areas and refreshment services required for a Local Recreation Park.</p>	

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Performance Outcome	Example
<p>The subject site is located outside of the PIA and accordingly detailed planning for a hierarchy of park and open space to service the subject site and surrounding area has not been undertaken for the purpose of Council's LGIP. In the absence of a planning instrument addressing land use and infrastructure planning across the growth area, a hierarchy of park and open space to meet the needs of users is not provided for.</p> <p>As the development proposal does not comply with Performance Outcome PO33, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO34 Park is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park types refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO34 as a Park is not provided within walking distance of all new residential lots.</p> <p>PSP- Integrated design identifies that all residential lots are to be within 400m walking distance of a Local Recreation Park, meeting the desired standards of service.</p> <p>It is noted that an area of approximately 4,500m² of unconstrained land has been provided in the south-eastern corner of proposed Lot 9002 for open space and recreation purposes. Table 3.1 - Specific Provision for Recreation Type Open Space of the PSP - Integrated design requires a minimum land area of 0.5ha is dedicated for a Local Recreation Park. It is identified that the proposed area of the park does not achieve the 'desired standard of service' in terms of the minimum size, as identified within PSP - Integrated design for a Local Recreation Park.</p> <p>It is noted that the subject site is located within 400m of J Dobson Road Park. As highlighted by the applicant, J Dobson Park is identified as a potential Local Recreational Park in the Urban Recreation Park Plan. It is important to note that the Urban Recreation Park Plan is only a background study which was developed to inform the Planning Scheme and has not been endorsed by Council (i.e. not a Council policy).</p> <p>J Dobson Park is currently representative of a nature reserve, being heavily vegetated and mapped as containing Category B endangered remnant vegetation. The clearing of such vegetation would not be supported and therefore limits the opportunity for J Dobson Park to be utilised as a local recreation park. The park does not provide for recreational opportunities and does not meet the desired standards of service identified within Planning Scheme Policy PSP - Integrated design for a local park.</p> <p>The applicant has also made reference to existing Adelong Court Park and Nairn Road Park located to the south-west of the site. It is noted that both parks are located more than 400m from the proposed lots with 7.5m frontage widths (Lot type A). Furthermore, it is identified that Nairn Road Park does not provide the minimum level of embellishments including play areas, seating, kick-about spaces, picnic areas and refreshment services required for a Local Recreation Park.</p> <p>The subject site is located outside of the PIA and accordingly the Council's LGIP does not identify a future Local Recreational Park within the vicinity of the subject site. In the absence</p>	

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Performance Outcome	Example
<p>of a planning instrument addressing land use and infrastructure planning across the growth area, a Park provision within walking distance to all lots is not provided for.</p> <p>As the development proposal does not comply with Performance Outcome PO34, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO35 Park is of a size and design standard to meet the needs of the expected users</p> <p>Note - To determine the size and design standards for Parks refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed development does not comply with Performance Outcome PO35 as the development proposal does not provide a Park of a size and standard to meet the needs of users.</p> <p>PSP - Integrated design identifies the desired standards of service for a Local Recreation Park. The desired standards of service for a Local Recreation Park include, but are not limited to the following:</p> <ul style="list-style-type: none"> • a minimum area of 0.5ha (100% land above 2% AEP); • located adjacent to a collector road or lower; • centrally located in a central, prominent, highly visible and accessible location within the catchment it services; • embellished with small play equipment, picnic areas, pedestrian pathways and drinking taps and the like. <p>It is noted that an area of approximately 4,500m² of unconstrained land has been provided in the south-eastern corner of proposed Lot 9002 for open space and recreation purposes. It is identified that this area does not achieve the minimum size prescribe by the 'desired standard of service' to meet the needs of future residents, nor is it proximate to an existing or future identified Park that would meet the needs of the expected users.</p> <p>As the development proposal does not comply with Performance Outcome PO35, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO56 Design and construction of the stormwater management system:</p> <ol style="list-style-type: none"> a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; b. are coordinated with civil and other landscaping works. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>

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Performance Outcome	Example
<i>Performance Outcome Assessment</i>	
<p>Performance Outcome PO56 requires the development to minimise the lifecycle costs of the stormwater management system. Performance Outcome PO56 refers the applicant to the PSP - Integrated design as a means of demonstrating compliance.</p> <p>Appendix C, sections 1.5.8 & 1.5.9 PSP - Integrated design refers to the Integrated Regional Infrastructure Strategy and Catchment Management Plans.</p> <p>The Integrated Regional Infrastructure Strategy (iRIS), will combine the Council's infrastructure priorities with the priorities of other infrastructure providers in the region, such as water, sewerage and energy. The iRIS will coordinate the planning, design and construction process for all infrastructure networks.</p> <p>Site Based Stormwater Management Plans (SBSMP) and Catchment Management Plans (CMPs) provide a review of all aspects of the water cycle. They review catchment opportunities and constraints, potential impacts of future development and mitigation measures. They develop solutions which seek to reduce the risk to people and property from flood and storm tide and enhance the environment to protect the lifestyles of residents and visitors.</p> <p>The Council is currently undertaking regional stormwater master planning for the Morayfield South area but has not yet completed this work or adopted its outcomes. The submitted Concept Stormwater Management Plan can therefore not be assessed against the regional master plan to determine whether the proposed development will adversely impact upon future works.</p> <p>As the development proposal does not comply with Performance Outcome PO56, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO57 Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ol style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; 	<p>No acceptable outcome provided</p>

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Performance Outcome	Example
<p>f. ensuring that soil erosion and land degradation does not occur;</p> <p>g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies</p>	
<i>Performance Outcome Assessment</i>	
<p>The proposed development does not comply with Performance Outcome PO57 as the development proposal does not seek to retain native vegetation, inclusive of habitat trees, into the overall subdivision design. The development application proposes to clear all existing vegetation and does not propose to offset the lost habitat values.</p> <p>As the development proposal does not comply with Performance Outcome PO57, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO80 Development:</p> <p>a. minimises the risk to persons from overland flow;</p> <p>b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.</p>	<p>No example provided.</p>
<i>Performance Outcome Assessment</i>	
<p>The applicant has not addressed the mapped overland flow path in the submitted Stormwater Management Plan and therefore has not demonstrated that the development proposal will not increase the potential damage from overland stormwater flow</p> <p>As the development proposal does not comply with Performance Outcome PO80, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO81 Development:</p> <p>a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment;</p> <p>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>E81 Development ensures that any buildings are not located in an Overland flow path area.</p> <p>Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.</p>
<i>Performance Outcome Assessment</i>	
<p>The applicant has not addressed the mapped overland flow path in the submitted Stormwater Management Plan and therefore has not demonstrated that the development proposal will</p>	

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Performance Outcome	Example
<p>contain the 1% AEP overland stormwater flows and avoid impacting upon adjoining properties by altering the mapped overland flow path.</p> <p>As the development proposal does not comply with Performance Outcome PO81, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO82 Development does not:</p> <ol style="list-style-type: none"> directly, indirectly or cumulatively cause any increase in overland flow velocity or level; increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The applicant has not addressed the mapped overland flow path in the submitted Stormwater Management Plan and therefore has not demonstrated that the development proposal will not impact upon adjoining properties by altering the mapped overland flow path.</p> <p>As the development proposal does not comply with Performance Outcome PO82, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	

2.4.3 Overall Outcome Assessment

The development proposal does not comply with the Performance Outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct stated in section 2.4.2 above. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the Reconfiguring a lot code as follows:

9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
2.b. Reconfiguring a lot in the Emerging community zone -	No	The proposed development is inconsistent with the Overall

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>Transition precinct, where creating developed lots achieves the following:</p> <ul style="list-style-type: none"> i. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', reconfiguration does not compromise the areas ability to achieve a minimum site density of 45 dwellings per ha and lots of a size and dimension to accommodate medium - high density development; ii. for land in all other areas, a variety of residential lot sizes and a net residential density of between 11-25 lots per hectare; iii. neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity; iv. intent and purpose of the Transition precinct outcomes identified in Part 6. 	No	<p>Outcome 2 b. for the following reasons:</p> <ul style="list-style-type: none"> i. Not applicable. The subject site is not located within the identified Morayfield South urban area. ii. The development proposal achieves a variety of residential lot sizes as required for a Next Generation neighbourhood. iii. The proposed neighbourhood is not designed to provide a well-connected, safe and convenient open space network, as: <ul style="list-style-type: none"> A) the development proposal does not provide appropriate open space network and the existing network is not designed to accommodate a residential neighbourhood as the area is located outside the PIA; and B) the development proposal does not provide linkages for active transport networks and road infrastructure of a suitable standard to existing networks or activity places. iv. The development proposal does not achieve the intent and purpose of the Transition precinct outcomes identified in Part 6 (refer assessment below).
<p>2.c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:</p> <ul style="list-style-type: none"> i. responds to the risk presented by overland flow and minimises risk to personal safety; ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the 	No	<p>The development is inconsistent with the Overall Outcome 2 c. as the applicant has failed to demonstrate that operational works can achieve the required items i - iv with the proposed plan of development.</p>

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>potential risks to property associated with overland flow;</p> <p>iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;</p> <p>iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.</p>		
<p>2.d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:</p> <p>i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;</p> <p>ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;</p> <p>iv. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;</p> <p>iv. protecting native species and protecting and enhancing native species habitat;</p> <p>v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;</p>	No	<p>The development application does not comply with Overall outcome 2.d. as the proposed development does not avoid areas subject to constraint, limitation or environmental values.</p> <p>Performance Outcome PO57 requires that the reconfiguring of a lot facilitates the retention of native vegetation by incorporating it into the overall design to ensure habitat trees remain outside of building envelopes and infrastructure.</p> <p>The current lot plan does not accommodate the existing environmental values on-site and does not propose to offset those values proposed to be removed.</p>

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities; vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure; viii. ensuring effective and efficient disaster management response and recovery capabilities.		

9.4.1.2. Purpose of the Reconfiguring a lot code		
Overall Outcomes	Complies Y/N	Comments
2. The purpose of the code will be achieved through the following overall outcomes: a. Reconfiguring a lot creates a diversity of lot sizes, dimensions and arrangements consistent with the intended densities, uses, configurations and character of the applicable zone and precinct while not adversely impacting on lawful uses, values or constraints present. b. Reconfiguring a lot delivers the social, cultural and recreational needs of the community by ensuring: i. a range of lot sizes are delivered to assist in affordable housing opportunities; ii. the lots have convenient, direct and easy pedestrian and bicycle access to commercial and local employment opportunities; iii. Accessible, publicly available open space areas located within walking distance to all residential	No	The development proposal is inconsistent with the purpose of the Reconfiguring a lot code as it conflicts with the Overall Outcomes of the Reconfiguring a lot code. The development proposal is inconsistent with Overall Outcome 2.b.ii. as connectivity for pedestrian and bicycles to commercial and local employment opportunities is not achieved and there are no infrastructure plans for this to be achieved given that the subject site is outside the PIA and pedestrian and bicycle pathways are not currently provided or planned for the area surrounding the subject site. The development proposal is inconsistent with Overall Outcome 2.b.iii. as open space areas are not located within walking distance of all residential lots, proposed to be of a

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<p>lots in the General Residential Zone; iv. lots allow future uses to have casual surveillance of public / communal space (such as road and open space areas), have communal meeting / recreational areas conveniently located and accessible using all modes of transport and create a sense of place commensurate with the intents for the applicable zone and precinct;</p>		<p>density consistent with the General residential zone.</p>
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Overall Outcome 2.b.iv. of the Reconfiguring a lot code, Emerging community zone, Transition precinct requires that reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the intent and purpose of the Transition precinct outcomes identified in Part 6.

Accordingly, an assessment against the purpose and intent of the Emerging community zone code is as follows:

6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
<p>2. The purpose of the Emerging community zone code is to:</p> <ul style="list-style-type: none"> a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future; b. manage the timely conversion of non-urban land to urban purposes; c. prevent or discourage development that is likely to compromise appropriate longer-term land use. 	<p>No</p>	<p>The development proposal is inconsistent with Purpose 1.a. as the subject site is not currently identified as suitable for urban development as the detailed land use and infrastructure planning has not been completed for the Morayfield South growth area. The development proposal seeks to implement an ultimate residential development which pre-empts the structure planning which is currently being carried out as anticipated by the Planning Scheme Amendment and which will identify the land use and infrastructure planning for the Morayfield South growth area.</p> <p>The development proposal is inconsistent with Purpose 1.b. as the proposed conversion of non-urban land to urban purposes is premature, as the subject site is located outside the PIA and necessary infrastructure to support the conversion is not currently planned and the existing infrastructure networks are not to an</p>

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6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
		<p>appropriate standard or capacity to support the conversion.</p> <p>The development proposal is inconsistent with Purpose 1.c. as it is not possible to determine the longer-term land uses or infrastructure requirements, without undertaking the planning of the growth area over the full development horizon. On this basis, the development proposal makes more difficult the land use and infrastructure planning which is necessary for the provision of infrastructure required to support the appropriate land use outcomes for both the Morayfield South growth area and other anticipated development outside the Morayfield South growth area.</p> <p>The development proposal is therefore inconsistent with the intent and purpose of the Emerging community zone code set out in this Purpose statement.</p>
<p>2. The Emerging community zone has 2 precincts which have the following purpose;</p> <p style="padding-left: 20px;">b The Transition precinct is to:</p> <p style="padding-left: 40px;">i. identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer-term use of the land;</p> <p style="padding-left: 40px;">ii. provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a next generation neighbourhood across the transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.</p>	No	<p>The development proposal is inconsistent with Purpose 2.b.i. as the land use and infrastructure planning has not been completed for the Morayfield South growth area and it is premature for a development proposal to implement an ultimate residential use in the absence of detailed land use and infrastructure planning for the growth area. The development proposal is not for an interim use and in any event without detailed land use and infrastructure planning it is not possible to ascertain whether the development proposal is compromising or making more difficult the form of the land use and infrastructure planning for the growth area.</p> <p>The development proposal is premature, and is inconsistent with</p>

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6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
<p>Once serviced by all local government networks, including water and sewer the Transition precinct is to provide a mix of dwelling types to support densities that are moderately higher than traditional suburban areas. Housing forms include predominantly detached dwellings on a variety of lot sizes with a greater range of attached dwellings and low to medium rise apartment buildings. These areas will have convenient access to centres, community facilities and higher frequency public transport.</p>		<p>Purpose 2.b.ii. as the Planning Scheme Amendment, planning instruments and land use and infrastructure planning necessary to promote and implement a next generation neighbourhood have not been completed or adopted by Council. The subject site is not serviced with all local government networks to a standard or capacity which is suitable for urban development and the development proposal does not demonstrate that all local government networks can be provided to the proposed urban community in accordance with the appropriate standards and required capacity.</p> <p>The development proposal is deficient in that it does not provide for all local government networks to service the development according to Council's standards of provision for:</p> <ol style="list-style-type: none"> 1. External Road; 2. Local park provision; 3. Stormwater management; and 4. Open space. <p>The proposed development may compromise or make more difficult the form of the land use and infrastructure planning for the subject site.</p> <p>The land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South growth area has not been completed and therefore the development proposal makes more difficult the form of the land use and infrastructure planning for the Morayfield South growth area.</p> <p>The development proposal is therefore inconsistent with the intent and purpose of the Emerging community zone code, Transition</p>

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6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
		precinct set out in Overall Outcome 2.b.

Based on the assessment above, the development proposal is inconsistent with the Overall Outcomes of the applicable codes within the Planning Scheme.

2.4.4 Local Government Infrastructure Plan

The subject site is located outside the PIA which is identified in the LGIP. The PIA is an area that Council has designated for the coordination, prioritisation and sequencing of infrastructure for 10-15 years of growth. Its aim is to identify the areas where infrastructure can be provided most efficiently to support development.

It is acknowledged that the applicant does not agree with the Council's interpretation of the relevant policy and legislation and believes the subject site to be wholly within the PIA. The applicant notes that the subject site has historically been within the PIA under the superseded *Caboolture Shire Plan*. The applicant highlights that section 304 of the *Planning Act 2016* applies as the local government's Planning Scheme did not include a PIP (as defined under the *Sustainable Planning Act 2009*) before 4 July 2014 and an LGIP was not included in the Planning Scheme when it commenced. The Planning Scheme commenced prior to the LGIP, which did not come into effect until 3 July 2017.

The applicant directs the Council to section 304(2) of the *Planning Act 2016*, which states a regulation may identify a PIA for a Local Government Area. The applicant identifies that the relevant regulation in question is the 2012 State Planning Regulatory Provisions (adopted charges), which through Division 4, section 4.1 prescribes that the relevant PIA mapping for the area is the Caboolture Shire PIA map version 0.5, November 2010.

It is Council's view that the "Caboolture Shire PIA map" is only relevant to the extent section 304(2) of the *Planning Act 2016* applies. In regard to section 304, reference is made to the interpretation of "commencement". In this instance, the applicant has taken the reference of commencement to be the commencement of the Planning Scheme.

It is Council's view that the reference to "commencement" is a reference to the time section 304 came into operation, being 3 July 2017. This view is formed on the basis of section 32F of the *Acts Interpretation Act 1954* which relevantly provides as follows:

"32F References to commencement

- (1) In an Act, a reference to commencement for an Act or a provision of an Act is a reference to the time the Act or provision comes into operation.
- (2) In a provision of an Act, a reference to **the commencement** without indicating a particular Act or provision is a reference to the commencement of the provision in which the reference occurs.
Example of subsection (2)—
If section 24(3) of an Act stated 'This section expires 1 month after the commencement', 'the commencement' referred to is the commencement of section 24(3)."

As the Council had a LGIP on the date the *Planning Act 2016* commenced, section 304(2) does not apply and the PIA is the area identified in the current planning scheme.

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It is acknowledged that urban development is not prohibited outside the PIA, however, it is Council's responsibility to determine whether development outside the PIA will burden the community over the medium and long term. Where this can be quantified, the relevant legislation enables the local government to establish an additional charge and decide the application.

Where a proposed development forms part of a future growth front, such as the Morayfield South growth area, the assessment of the infrastructure should consider the development of the entire future growth front. Council uses this information to inform the necessary coordination, prioritisation and sequencing of infrastructure to ensure efficient and cost-effective provision.

The Council has commenced the preparation of the necessary land use and infrastructure planning to identify the infrastructure needed to support the development of the Morayfield South Emerging Community Area. This planning is intended to inform the coordination, prioritisation and sequencing of the necessary infrastructure.

The applicant has provided information purported to be the necessary land use and infrastructure planning for the Morayfield South Emerging Community Area. The information provided is considered inadequate to meet the requirements of the Council when deciding the ultimate development yield and the extent, location and timing of the necessary infrastructure to service the whole of the Emerging Community Area.

The applicant has not provided adequate information about the land use and infrastructure planning for Council to make a reasonable assessment of the cost/impact on the community as a result of the development proposal.

2.5 Recording of particular approvals on the Planning Scheme

Not applicable in this instance.

2.6. Referrals

2.6.1 *Council Referrals*

2.6.1.1 Development Engineering

Layout Issues

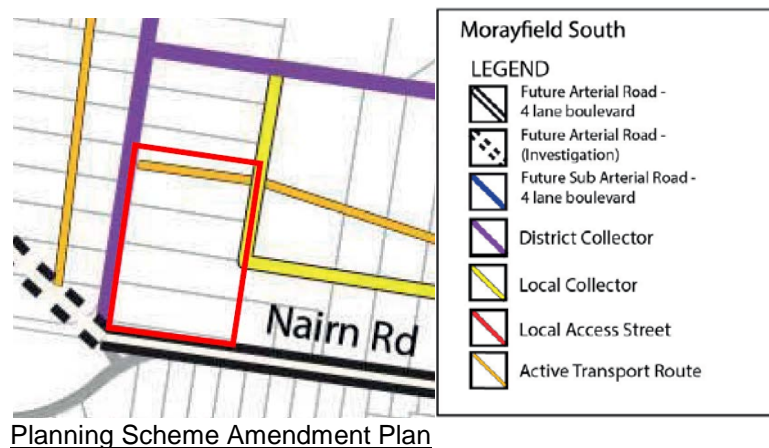
- The development proposes a development road connection within an access easement over existing lots 1-8 to Nairn Road. Nairn Road is classified as a District Collector road under the Planning Scheme Road hierarchy overlay map. However, Figure A10 of PSP - Neighbourhood design within the proposed Planning Scheme Amendment identifies Nairn Road as a future Arterial Road. Performance Outcome PO19 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires development to not adversely affect the safety and function of the higher order road.

The proposed Road 2 intersection with Nairn Road does not meet the required intersection spacing requirements to maintain the safety and function of Nairn Road as a future Arterial Road. The Works code nominates that where the through road (in this instance Nairn Road) provides an arterial function, the intersecting road located on the same side is to be 350m from an existing intersection. The development application proposes a spacing of only 225m between the existing J Dobson Road / Nairn Road intersection and the proposed intersection.

Given the above conflict Development Engineering do not support the location of the proposed Road 2 / Nairn Road intersection.

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- The proposed Planning Scheme Amendment identifies an east / west Local Collector Road with a preferred width of 19.5m in the vicinity of proposed Road 7. A review of the proposal plan identifies that proposed Road 7 contains a road reserve width of only 17m. Performance Outcome PO27 of the Reconfiguring a Lot Code (Emerging community zone - Transition precinct) requires the road network to have sufficient reserve width to cater for current and intended function. Road 2 therefore does not comply with Performance Outcome PO27 and the submitted layout will prejudice this function.



- Performance Outcome PO17 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the development to maintain the connections shown on Figure 1 - Morayfield South. Figure 1 indicates a pedestrian pathway passing through the development generally in the location of Road 8 and through proposed Lot 9002.

The proposed Planning Scheme Amendment upgrades this pedestrian pathway to an active transport route requiring a 3m wide off-road pathway in place of the proposed 2m wide pathway. The development proposal has not provided the required road reserve to cater for the active transport route.

- The Road hierarchy overlay map indicates that J Dobson Road is classed as a District Collector Road. Performance Outcome PO27 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the road network to have sufficient reserve width to cater for current and intended function.

The applicant has adopted the Local Collector road type indicated on Figure 1 - Morayfield South (contained within the Reconfiguring a lot code). This Figure conflicts with the Planning Scheme Road hierarchy overlay map which identifies J Dobson Road as a District Collector (26.8 m road reserve). It is acknowledged that there is an inconsistency in road classification between the Road hierarchy overlay map and Figure 1 - Morayfield South, which has been addressed in the proposed Planning Scheme amendments. As part of the Planning Scheme Amendment Figure 1 - Morayfield South was amended and included as Figure A10 of the PSP - Neighbourhood design. Figure A10 identifies J Dobson Road as a District Collector road. To this end, the development has not provided the required road reserve width for the future upgrade of J Dobson Road.

- Performance Outcome PO20 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires streets to cater for lot access and public safety. Appendix A, section 4 of PSP - Integrated design limits lot vehicle access to a District Collector

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road (Road 3) to rear or consolidated access only. The development proposal provides for direct access onto Road 3 which will impact upon the future function of these roads.

- Performance Outcome PO16 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the layout to ensure new development is provided with multiple points of access. The proposed development only provides a single point of access onto J Dobson Road via the access easement as the eastern extension of Road 3 is outside of the control of the developer and the southern connection through the access easement onto Nairn Road is not supported for traffic management reasons.
- The development application proposes retaining walls within the road reserves of Roads 3 & 6 where abutting the development boundary on four occasions. Development Engineering does not support retaining walls within the road reserve due to the future maintenance liability, effective verge width reduction and impact upon service allocations. Performance Outcome PO27 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the development to provide sufficient reserve widths for the road type in accordance with PSP - Integrated design. Where the retaining structures cannot be located within private lots and batters are proposed, additional reserve width will be required to provide the required cross section attributes of the roads clear of batters. The applicant has not demonstrated compliance with Performance Outcome PO27.

Stormwater Management and Drainage Discharge

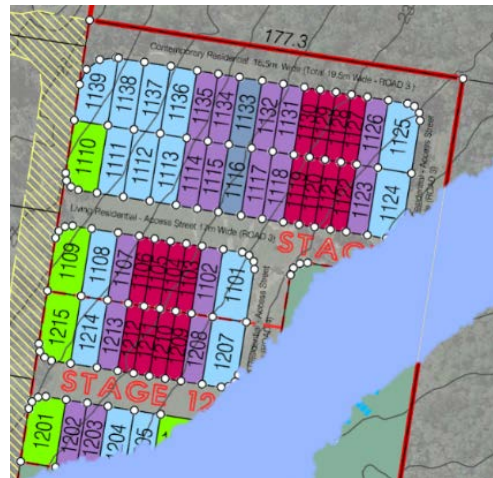
- The applicant has submitted the same Stormwater Management Plan relied upon for DA/35054/2017/V3RL and DA/35057/2017/V3RL.

The Council is currently undertaking regional stormwater master planning for the Morayfield South area however this has not yet been completed or adopted. At this stage the submitted Concept Stormwater Management Plan cannot be assessed against the regional master plan and it is considered that the layout will impact upon future works.

- The development site is impacted upon by the mapped overland flow path. The Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the development to achieve the following outcomes:
 - PO80 - does not increase the potential for damage by overland flow on the premises, surrounding property, public land or infrastructure.
 - PO81 - contains the 1% AEP event stormwater flows.
 - PO82 - does not directly or indirectly cause an increase in overland flow velocity or level.

The applicant has not addressed the mapped overland flow path in the submitted Stormwater Management Plan and therefore has not demonstrated compliance with PO80 - PO82.

ITEM 2.2 DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYF - A16561322 (Cont.)



2.6.1.2 Environmental Planning

Council requested further information on how the development proposal complies with Performance Outcome PO57 of the Reconfiguring a lot code (Emerging community zone - Transition precinct).

Performance Outcome PO57 requires that reconfiguring a lot facilitates the retention of native vegetation by incorporating it into the overall design such that habitat trees outside of building envelopes and infrastructure are retained. The proposed development plans have not adequately addressed this Performance Outcome as none of the large mature trees are being retained within the proposed development.

It was requested that the applicant provide details of the vegetation that does exist on site and provide a strategy for maintaining existing native vegetation as well as mitigating any that is required to be removed.

In addition, the Council's information request, required that the applicant prepare and submit to the Council a vegetation management plan to demonstrate how the clearing of mature vegetation was intended to be replaced.

The applicant's information response stated that the site is mapped as Category X under the *Vegetation Management Act 1999*, with minor category B Endangered remnant mapping along the northern and eastern boundaries of Lots 8 and 9 RP 179855 and the northern boundary of Lot 3 on RP895530.

The applicant has obtained a certified PMAV which identifies the northern boundary of Lot 3 RP895530 as Category X. The applicant has also lodged a PMAV application with the Department of Natural Resources, Mines and Energy seeking that the Category B mapping along the northern and eastern boundaries of Lots 8 and 9 be removed.

It is noted that these category B Endangered remnant areas are able to be cleared under Planning Regulation boundary line vegetation clearing exemptions (<10m).

With respect to the retention of native vegetation the applicant has stated that there is the possibility to retain existing vegetation within the proposed stormwater management area, subject to construction requirements. The applicant has advised that there is no requirement to manage the clearing of Category X under the *Vegetation Management 1999*

ITEM 2.2 DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYF - A16561322 (Cont.)

as requested. As such a vegetation management plan has not been provided as requested by the Council.

The development application does not comply with Performance Outcome PO57 of the Reconfiguring a lot code, Emerging community zone, Transition precinct of the Planning Scheme.

From an environmental planning perspective, the development proposal is not supported in its current form.

2.6.1.3 Strategic Planning

In the absence of detailed structure planning, the development proposal will not achieve the purpose of the Emerging community zone as it fails to properly and effectively manage the timely conversion of non-urban land. The development proposal will not meet the relevant overall outcomes as the subject site is not serviced by all networks and does not provide for well-connected, safe and convenient movement and open space networks.

2.6.2 Referral Agencies

2.6.2.1 Concurrence Agencies - Department of Infrastructure, Local Government and Planning

There were no Concurrence Agencies involved in assessing this development application.

2.6.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.6.2.3 Third Party Agencies

There were no Third-Party Agencies involved in assessing this application.

2.7 Public Consultation

2.7.1 Public Notification Requirements under the Development Assessment Rules

The development application is code assessable and accordingly there are no public notification requirements associated with the development proposal.

2.8 Other Matters

2.8.1 Proposed Amendments to the Planning Scheme

The Council commenced public notification of proposed Planning Scheme Amendments on 21 August 2017 which closed on 6 October 2017. The proposed Planning Scheme Amendment seeks to manage the development of future urban areas in the Emerging community zone. Further detailed investigation of land uses and infrastructure planning is required to confirm that these future urban areas are suitable to accommodate future growth. Whole of catchment infrastructure solutions are required for the five networks of water, sewerage, transport, stormwater and community infrastructure, to ensure that the growth areas can be fully serviced in accordance with the relevant standards expected in an urbanised area.

The Planning Scheme Amendment includes the following:

1. Introduction of a new overlay map "Overlay map – Structure Plan areas" which identifies areas that are Structure Planned Areas and those which are Future Structure Plan Areas;

ITEM 2.2 DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYF - A16561322 (Cont.)

2. Introduction of definitions of "Service area" and "Non-Service Area" reflecting the status of infrastructure availability of land in the Emerging community zone;
3. Introduction of an amended Planning Scheme Policy PSP - Neighbourhood which includes an amended movement network diagram for Morayfield South.
4. Introduction of an amended level of assessment for reconfiguring a lot such that land within (see Table 5.6.1):
 - a. a Service area (being the area within a structure planned area which is located within the PIA and the water connection area and sewer connection area in the applicable Water netserv plan) is subject to code assessment; and
 - b. a Non-Service area (being an area within a structure plan area which is not a Service area) is subject to impact assessment; and
5. makes reference to the establishment of a Coordinating Infrastructure Agreement (CIA) between major infrastructure service providers being Council, Unitywater and the State Government to relevantly provide for the planning, coordination, sequencing, delivery and operation of infrastructure to service the development of a structure plan area.

The proposed Planning Scheme Amendment demonstrates the Council's direction of planning and commitment to advancing the land use and infrastructure planning through the preparation of Structure Plans for the various growth areas in the Emerging community zone.

3. Strategic Implications

3.1 Legislative/Legal Implications

The applicant has appeal rights in accordance with the *Planning Act 2016*.

3.2 Corporate Plan / Operational Plan

The development proposal does not demonstrate well-planned growth or a sustainable and well-planned community as sought by the Corporate Plan.

3.3 Policy Implications

The development proposal is inconsistent with the existing Moreton Bay Region planning provisions and relevant policies.

3.4 Risk Management Implications

Development occurs efficiently and effectively in the region in a manner that reduces the potential risk implications to Council and the community.

3.5 Delegated Authority Implications

There are no delegated authority implications arising as a direct result of this report.

3.6 Financial Implications

In the event that an appeal is made to the Planning & Environment court against Council's decision, the Council will incur additional costs in defending its position.

3.7 Economic Benefit

The development proposal would make more difficult the ultimate decision as to the form of the Planning Scheme Amendment and the related land use and infrastructure planning for the Morayfield South growth area.

3.8 Environmental Implications

There are no environmental implications arising from refusing this development application as the development proposal is not supported from an environmental planning perspective.

Moreton Bay Regional Council

ITEM 2.2 DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYF - A16561322 (Cont.)

3.9 Social Implications

There are no social implications arising from refusing this development application.

3.10 Consultation / Communication

Refer to clause 2.7.

ITEM 2.2 DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYF - A16561322 (Cont.)

SUPPORTING INFORMATION

Ref: [A16573360](#)

The following list of supporting information is provided for:

ITEM 2.2

DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYF

#1 Aerial Photograph

#2 Locality Plan

#3 Zoning Map

#4 Proposed Reconfiguration Plan

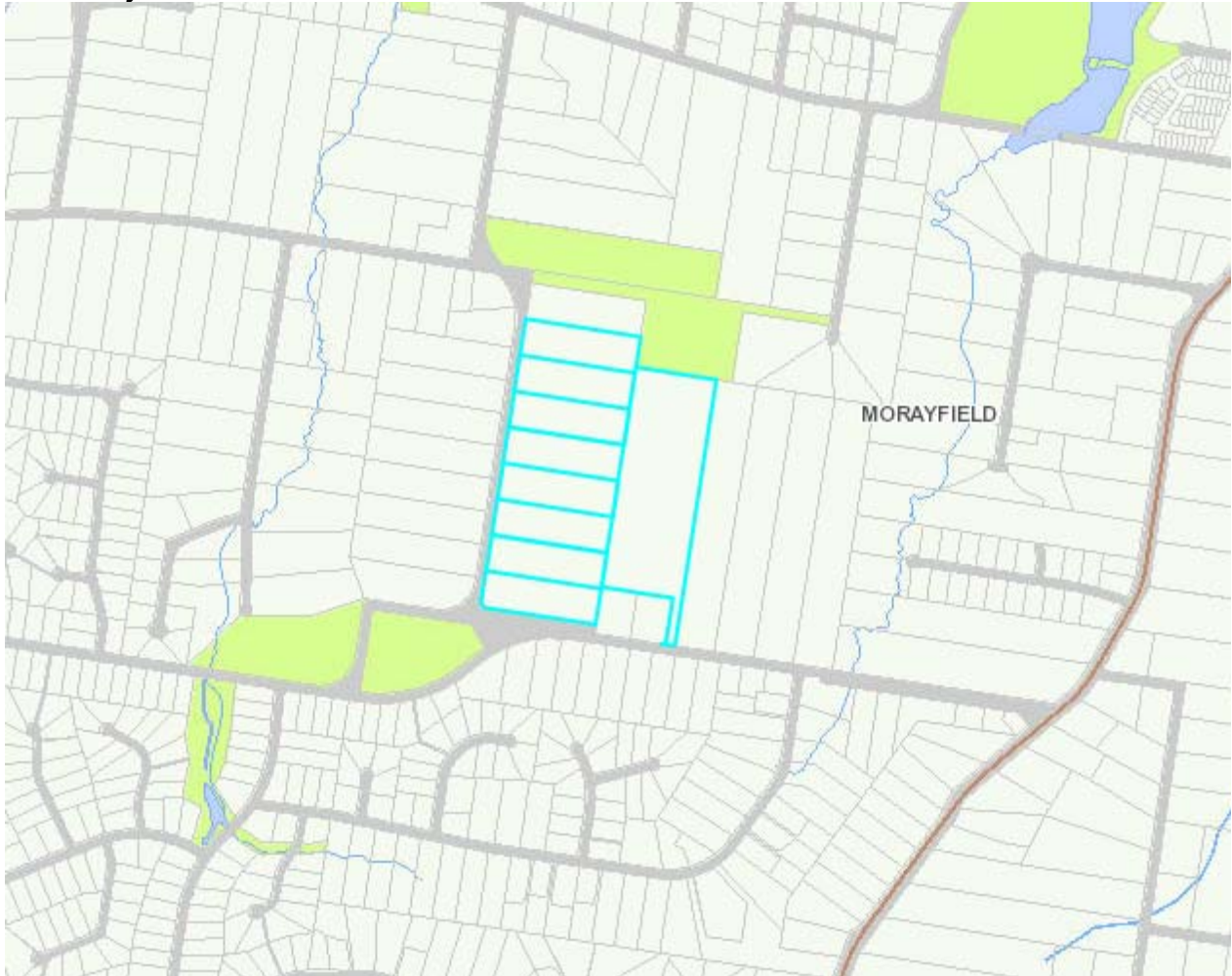
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#1 Aerial Photograph



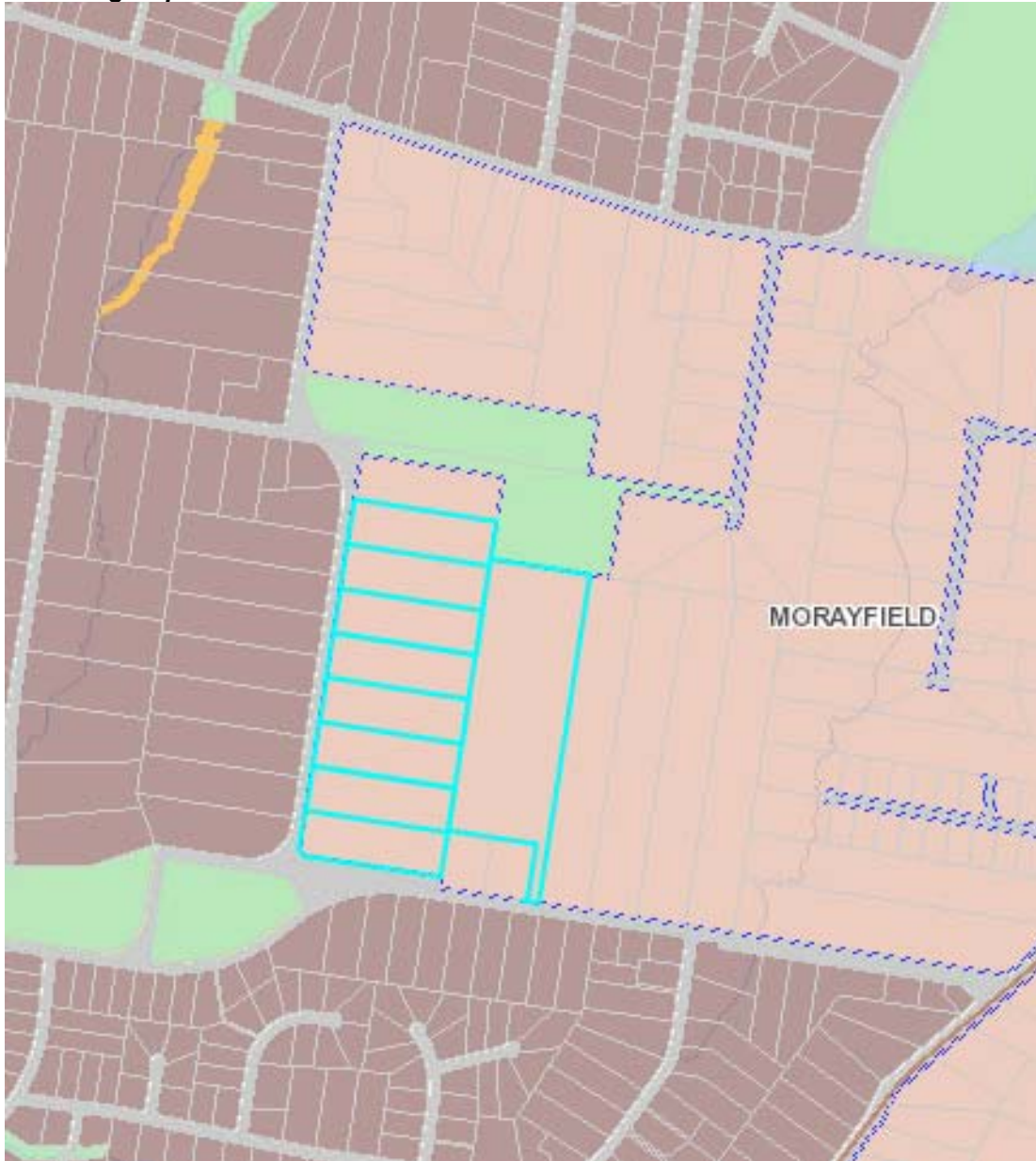
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#2 Locality Plan



ITEM 2.2 - DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN (Cont.)

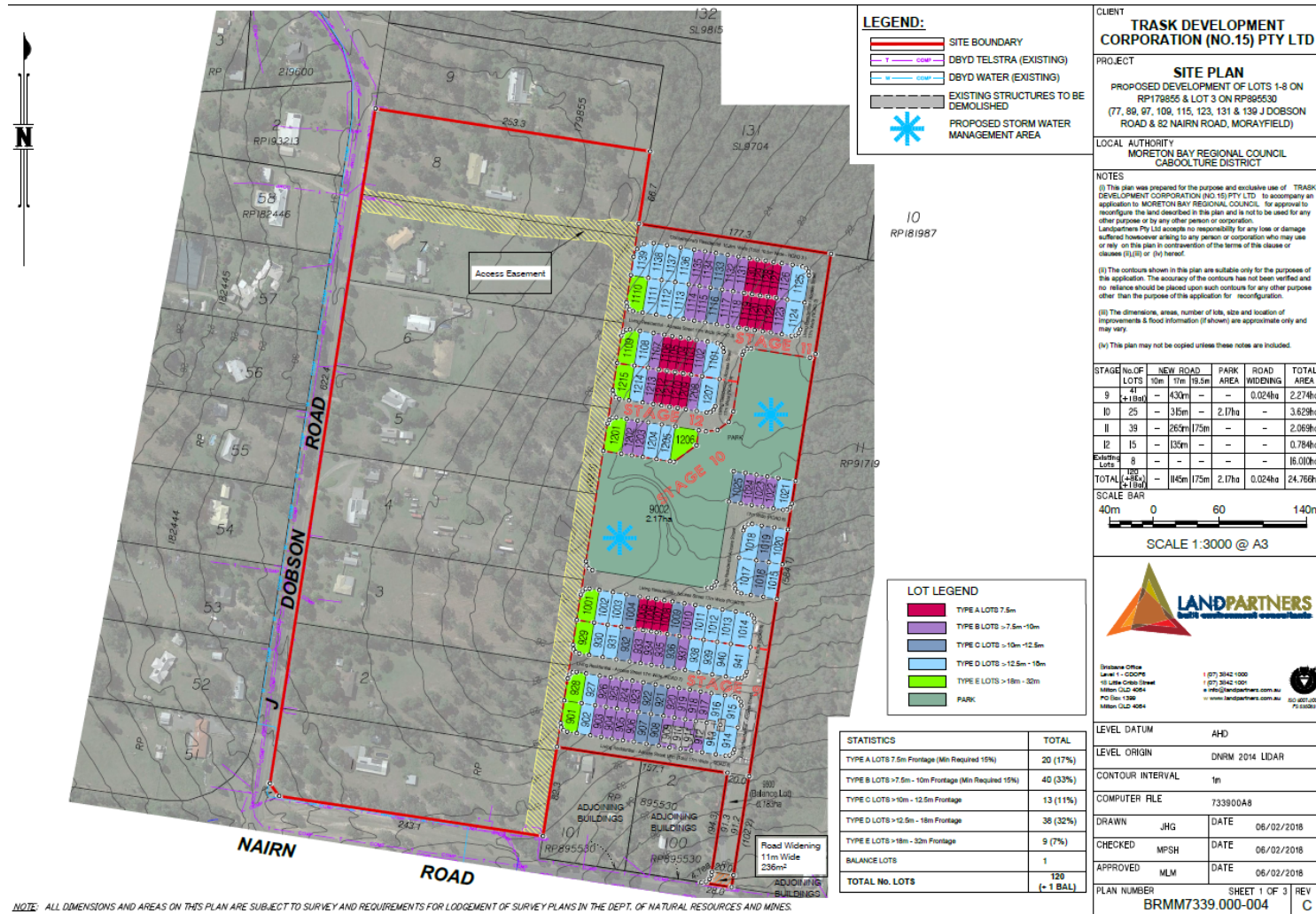
#3 Zoning Map



Zones	
Light Red	General residential
Blue	Centre
Light Green	Recreation and open space
Dark Green	Environmental management and conservation
Purple	Industry
Yellow	Community facilities
Light Orange	Emerging community
Dark Brown	Extractive industry
Orange	Limited development
Light Green	Rural
Dark Brown	Rural residential
Light Orange	Township

ITEM 2.2 - DEVELOPMENT APPLICATION DA/35068/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 120 LOTS AND A BALANCE LOT AND ACCESS EASEMENT) IN STAGES LOCATED AT 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN (Cont.)

#4 Proposed Reconfiguration Plan



ITEM 2.3

DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION 12

APPLICANT: TRASK LAND CORPORATION NO.3 PTY LTD. C/- LANDPARTNERS PTY LTD

OWNER: ANDRE AND CZESLAWA OPANOWYCZ, GRAEME AND TERESA MILLS, GEOFFREY SIMPSON AND DEBRA EDWARDS, KEVIN AND CATHERINE GABRIEL, KEVIN MARTIN AND LYNETTE HOOGENDOORN, KENNETH AND CAROLYN HANRAHAN, BRIAN AND MARGARET STEPHENS, MARION MCGEE, RONALD SOUTHWORTH AND KERRILYNNE SOUTHWORTH AND LESLIE AND CLAUDINE HART

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A16553631: 13 February 2018 – Refer Supporting Information A16573307
Responsible Officer: BM, Principal Planner, (PED, Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Trask Land Corporation No.3 Pty. Ltd. C/- Landpartners Pty. Ltd.
Lodgement Date:	5 October 2017
Properly Made Date:	9 October 2017
Confirmation Notice Date:	23 October 2017
Information Request Date:	2 November 2017
Info Response Received Date:	2 February 2018
Decision Due Date	13 March 2018
No. of Submissions:	Not Applicable (as application is code assessable)

PROPERTY DETAILS	
Division:	Division 12
Property Address:	67, 77, 89, 97, 109, 115, 123, 131 and 139 J Dobson Road and 82 Nairn Road, Morayfield.
RP Description	Lot 1 RP 179855, Lot 2 RP 179855, Lot 3 RP 179855, Lot 4 RP 179855, Lot 5 RP 179855, Lot 6 RP 179855, Lot 7 RP 179855, Lot 8 RP 179855, Lot 9 RP 179855 and Lot 3 RP 895530
Land Area:	26.768ha
Property Owner	Andre and Czeslawa Opanowycz, Graeme and Teresa Mills, Geoffrey Simpson and Debra Edwards, Kevin and Catherine Gabriel, Kevin Martin and Lynette Hoogendoorn, Kenneth and Carolyn Hanrahan, Brian and Margaret Stephens, Marion McGee, Ronald and Kerrilynne Southworth and Leslie and Claudine Hart

STATUTORY DETAILS	
Planning Legislation:	Planning Act 2016

ITEM 2.3 DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16553631 (Cont.)

Planning Scheme:	Moreton Bay Regional Council Planning Scheme (Version 3 - effective 3 July 2017)
Planning Locality / Zone	Emerging community zone - Transition precinct
Level of Assessment:	Code Assessable

This development application seeks a development approval for a Reconfiguring a Lot - Development Permit for Subdivision (10 into 162 lots and balance lot) in stages, located at 67, 77, 89, 97, 109, 115, 123, 131 and 139 J Dobson Road and 82 Nairn Road, Morayfield on land described as Lot 1 RP 179855, Lot 2 RP 179855, Lot 3 RP 179855, Lot 4 RP 179855, Lot 5 RP 179855, Lot 6 RP 179855, Lot 7 RP 179855, Lot 8 RP 179855, Lot 9 RP 179855 and Lot 3 RP 895530.

The subject site is included within the Urban footprint under the *South-East Queensland Regional Plan 2017* and is within the Emerging community zone, Transition precinct under the Moreton Bay Regional Council Planning Scheme (Version 3 - effective 3 July 2017) (Planning Scheme). The subject site has an area of 26.768ha (proposed development footprint - 9.028ha).

The proposed reconfiguring a lot application is subject to code assessment within the Emerging community zone, Transition precinct. The development application conflicts with the purpose of the relevant codes of the Planning Scheme and is recommended to be refused.

OFFICER'S RECOMMENDATION

A. That Council, in accordance with the *Planning Act 2016*, refuses the development application for Reconfiguration of a Lot - Development Permit for Subdivision (10 into 162 lots and balance lot) in stages, situated at 67, 77, 89, 97, 109, 115, 123, 131 and 139 J Dobson Road and 82 Nairn Road, Morayfield on land described as Lot 1 RP 179855, Lot 2 RP 179855, Lot 3 RP 179855, Lot 4 RP 179855, Lot 5 RP 179855, Lot 6 RP 179855, Lot 7 RP 179855, Lot 8 RP 179855, Lot 9 RP 179855 and Lot 3 RP 895530, for the following reasons of refusal:

1. Reasons for Refusal

The proposed development conflicts with the following aspects of the Moreton Bay Regional Council Planning Scheme:

- **9.4.1.2 Purpose of the Reconfiguring a lot code**
- **9.4.1.3.2.1(2)(b)(c)(d) - Purpose of the Reconfiguring a lot code, Emerging community, Transition precinct**
- **6.2.3.2 (1)(a)(b)(c) - Purpose of the Emerging community zone**
- **6.2.3.2 (2)(b) - Purpose of the Emerging community zone**
- **Performance Outcome PO7 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO16 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO17 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO19 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO20 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO27 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO33 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO34 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**

ITEM 2.3 DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16553631 (Cont.)

- **Performance Outcome PO35 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO56 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**
- **Performance Outcome PO57 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**
- **Performance Outcome PO58 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**
- **Performance Outcome PO80 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**
- **Performance Outcome PO81 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**
- **Performance Outcome PO82 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**
- **Performance Outcome PO83 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**

2. The development proposal is inconsistent with the proposed amendments to the Planning Scheme (as publicly notified between 21 August 2017 and 6 October 2017) and makes more difficult the form of land use and infrastructure planning for the Morayfield South growth area.

- B. That the Council report for this application be published to the website as Council’s statement of reasons in accordance with Section 63 (5) of the Planning Act 2016.
- C. That the following information be included in the Decision Notice.

Decision Notice information

	Details to Insert
Application Type	Reconfiguring a lot - Development Permit for Subdivision (10 into 162 lots and balance lot) in stages.
Relevant Period of Approval	Not Applicable - Refusal
Referral Agencies	There are no Referral Agencies
Submissions	Not applicable

ITEM 2.3 DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16553631 (Cont.)

REPORT DETAIL

1. Background

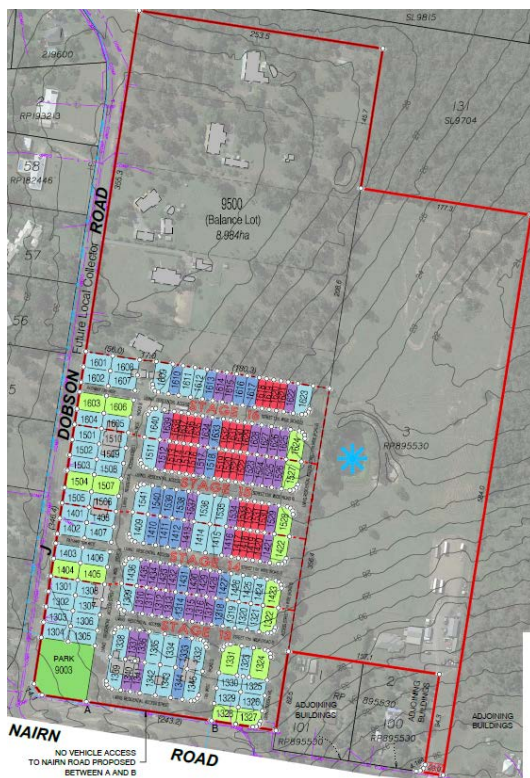
Council's records indicate that there are no existing development approvals over the subject site.

The subject site is subject to three (3) development applications, being this development application (DA/35057/2017/V3RL) which was lodged with Council on 5 October 2017 and the following separate development applications. The details of the two other development applications are as follows:

- DA/35054/2017/V3RL - lodged with Council on 5 October 2017, seeking a Reconfiguring a lot - Development Permit for Subdivision (10 into 166 lots and balance lot) in stages; and
- DA/35068/2017/V3RL - lodged with Council on 9 October 2017, seeking a Reconfiguring a lot - Development Permit for Subdivision (9 into 120 Lots and balance lot) in stages.

As outlined in the below image, this development application (DA/35057/2017/V3RL) is situated over the southern portion of the subject site. DA/35054/2017/V3RL is located over the northern portion of the site and DA/35068/2017/V3RL is located over the eastern portion of the site.

Both DA/35054/2017/V3RL and DA/35068/2017/V3RL are being assessed concurrently with this application.



ITEM 2.3 DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16553631 (Cont.)

2. Explanation of Item

2.1 Proposal Details

It is proposed to reconfigure the existing ten (10) allotments into 162 urban residential lots + a balance lot + detention basin lot in four (4) stages which are identified as Stages 13-16 on the proposal plan. It is noted that previous stages 1-8 were part of previous development applications DA/34873/2017/V3RL, DA/34958/2017/V3RL and DA/34991/2017/V3RL, which were refused by Council on 23 January 2018, 13 February 2018 and 20 February 2018 respectively.

It is noted that proposed stages 9-12 form part of the development application for DA/35068/2017/V3RL, while stages 17-21 form part of the development application for DA/35054/2017/V3RL (being assessed concurrently with this application).

The four (4) stages proposed for this application are as follows:

Stage	Number of Residential Lots	Stage Area	Length of new road
13	45	3.15ha	575m
14	36	1.896ha	315m
15	41	2.001ha	320m
16	40	1.981ha	320m

The proposed urban residential lots range in land area from 225m² to 568m². The balance Lot (Lot 9500) to be created as part of Stage 16, has an area of 8.984ha and is proposed to be further developed as part of development application DA/35054/2017/V3RL. The development form is an extension of DA/35054/2017/V3RL. The development proposal includes existing Lot 3 on RP895530, located on the eastern portion of the site, as a detention basin lot for stormwater management purposes.

The overall net residential density of the proposed development is 17.94 lots per hectare (excluding balance areas and detention basin lots).

The development application proposes a mix of five (5) lot types throughout the development as follows:

Lot Type (frontage width)	Number	Percentage
Type A (7.5m)	28	17.28%
Type B (>7.5m -10m)	39	24.07%
Type C (>10-12.5m)	18	11.11%
Type D (>12.5-18m)	61	37.65%
Type E (>18-32m)	16	9.87%

The variety of residential lot types included within the development proposal feature sizes and frontage widths that are consistent with a diverse medium density neighbourhood, as identified by the Planning Scheme.

The applicant has provided a Plan of Development for all lots with a frontage width of less than 12.5m, showing mandatory built to boundary wall and driveway locations, for the purpose of demonstrating that group construction achieves an integrated streetscape solution.

Access to the development proposal is from a new intersection at the connection of new Road 2 and Nairn Road.

ITEM 2.3 DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16553631 (Cont.)

The development proposal seeks to dedicate a Park and open space lot which has been included on the proposal plans (Lot 9003), however this Park does not achieve the 'desired standard of service' in terms of minimum size and function. An existing park (Nairn Road Park) is located within proximity of the subject site, however this park does not achieve the desired standard of service and does not provide the minimum level of embellishments including play areas, seating, kick-about spaces, picnic areas and refreshment services.

The submitted proposal plans indicate that existing Lot 3 on RP895530 located on the eastern portion of the site, is to be utilised as a detention basin lot for stormwater management purposes. However, this lot has not been identified to be dedicated to the Council as drainage reserve. Regardless, this stormwater management area would not provide for the recreation needs of future residents and would not meet the desired standards of service for a Local recreation park as identified within Planning Scheme Policy (PSP) - Integrated design (refer section 2.4 for further discussion).

2.1.1 Emerging community zone, Transition precinct

The Emerging community zone covers areas throughout the Moreton Bay Region that are not currently recognised or developed as urban environments, but may be suitable for future urban uses over the next 10 to 20 years. As identified within the Strategic framework of the Planning Scheme, further integrated land use and infrastructure planning will be undertaken in the Morayfield South area. This further planning work will determine how the area can be developed efficiently to create a cohesive and sustainable urban community. Presently, this work has not been undertaken by Council.

The purpose of the Emerging community zone, Transition precinct is to:

- (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
- (b) manage the timely conversion of non-urban land to urban purposes;
- (c) prevent or discourage development that is likely to compromise appropriate longer term land use;
- (d) provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a Next Generation Neighbourhood across the Transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.

Accordingly, for each growth area included in the Emerging community zone, whole of catchment infrastructure solutions are required for the five networks (Water, Sewerage, Transport, Stormwater and Community Infrastructure). The Emerging community areas are located outside of the PIA. The development of these areas at this time is inconsistent with the planning assumptions used to support the LGIP. Limited trunk infrastructure planning has been undertaken for these areas and no trunk infrastructure has been identified within the LGIP infrastructure schedules that is designed to support development of the growth areas included in Emerging community zone outside the PIA.

2.1.2 Progress of MBRC Structure Planning / Proponent-led Structure Planning

In the absence of a Council adopted structure plan, the applicant has not put forward a proponent-led structure plan for the Council's consideration and has not undertaken the planning investigations as recommended within the Detailed Prelodgement Process - Emerging community zone. This Detailed Prelodgement Process - Emerging community zone was undertaken to assist proponents that wished to bring forward the Council's program of planning work, in a collaborative process with both Council and Unitywater.

ITEM 2.3 DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16553631 (Cont.)

In response, the applicant has stated that the assessment benchmarks of the Planning Scheme do not require a detailed structure plan for the Morayfield South growth area. The applicant has made representations that the development can be serviced by all infrastructure network by stating the following:

- *Figure 6.2.3.2.2 - Morayfield South* of the Planning Scheme demonstrates that Council has undertaken road planning as it provides the structure detail and network connection for the area.
- Park networks are proposed to be provided in accordance with the Planning Scheme and in accordance with Structure Plans provided by others.
- Sewer and water networks services are available and are in accordance with the network servicing required by Unitywater and are the jurisdiction of Unitywater.

It is noted that the purpose of the Emerging community zone (as identified within 6.2.3.2 of the Planning Scheme) is to:

- a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
- b. manage the timely conversion of non-urban land to urban purposes;
- c. prevent or discourage development that is likely to compromise appropriate longer-term land use.

The subject site is not currently identified as suitable for urban development as the detailed land use and infrastructure planning has not been completed for the Morayfield South growth area. The proposed development seeks to implement an ultimate residential development which pre-empts the structure planning to be carried out by the Council to identify the land use and infrastructure planning for the Morayfield South growth area.

The subject site is outside the PIA and necessary infrastructure to support its development for urban uses is not currently planned for. Existing infrastructure networks available to the subject site are not to an appropriate standard or capacity to support its development for urban uses. It is not possible to determine the longer-term land uses or infrastructure requirements, without undertaking the planning of the growth area over the full development horizon. On this basis, the proposed development makes more difficult the land use and infrastructure planning which is necessary for the provision of infrastructure required to support the appropriate land use outcomes for both the Morayfield South growth area and other anticipated development outside the Morayfield South growth area.

The Council has recently completed a first draft of the infrastructure cost framework for the Morayfield South Structure Plan Area. This cost assessment is based on cost estimates to provide necessary infrastructure to service the growth front throughout its lifetime (30 years), pro-rata for the percentage impact the growth front will have on the infrastructure required. In the absence of finalised land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South emerging community area, the Council has not determined that the provision of infrastructure can be provided efficiently and cost-effectively to the Morayfield South Structure Plan Area.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	Recreation and open space zone	J Dobson Road Reserve
South	Rural residential zone	Dwelling houses on rural residential lots
East	Recreation and open space zone and Emerging community zone	J Dobson Road Reserve / Dwelling houses on rural residential lots
West	Rural residential zone	Dwelling houses on rural residential lots

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2.3 Assessment Benchmarks related to the Planning Regulation 2017

The *Planning Regulation 2017* (the Regulation) prescribes assessment benchmarks that the development application must be carried out against, which are additional or alternative to the assessment benchmarks contained in the Planning Scheme.

These assessment benchmarks are prescribed as being contained in:

- the South-East Queensland Regional Plan and Part E of the State Planning Policy; and
- Schedule 10 of the Regulation.

Applicable Assessment Benchmarks:	<u>State Planning Policy</u> <ul style="list-style-type: none"> • State Planning Policy, Part E <u>Regional Plan</u> <ul style="list-style-type: none"> • South East Queensland Regional Plan
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> • Urban Footprint
Koala Habitat Designation:	Nil

2.3.1 *State Planning Policy*

A new State Planning Policy (SPP) came into effect on 3 July 2017, and is not currently integrated into the Planning Scheme. The following assessment benchmarks are to be applied to the assessment of development applications until the State interests have been appropriately integrated into Council's Planning Scheme. Assessment against the SPP assessment benchmarks is as follows:

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
Yes	(7) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from (i) altered stormwater quality and hydrology (j) waste water	The absence of detailed structure planning and modelling from the development application removes the ability of the Council to adequately assess and determine whether the proposed development will minimise

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	(k) the creation or expansion of non-tidal artificial waterways (l) the release and mobilization of nutrients and sediments. (8) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2) (9) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.	adverse impacts on environmental values or achieve relevant stormwater objectives.
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.3.2 South East Queensland Regional Plan

The subject site is located in the Urban Footprint.

The development proposal is for an urban activity in the Urban Footprint, and there are no requirements in the State Planning Regulatory Provisions applicable to the development proposal.

2.4 Assessment Against Local Categorising Instrument - Planning Scheme

The development application was properly made on 11 October 2017 and is accordingly assessed in accordance with the Planning Scheme.

An assessment against the relevant parts of the Planning Scheme is set out below.

2.4.1 Assessment of Applicable Codes

Code Compliance Summary

The assessment below identifies whether the development proposal achieves the assessment benchmarks and where the development proposal

- (a) proposes an alternative 'Example' satisfying or not satisfying the corresponding Performance Outcome; and
- (b) proposes an outcome where no 'Example' is stated in the applicable code and the proposed outcome does not satisfy the corresponding Performance Outcome.

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Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone code, Transition precinct	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO7, PO16, PO17, PO19, PO20, PO27, PO33, PO34, PO35, PO56, PO57, PO58, PO80, PO81, PO82 and PO83

The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below in section 2.4.2.

2.4.2 Performance Outcome Assessment

Performance Outcome	Example
9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone, Transition precinct	
PO7 Lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.	E7.1 Lots with frontages of 7.5 metres or less are located within 200 metres of: <ul style="list-style-type: none"> • a park; or • a public transport stop or station; or • a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
<i>Performance Outcome Assessment</i>	
The development application proposes lots with 7.5m frontage widths (Lot Type A) which are not located within 200m of a public transport stop or station or higher order centre, district centre, local centre or neighbourhood hub.	
Pursuant to the Planning Scheme a "Park" is defined as "premises accessible to the public generally for free sport, recreation, and leisure, and may be used for community events or other community activities". In order to achieve the above, all proposed Parks are required to achieve minimum design and functionality standards referred to as the "desired standards of service", depending on the parks classification.	
It is acknowledged that a Park and open space lot has been included on the proposal plans (Lot 9003). Proposed Lot 9003 contains an area of 3,216m ² . Table 3.1 - Specific Provision for Recreation Type Open Space of the PSP - Integrated design requires a minimum land area of 0.5ha is dedicated for a Local Recreation Park. It is identified that Lot 9003 does not achieve the 'desired standard of service' in terms of minimum size, as identified within PSP - Integrated design for a Local Recreation Park.	
An existing Park (Nairn Road Park) is located within proximity of the subject site to the south-west. However, this Park also does not achieve the desired standard of service, as it does not provide the minimum level of embellishments including play areas, seating, kick-about spaces, picnic areas and refreshment services.	
The applicant has made reference to a proposed Concept Structure Plan contained within Council's Morayfield South Structure Plan land owner information session which indicates a neighbourhood hub to the north of Lot 132 on SL9815 (J Dobson Road Reserve) within	

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Performance Outcome	Example
<p>proximity to the subject site. As the name suggests, the structure plan is a concept only. As such it has not been endorsed by the Council and does not form part of the Planning Scheme or the relevant assessment benchmarks for the development application. It is also noted that the subject site (from the furthest point) is over 800m from the indicative location identified on the Concept Structure Plan.</p> <p>Given the above assessment, medium to high density residential uses resulting from the proposed development will lack sufficient proximity to recreational opportunities, commercial and community facilities and transport nodes.</p> <p>As the development proposal does not comply with Performance Outcome PO7, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO16 Street layouts are designed to connect to surrounding neighbourhoods by providing an interconnected street, pedestrian and cyclist networks that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development.</p>	<p>No acceptable outcome provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO16 as the proposed reconfiguring a lot does not provide for interconnected street, pedestrian and cyclist networks that connect to the following:</p> <ul style="list-style-type: none"> • nearby centres and neighbourhood hubs; • community facilities; • public transport nodes; • areas of open space. <p>The development application proposes multiple access connections; however these are either subject to a separate development approval over land outside of the developers control or connections not supported by Council due to traffic management reasons.</p> <p>As the development proposal does not comply with Performance Outcome PO16, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO17 Development maintains the connections shown on:</p> <ol style="list-style-type: none"> a. 'Figure 1 - Morayfield South' - Morayfield South; b. 'Figure 2 - Narangba East' - Narangba East. 	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	

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Performance Outcome	Example
<p>The development application proposes connections generally in accordance with Figure 1 - Morayfield South. However, as a result of further structure planning, Figure 1 - Morayfield South has been amended and is now included in Figure A10 of PSP - Neighbourhood design as publicly advertised between 21 August 2017 and 6 October 2017 in the Council's proposed Planning Scheme Amendment.</p> <p>It is identified that the proposed development does not comply with Figure A10 of as an inadequate road reserve width is provided to cater for the required active transport route in accordance with Appendix A of PSP - Integrated design.</p> <p>The advertised Figure 1 - Morayfield South identifies a north / south local collector road with a preferred width of 19.5m in the vicinity of proposed Road 2. A review of the proposal plan identifies that proposed Road 2 contains a road reserve width of only 17m.</p> <p>As the development proposal does not comply with Performance Outcome PO17, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO19 Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development proposes a road connection (Road 2) to Nairn Road. Nairn Road is classified as a District Collector road under the Road hierarchy overlay map of the Planning Scheme. However, Figure A10 of PSP - Neighbourhood design in the Council's Planning Scheme Amendment as publicly notified between 21 August 2017 and 6 October 2017 identifies Nairn Road as a future Arterial Road. Performance Outcome PO19 requires the proposed development to not adversely affect the safety and function of the higher order road.</p> <p>The proposed Road 2 intersection with Nairn Road does not meet the required intersection spacing requirements to maintain the safety and function of Nairn Road as a future Arterial Road. Where the through road (in this instance Nairn Road) provides an arterial function, the intersecting road located on the same side is to be 350m from an existing intersection. The development application proposes a spacing of 225m between the existing J Dobson Road / Nairn Road intersection and the proposed Road 2 / Nairn Road intersection.</p> <p>As the development proposal does not comply with Performance Outcome PO19, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO20 Streets are designed and constructed to cater for:</p> <ul style="list-style-type: none"> a. safe and convenient pedestrian and cycle movement; 	<p>No example provided.</p>

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Performance Outcome	Example
<ul style="list-style-type: none"> b. on street parking adequate to meet the needs of future resident; c. efficient public transport routes; d. expected traffic speeds and volumes; e. utilities and stormwater drainage; f. lot access, sight lines and public safety; g. emergency access and waste collection; h. waste service vehicles; i. required street trees, landscaping and street furniture. <p>Note - Refer to Planning Scheme Policy - Integrated Design for determining design criteria to achieve this outcome</p>	
<i>Performance Outcome Assessment</i>	
<p>The development application proposes a road connection (Road 2) to Nairn Road. Nairn Road is classified as a District Collector road under the Road hierarchy overlay map of the Planning Scheme. However, the Council's proposed Planning Scheme Amendment identifies Nairn Road as a future Arterial Road.</p> <p>The proposed Road 2 intersection with Nairn Road does not meet the required intersection spacing needed to maintain the safety and function of Nairn Road as a future Arterial Road. Where the through road (in this instance Nairn Road) provides an arterial function, the intersecting road located on the same side is to be 350m from an existing intersection. The development application proposes a spacing of 225m between the existing J Dobson Road / Nairn Road intersection and the proposed Road 2 / Nairn Road intersection. As such the proposed lot access is not supported by the Council.</p> <p>The development proposal provides for direct lot access onto J Dobson Road which is classified as a District Collector road under the Road hierarchy overlay map of the Planning Scheme. Performance Outcome PO20 requires the development proposal to cater for lot access, sight lines and public safety. Further, Appendix A, section 4 of PSP - Integrated design, limits lot vehicle access to a District Collector road from a rear or consolidated access only. The proposed direct lot access to J Dobson Road does not comply with Performance Outcome PO20.</p> <p>As the development proposal does not comply with Performance Outcome PO20, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO27 The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<i>Performance Outcome Assessment</i>	

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Performance Outcome	Example
<p>Figure A10 of PSP - Neighbourhood design within the Council's proposed Planning Scheme Amendment identifies Nairn Road as a future Arterial Road. The final upgrade alignment of Nairn Road in the vicinity of the J Dobson Road intersection and ultimate intersection layout has not yet been determined. The proposed development layout may therefore prejudice the function of the Council's ultimate planned road network.</p> <p>The development application proposes Road 2 as a Living Residential (17m road reserve width) road generally aligning with a connection identified in the Council's proposed Planning Scheme Amendment which classifies the road as a Local Collector (19.5 m road reserve). Road 2 as proposed will therefore prejudice the function of the Council's ultimate planned road network.</p> <p>The development application proposes J Dobson Road (existing 20 m road reserve) as a Local Collector (19.5 m road reserve) in accordance with the Reconfiguring a lot code (Emerging community zone - Transition precinct) Figure 1 - Morayfield South. This Figure conflicts with the Planning Scheme's Road hierarchy overlay map which identifies J Dobson Road as a District Collector (26.8 m road reserve). This conflict has been addressed in the Council's proposed Planning Scheme Amendment, which now identifies J Dobson Road as a District Collector road in both Figure A10 of the PSP - Neighbourhood design and the Road hierarchy overlay map. To this end, the development has not provided the required road reserve width for the future upgrade of J Dobson Road.</p> <p>As the development proposal does not comply with Performance Outcome PO27, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO33 A hierarchy of Park and open space is provided to meet the recreational needs of the community</p> <p>Note - To determine the extent and location of Park and open space required refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO33 as the proposed development is not provided with a hierarchy of Park and open space to meet the recreational needs of the community.</p> <p>Pursuant to the Planning Scheme a "Park" is defined as "<i>premises accessible to the public generally for free sport, recreation, and leisure, and may be used for community events or other community activities</i>". In order to achieve the above, all proposed parks are required to achieve minimum design and function standards referred to as the "desired standards of service", depending on the parks classification.</p> <p>Lot 9003 of the proposed development has an area of 3,216m² and has been allocated as a Park. Table 3.1 - Specific Provision for Recreation Type Open Space of the PSP - Integrated design requires a minimum land area of 0.5ha is dedicated for a Local Recreation Park. It has therefore been determined that the area of the proposed Park does not achieve the 'desired standard of service' in terms of minimum size, as identified within PSP - Integrated design for a Local Recreation Park.</p> <p>An existing park (Nairn Road Park) is located within proximity of the subject site to the south-west, however this park also does not achieve the desired standard of service and does not</p>	

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Performance Outcome	Example
<p>provide the minimum level of embellishments including play areas, seating, kick-about spaces, picnic areas and refreshment services.</p> <p>The subject site is located outside of the PIA and accordingly detailed planning for a hierarchy of park and open space to service the subject site and surrounding area has not been undertaken for the purpose of Council's LGIP. In the absence of a planning instrument addressing land use and infrastructure planning across the growth area, a hierarchy of park and open space to meet the needs of users is not provided for.</p> <p>As the development proposal does not comply with Performance Outcome PO33, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO34 Park is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park types refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO34 as a suitable Park is not provided within walking distance of all new residential lots.</p> <p>PSP- Integrated design identifies that all residential lots are to be within 400m walking distance of a Local Recreation Park, meeting the desired standards of service.</p> <p>Proposed Lot 9003 has an area of 3,216m² and is allocated to be a Park. Table 3.1 - Specific Provision for Recreation Type Open Space of the PSP - Integrated design requires a minimum land area of 0.5ha is dedicated for a Local Recreation Park. It is identified that the area proposed for a park within Proposed Lot 9003 does not achieve the 'desired standard of service' in terms of minimum size, as identified within PSP - Integrated design.</p> <p>An existing park (Nairn Road Park) is located within proximity of the subject site to the south-west. However, this Park also does not achieve the desired standard of service and does not provide the minimum level of embellishments including play areas, seating, kick-about spaces, picnic areas and refreshment services.</p> <p>The subject site is located outside of the PIA and accordingly the Council's LGIP does not identify a future Local Recreational Park within the vicinity of the subject site. In the absence of a planning instrument addressing land use and infrastructure planning across the growth area, a Park provision within walking distance to all lots is not provided for.</p> <p>As the development proposal does not comply with Performance Outcome PO34, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO35 Park is of a size and design standard to meet the needs of the expected users Note - To determine the size and design standards for Parks refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	

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Performance Outcome	Example
<p>The development proposal does not comply with Performance Outcome PO35 as the development proposal does not provide a Park of a size and standard to meet the needs of users.</p> <p>PSP - Integrated design identifies the desired standards of service for a Local Recreation Park. The desired standards of service for a Local Recreation Park include, but are not limited to the following:</p> <ul style="list-style-type: none"> • a minimum area of 0.5ha (100% of land above 2% AEP); • located adjacent to a collector road or lower; • centrally located in a central, prominent, highly visible and accessible location within the catchment it services; • embellished with small play equipment, picnic areas, pedestrian pathways and drinking taps and the like. <p>The proposed development does not provide a Park of a size and standard to meet the need, nor is it proximate to an existing or future identified Park that would meet the needs of the expected users.</p> <p>As the development proposal does not comply with Performance Outcome PO35, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO56 Design and construction of the stormwater management system:</p> <ol style="list-style-type: none"> a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; b. are coordinated with civil and other landscaping works. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>Performance Outcome PO56 requires the development proposal to minimise the lifecycle costs of the stormwater management system. PO56 refers the applicant to the PSP - Integrated design as a means of demonstrating compliance with this Performance Outcome.</p> <p>Appendix C, sections 1.5.8 & 1.5.9 of PSP - Integrated design refers to the Integrated Regional Infrastructure Strategy and Catchment Management Plans.</p> <p>The Integrated Regional Infrastructure Strategy (iRIS), will combine the Council's infrastructure priorities with the priorities of other infrastructure providers in the region, such as water, sewerage and energy. The iRIS will coordinate the planning, design and construction process for all infrastructure networks.</p> <p>Site Based Stormwater Management Plans (SBSMP) and Catchment Management Plans (CMPs) provide a review of all aspects of the water cycle. They review catchment opportunities and constraints, potential impacts of future development and mitigation measures. They</p>	

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Performance Outcome	Example
<p>develop solutions which seek to reduce the risk to people and property from flood and storm tide and enhance the environment to protect the lifestyles of residents and visitors.</p> <p>The Council is currently undertaking regional stormwater master planning for the Morayfield South area but has not yet been completed this work or adopted its outcomes. The submitted Concept Stormwater Management Plan can therefore not be assessed against the regional master plan to determine whether the proposed layout will adversely impact upon future works.</p> <p>As the development proposal does not comply with Performance Outcome PO56, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO57 Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ol style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies 	<p>No acceptable outcome provided</p>
<i>Performance Outcome Assessment</i>	
<p>The proposed development does not comply with Performance Outcome PO57 as the development proposal does not seek to retain native vegetation, inclusive of habitat trees, into the overall subdivision design. The development application proposes to clear all existing vegetation and does not propose to offset the lost habitat values.</p> <p>As the development proposal does not comply with Performance Outcome PO57, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO58 Noise attenuation structure (e.g. walls, barriers or fences):</p>	<p>E58 Noise attenuation structures (e.g. walls, barriers or fences):</p>

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Performance Outcome	Example
<p>a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintain the amenity of the streetscape.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures</p>	<p>a. are not visible from an adjoining road or public area unless;</p> <p>i. adjoining a motorway or rail line; or</p> <p>ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<i>Performance Outcome Assessment</i>	
<p>The development application does not comply with Performance Outcome PO58 as a Noise Impact Assessment has not been submitted as part of the application and as a result the requirement for the provision of noise attenuation structures and their alignments have not been determined.</p> <p>As the development proposal does not comply with Performance Outcome PO58, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO80 Development:</p> <p>a. minimises the risk to persons from overland flow;</p> <p>b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.</p>	<p>No example provided.</p>
<i>Performance Outcome Assessment</i>	
<p>The applicant has not addressed the mapped overland flow path in the submitted Stormwater Management Plan and therefore has not demonstrated that the proposed development will not increase the potential damage from overland stormwater flow.</p> <p>As the development proposal does not comply with Performance Outcome PO80, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	

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Performance Outcome	Example
<p>PO81 Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>E81 Development ensures that any buildings are not located in an Overland flow path area.</p> <p>Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.</p>
<i>Performance Outcome Assessment</i>	
<p>The applicant has not addressed the mapped overland flow path in the submitted Stormwater Management Plan and therefore has not demonstrated that the proposed development will contain the 1% AEP overland stormwater flows and avoid impacting upon adjoining properties by altering the mapped overland flow path.</p> <p>As the development proposal does not comply with Performance Outcome PO81, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO82 Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>No example provided.</p>
<i>Performance Outcome Assessment</i>	
<p>The applicant has not addressed the mapped overland flow path in the submitted Stormwater Management Plan and therefore has not demonstrated that the proposed development will not impact upon adjoining properties by altering the mapped overland flow path.</p>	

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Performance Outcome	Example
As the development proposal does not comply with Performance Outcome PO82, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.	
PO83 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	E83 Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
<i>Performance Outcome Assessment</i>	
The applicant has not addressed the mapped overland flow path in the submitted Stormwater Management Plan and therefore has not demonstrated that all proposed lots will be clear of the modified stormwater overland flow path.	
As the development proposal does not comply with Performance Outcome PO83, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.	

2.4.3 Overall Outcome Assessment

The development proposal does not comply with the Performance Outcomes of the Reconfiguring a lot code, Emerging community zone, Transition Precinct stated in section 2.4.2 above. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the Reconfiguring a lot code as follows:

9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
2.b. Reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the following: <ul style="list-style-type: none"> i. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', reconfiguration does not compromise the areas ability to achieve a minimum site density of 45 dwellings per ha and lots of a size and dimension to accommodate medium - high density development; ii. for land in all other areas, a variety of residential lot sizes and a net residential density of 	No	The development proposal is inconsistent with the Overall Outcome 2 b. for the following reasons: <ul style="list-style-type: none"> i. Not applicable. The subject site is not located within the identified Morayfield South urban area. ii. The development proposal achieves a variety of residential lot sizes as required for a Next Generation neighbourhood. iii. The proposed neighbourhood is not designed to provide a well-connected, safe and convenient open space network, as: <ul style="list-style-type: none"> A) the proposed development does not provide an appropriate open space network and the existing network is not designed to

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>between 11-25 lots per hectare;</p> <p>iii. neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity;</p> <p>iv. intent and purpose of the Transition precinct outcomes identified in Part 6.</p>		<p>accommodate a residential neighbourhood as the area is located outside the PIA; and</p> <p>B) the development proposal does not provide linkages for active transport networks and road infrastructure of a suitable standard to existing networks or activity places.</p> <p>iv. The development proposal does not achieve the intent and purpose of the Transition precinct outcomes identified in Part 6 (refer assessment below).</p>
<p>2.c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:</p> <p>v. responds to the risk presented by overland flow and minimises risk to personal safety;</p> <p>vi. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;</p> <p>vii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;</p> <p>viii. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.</p>	No	<p>The development proposal is inconsistent with the Overall Outcome 2 c. as the applicant has failed to demonstrate that operational works can achieve the required items i - iv with the proposed plan of development.</p>
<p>2.d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:</p> <p>i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the</p>	No	<p>The development application does not comply with Overall outcome 2.d. as the proposed development does not avoid areas subject to constraint, limitation or environmental values.</p> <p>Performance Outcome PO57 requires that the reconfiguring of a lot facilitates the retention of native</p>

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>potential risk to people, property and the environment;</p> <p>ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;</p> <p>v. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;</p> <p>iv. protecting native species and protecting and enhancing native species habitat;</p> <p>v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;</p> <p>vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;</p> <p>vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;</p> <p>viii. ensuring effective and efficient disaster management response and recovery capabilities.</p>		<p>vegetation by incorporating it into the overall design to ensure habitat trees remain outside of building envelopes and infrastructure.</p> <p>The current lot plan does not accommodate the existing environmental values on-site and does not propose to offset those values proposed to be removed.</p>

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9.4.1.2. Purpose of the Reconfiguring a lot code		
Overall Outcomes	Complies Y/N	Comments
<p>2. The purpose of the code will be achieved through the following overall outcomes:</p> <p>a. Reconfiguring a lot creates a diversity of lot sizes, dimensions and arrangements consistent with the intended densities, uses, configurations and character of the applicable zone and precinct while not adversely impacting on lawful uses, values or constraints present.</p> <p>b. Reconfiguring a lot delivers the social, cultural and recreational needs of the community by ensuring:</p> <p>i. a range of lot sizes are delivered to assist in affordable housing opportunities;</p> <p>ii. the lots have convenient, direct and easy pedestrian and bicycle access to commercial and local employment opportunities;</p> <p>iii. Accessible, publicly available open space areas located within walking distance to all residential lots in the General Residential Zone;</p> <p>iv. lots allow future uses to have casual surveillance of public / communal space (such as road and open space areas), have communal meeting / recreational areas conveniently located and accessible using all modes of transport and create a sense of place commensurate with the intents for the applicable zone and precinct;</p>	No	<p>The development proposed is inconsistent with the purpose of the Reconfiguring a lot code as it conflicts with the overall outcomes of the code.</p> <p>The development proposed is inconsistent with Overall Outcome 2.b.ii. as connectivity for pedestrian and bicycles to commercial and local employment opportunities is not achieved and there are no infrastructure plans for this to be achieved given that the subject site is outside the PIA and pedestrian and bicycle pathways are not currently provided or planned for the area surrounding the subject site.</p> <p>The development proposed is inconsistent with Overall Outcome 2.b.iii. as open space areas are not located within walking distance of all residential lots, proposed to be of a density consistent with the General residential zone.</p>

Overall Outcome 2.b.iv. of the Reconfiguring a lot code, Emerging community zone, Transition precinct requires that reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the intent and purpose of the Transition precinct outcomes identified in Part 6.

Accordingly, an assessment against the purpose and intent of the Emerging community zone code is as follows:

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6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
<p>1. The purpose of the Emerging community zone code is to:</p> <ul style="list-style-type: none"> a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future; b. manage the timely conversion of non-urban land to urban purposes; c. prevent or discourage development that is likely to compromise appropriate longer-term land use. 	No	<p>The development proposal is inconsistent with Purpose 1.a. as the subject site is not currently identified as suitable for urban development as the detailed land use and infrastructure planning has not been completed for the Morayfield South growth area. The development proposal seeks to implement an ultimate residential development which pre-empts the structure planning which is currently being carried out as anticipated by the Planning Scheme Amendment and which will identify the land use and infrastructure planning for the Morayfield South growth area.</p> <p>The proposed development is inconsistent with Purpose 1.b. as the proposed conversion of non-urban land to urban purposes is premature, as the subject site is located outside the PIA and necessary infrastructure to support the conversion is not currently planned and the existing infrastructure networks are not to an appropriate standard or capacity to support the conversion.</p> <p>The development proposal is inconsistent with Purpose 1.c. as it is not possible to determine the longer-term land uses or infrastructure requirements, without undertaking the planning of the growth area over the full development horizon. On this basis, the development proposal makes more difficult the land use and infrastructure planning which is necessary for the provision of the infrastructure required to support the appropriate land use outcomes for both the Morayfield South growth area and other anticipated development outside the Morayfield South growth area.</p> <p>The development proposal is therefore inconsistent with the intent</p>

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6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
		and purpose of the Emerging community zone code set out in this Purpose statement.
<p>2. The Emerging community zone has 2 precincts which have the following purpose;</p> <p style="margin-left: 20px;">b The Transition precinct is to:</p> <p style="margin-left: 40px;">i. identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer-term use of the land;</p> <p style="margin-left: 40px;">ii. provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a next generation neighbourhood across the transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.</p> <p>Once serviced by all local government networks, including water and sewer the Transition precinct is to provide a mix of dwelling types to support densities that are moderately higher than traditional suburban areas. Housing forms include predominantly detached dwellings on a variety of lot sizes with a greater range of attached dwellings and low to medium rise apartment buildings. These areas will have convenient access to centres, community facilities and higher frequency public transport.</p>	No	<p>The development proposal is inconsistent with Purpose 2.b.i. as the land use and infrastructure planning has not been completed for the Morayfield South growth area and it is premature for a development proposal to implement an ultimate residential use in the absence of detailed land use and infrastructure planning for the growth area. The development proposal is not for an interim use and in any event without detailed land use and infrastructure planning it is not possible to ascertain whether the development proposal is compromising or making more difficult the form of the land use and infrastructure planning for the growth area.</p> <p>The development proposal is premature, and is inconsistent with Purpose 2.b.ii. as the Planning Scheme Amendment, planning instruments and land use and infrastructure planning necessary to promote and implement a next generation neighbourhood have not been completed or adopted by Council. The subject site is not serviced with all local government networks to a standard or capacity which is suitable for urban development and the development proposal does not demonstrate that all local government networks can be provided to the proposed urban community in accordance with the appropriate standards and required capacity.</p> <p>The development proposal is deficient in that it does not provide for all local government networks to service the development according to the Council's standards of provision for:</p>

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6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
		<p>1. External Road; 2. Local park provision; 3. Stormwater management; and 4. Open Space.</p> <p>The proposed development may compromise or make more difficult the form of the land use and infrastructure planning for the subject site.</p> <p>The land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South growth area has not been completed and therefore the proposed development makes more difficult the form of the land use and infrastructure planning for the Morayfield South growth area.</p> <p>The development proposal is therefore inconsistent with the intent and purpose of the Emerging community zone code, Transition precinct set out in Overall Outcome 2.b.</p>

Based on the assessment above, the development proposal is inconsistent with the Overall Outcomes of the applicable codes within the Planning Scheme.

2.4.4 Local Government Infrastructure Plan

The subject site is located outside the PIA which is identified in the LGIP. The PIA is an area that Council has designated for the coordination, prioritisation and sequencing of infrastructure for 10-15 years of growth. Its aim is to identify the areas where infrastructure can be provided most efficiently to support development.

It is acknowledged that the applicant does not agree with the Council's interpretation of the relevant policy and legislation and believes the subject site to be wholly within the PIA. The applicant notes that the subject site has historically been within the PIA under the superseded *Caboolture ShirePlan*. The applicant highlights that section 304 of the *Planning Act 2016* applies as the local Authority's Planning Scheme did not include a PIP (as defined under the *Sustainable Planning Act 2009*) before 4 July 2014 and an LGIP was not included in the Planning Scheme when it commenced. The Planning Scheme commenced prior to the LGIP, which did not come into effect until 3 July 2017.

The applicant directs the Council to section 304(2) of the *Planning Act 2016*, which states a regulation may identify a PIA for a local government area. The applicant identifies that the relevant regulation in question is the 2012 State Planning Regulatory Provisions (adopted charges), which through Division 4, section 4.1 prescribes that the relevant PIA mapping for the area is the Caboolture Shire PIA map version 0.5, November 2010.

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It is Council's view that the "Caboolture Shire PIA map" is only relevant to the extent section 304(2) of the *Planning Act 2016* applies. In regard to section 304, reference is made to the interpretation of "commencement". In this instance, the applicant has taken the reference of commencement to be the commencement of the Planning Scheme.

It is Council's view that the reference to "commencement" is a reference to the time section 304 came into operation, being 3 July 2017. This view is formed on the basis of section 32F of the *Acts Interpretation Act 1954* which relevantly provides as follows:

"32F References to commencement

- (1) *In an Act, a reference to **commencement** for an Act or a provision of an Act is a reference to the time the Act or provision comes into operation.*
- (2) *In a provision of an Act, a reference to **the commencement** without indicating a particular Act or provision is a reference to the commencement of the provision in which the reference occurs.*
Example of subsection (2)—
If section 24(3) of an Act stated 'This section expires 1 month after the commencement', 'the commencement' referred to is the commencement of section 24(3).'

As the Council had a LGIP on the date the *Planning Act 2016* commenced, section 304(2) does not apply and the PIA is the area identified in the current planning scheme.

It is acknowledged that urban development is not prohibited outside the PIA, however, it is Council's responsibility to determine whether development outside the PIA will burden the community over the medium and long term. Where this can be quantified, the relevant legislation enables the local government to establish an additional charge and decide the application.

Where a proposed development forms part of a future growth front, such as the Morayfield South growth area, the assessment of the infrastructure should consider the development of the entire future growth front. Council uses this information to inform the necessary coordination, prioritisation and sequencing of infrastructure to ensure efficient and cost-effective provision.

The Council has commenced the preparation of the necessary land use and infrastructure planning to identify the infrastructure needed to support the development of the Morayfield South Emerging Community Area. This planning is intended to inform the coordination, prioritisation and sequencing of the necessary infrastructure.

The applicant has provided information purported to be the necessary land use and infrastructure planning for the Morayfield South Emerging Community Area. The information provided is considered inadequate to meet the requirements of the Council when deciding the ultimate development yield and the extent, location and timing of the necessary infrastructure to service the whole of the Emerging Community Area.

The applicant has not provided adequate information about the land use and infrastructure planning for Council to make a reasonable assessment of the cost/impact on the community as a result of the development.

2.5 Recording of particular approvals on the MBRC Planning Scheme

Not applicable in this instance.

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2.6 Referrals

2.6.1 Council Referrals

2.6.1.1 Development Engineering

Layout Issues

- The development proposes a development road connection (Road 2) to Nairn Road. Nairn Road is classified as a District Collector road under the Planning Scheme Road hierarchy overlay map. However, Figure A10 of PSP - Neighbourhood design within the proposed Planning Scheme Amendment identifies Nairn Road as a future Arterial Road. Performance Outcome PO19 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the development proposal to not adversely affect the safety and function of the higher order road.

The proposed Road 2 intersection with Nairn Road does not meet the required intersection spacing requirements to maintain the safety and function of Nairn Road as a future Arterial Road. The Works code nominates that where the through road (in this instance Nairn Road) provides an arterial function, the intersecting road located on the same side is to be 350m from an existing intersection. The development application proposes a spacing of only 225m between the existing J Dobson Road / Nairn Road intersection and the proposed Road 2 / Nairn Road intersection.

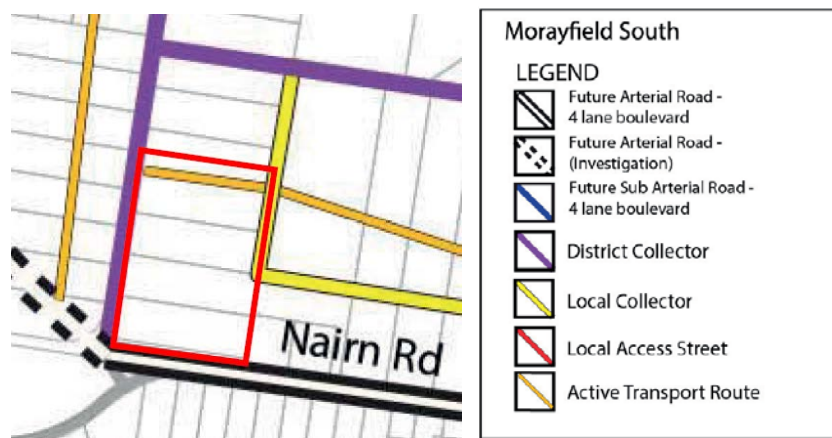
Given the above conflict Development Engineering do not support the location of the proposed Road 2 / Nairn Road intersection.

Furthermore, the proposed secondary access arrangement is reliant on a separate development application (DA/35054/2017/V3RL) that has not been approved, as such no dedicated road reserve has been provided to facilitate the proposed secondary access arrangement.

Having regard to the above matters, the development application as a stand-alone development has no lawful lot access.

- The proposed Planning Scheme Amendment identifies a north / south local collector road with a preferred width of 19.5m in the vicinity of proposed Road 2. A review of the proposal plan identifies that proposed Road 2 contains a road reserve width of only 17m. Performance Outcome PO27 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the road network to have sufficient reserve width to cater for its current and intended function. Road 2 therefore fails to comply with Performance Outcome PO27 and the submitted layout will prejudice this function.

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Planning Scheme Amendment Plan

- The Road hierarchy overlay map indicates that J Dobson Road is classed as a District Collector Road. Performance Outcome PO27 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the road network to have sufficient reserve width to cater for current and intended function.

The applicant identifies J Dobson Road as a Local Collector road in accordance with Figure 1 - *Morayfield South* (contained within the Reconfiguring a lot code). However, the Road hierarchy overlay map identifies J Dobson Road as a District Collector road, whilst Figure A10 of the PSP - Neighbourhood design within the Planning Scheme Amendments identifies J Dobson Road as a District Collector road.

- Performance Outcome PO20 of the Reconfiguring a Lot Code (Emerging community zone - Transition precinct) requires streets to cater for lot access and public safety. Appendix A, section 4 of PSP - Integrated design limits lot vehicle access to a District Collector road (J Dobson Road) to rear or consolidated only. The development proposal provides for direct access onto J Dobson Road which will impact upon the future function of these roads.

Stormwater Management and Drainage Discharge

- The applicant has submitted the same Stormwater Management Plan relied upon for DA/35054/2017/V3RL and DA/35068/2017/V3RL.

The Council is currently undertaking regional stormwater master planning for the Morayfield South area however this has not yet been completed or adopted. At this stage the submitted Concept Stormwater Management Plan cannot be assessed against the regional master plan and it is considered that the layout will impact upon future works.

- The subject site is impacted upon by the mapped overland flow path. The Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the development to achieve the following outcomes;
 - PO80 - does not increase the potential for damage by overland flow on the premises, surrounding property, public land or infrastructure.
 - PO81 - contains the 1% AEP event stormwater flows.
 - PO82 - does not directly or indirectly cause an increase in overland flow velocity or level.
 - PO83 - ensures that overland flow is not conveyed from a road or public open space onto a private lot.

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The applicant has not addressed the mapped overland flow path in the submitted Stormwater Management Plan and therefore has not demonstrated compliance with PO80 - PO83.



2.6.1.2 Environmental Health

Noise

PSP - Noise requires traffic noise to be considered for all lots within 100 meters of a current or future designated arterial road. Nairn Road is identified as a future arterial road within Figure A10 of PSP - Neighbourhood design within the Proposed Planning Scheme amendment.

Additionally, any acoustic barrier facing a road must be recessed onto the subject property to allow landscaped screening to a depth specified in Table 6, PSP - Integrated design - Appendix D. The applicant has not addressed these requirements and therefore the Council is unable to properly determine and assess potential acoustic treatments to address impacts on habitable rooms and private open space in proximity to Nairn Road.

If an acoustic barrier is required, for example, the layout of the allotments may need to be changed to accommodate landscaped screening.

From an environmental health perspective, the development application is not supported in its current form.

2.6.1.3 Environmental Planning

Council requested further information on how the proposal complies with Performance Outcome PO57 of the Reconfiguring a lot code (Emerging community zone - Transition precinct)

Performance Outcome PO57 requires that reconfiguring a lot facilitates the retention of native vegetation by incorporating it into the overall design such that habitat trees outside of building envelopes and infrastructure are retained. The current lot plan has not adequately addressed this performance outcome as none of the large mature trees are being retained within the proposed development.

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It was requested that the applicant provide details of the vegetation that does exist on site and provide a strategy for maintaining existing native vegetation as well as mitigating any that is required to be removed.

In addition, the Council's information request, required that the applicant prepare and submit to Council a vegetation management plan to demonstrate how the clearing of mature vegetation was intended to be replaced.

The applicant's information response stated that the site is mapped as Category X under the *Vegetation Management Act 1999*, with minor category B Endangered remnant mapping along the northern and eastern boundaries of Lots 8 and 9 RP 179855 and the northern boundary of Lot 3 on RP895530.

The applicant has obtained a certified PMAV which identifies the northern boundary of Lot 3 RP895530 as Category X. Further the applicant has lodged a PMAV application with the Department of Natural Resources, Mines and Energy seeking the Category B mapping along the northern and eastern boundaries of Lots 8 and 9 be removed.

It is noted that these category B Endangered remnant areas are able to be cleared under Planning Regulation boundary line vegetation clearing exemptions (<10m).

With respect to the retention of native vegetation the applicant has stated that there is the possibility to retain existing vegetation within the proposed stormwater management area, subject to construction requirements. The applicant has advised that there is no requirement to manage the clearing of Category X under the *Vegetation Management Act 1999* as requested. As such a vegetation management plan has not been provided as requested by the Council.

The development application does not comply with Performance Outcome PO57 of the Reconfiguring a lot code, Emerging community zone, Transition precinct of the Planning Scheme.

From an environmental planning perspective, the application is not supported in its current form.

2.6.1.4 Strategic Planning

In the absence of detailed structure planning, the development proposal will not achieve the purpose of the Emerging community zone as it fails to properly and effectively manage the timely conversion of non-urban land. The development proposal will not meet the relevant Overall Outcomes as the subject site is not serviced by all networks and does not provide for well-connected, safe and convenient movement and open space networks.

2.6.2 Referral Agencies

2.6.2.1 Concurrence Agencies - Department of Infrastructure, Local Government and Planning

There were no Concurrence Agencies involved in assessing this development application.

2.6.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

ITEM 2.3 DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16553631 (Cont.)

2.6.2.3 Third Party Agencies

There were no Third-Party Agencies involved in assessing this application.

2.7 Public Consultation

2.7.1 Public Notification Requirements under the Development Assessment Rules

The development application is code assessable and accordingly there are no public notification requirements associated with the proposal.

2.8 Other Matters

2.8.1 Proposed Amendments to the Moreton Bay Regional Council Planning Scheme

The Council commenced public notification of Planning Scheme Amendment on 21 August 2017 which closed on 6 October 2017. The Planning Scheme Amendment seeks to manage the development of future urban areas in the Emerging community zone. Further detailed investigation of land uses and infrastructure planning is required to confirm that these future urban areas are suitable to accommodate future growth. Whole of catchment infrastructure solutions are required for the five networks of water, sewerage, transport, stormwater and community infrastructure, to ensure that the growth areas can be fully serviced in accordance with the relevant standards expected in an urbanised area.

The Planning Scheme Amendment includes the following:

1. introduction of a new overlay map "Overlay map – Structure Plan areas" which identifies areas that are Structure Planned Areas and those which are Future Structure Plan Areas;
2. introduction of definitions of "Service area" and "Non-Service Area" reflecting the status of infrastructure availability of land in the Emerging community zone;
3. introduction of an amended Planning Scheme Policy PSP - Neighbourhood which includes an amended movement network diagram for Morayfield South.
4. introduction of an amended level of assessment for reconfiguring a lot such that land within (see Table 5.6.1):
 - a. a Service area (being the area within a structure planned area which is located within the PIA and the water connection area and sewer connection area in the applicable Water netserv plan) is subject to code assessment; and
 - b. a Non-Service area (being an area within a structure plan area which is not a Service area) is subject to impact assessment; and
5. makes reference to the establishment of a Coordinating Infrastructure Agreement (CIA) between major infrastructure service providers being Council, Unitywater and the State Government to relevantly provide for the planning, coordination, sequencing, delivery and operation of infrastructure to service the development of a structure plan area.

The Planning Scheme Amendment demonstrates Council's direction of planning and commitment to advancing the land use and infrastructure planning through the preparation of Structure Plans for the various growth areas in the Emerging community zone.

3. Strategic Implications

3.1 Legislative/Legal Implications

The applicant has appeal rights in accordance with the *Planning Act 2016*.

3.2 Corporate Plan / Operational Plan

The proposal does not demonstrate well-planned growth or a sustainable and well-planned community as sought by the Corporate Plan.

ITEM 2.3 DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16553631 (Cont.)

3.3 Policy Implications

The proposal is inconsistent with the existing Moreton Bay Region planning provisions and relevant policies.

3.4 Risk Management Implications

Development occurs efficiently and effectively in the region in a manner that reduces the potential risk implications to Council and the community.

3.5 Delegated Authority Implications

There are no delegated authority implications arising as a direct result of this report.

3.6 Financial Implications

In the event that an appeal is made to the Planning & Environment court against Council's decision, the Council will incur additional costs in defending its position.

3.7 Economic Benefit

The proposed development would make more difficult the ultimate decision as to the form of the Planning Scheme Amendment and the related land use and infrastructure planning for the Morayfield South growth area.

3.8 Environmental Implications

There are no environmental implications arising from refusing this development application.

3.9 Social Implications

There are no social implications arising from refusing this development application.

3.10 Consultation / Communication

Refer to clause 2.7.

ITEM 2.3 DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION - A16553631 (Cont.)

SUPPORTING INFORMATION

Ref: [A16573307](#)

The following list of supporting information is provided for:

ITEM 2.3

DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - DIVISION

#1 Aerial Photograph

#2 Locality Plan

#3 Zoning Map

#4 Proposed Reconfiguration Plan

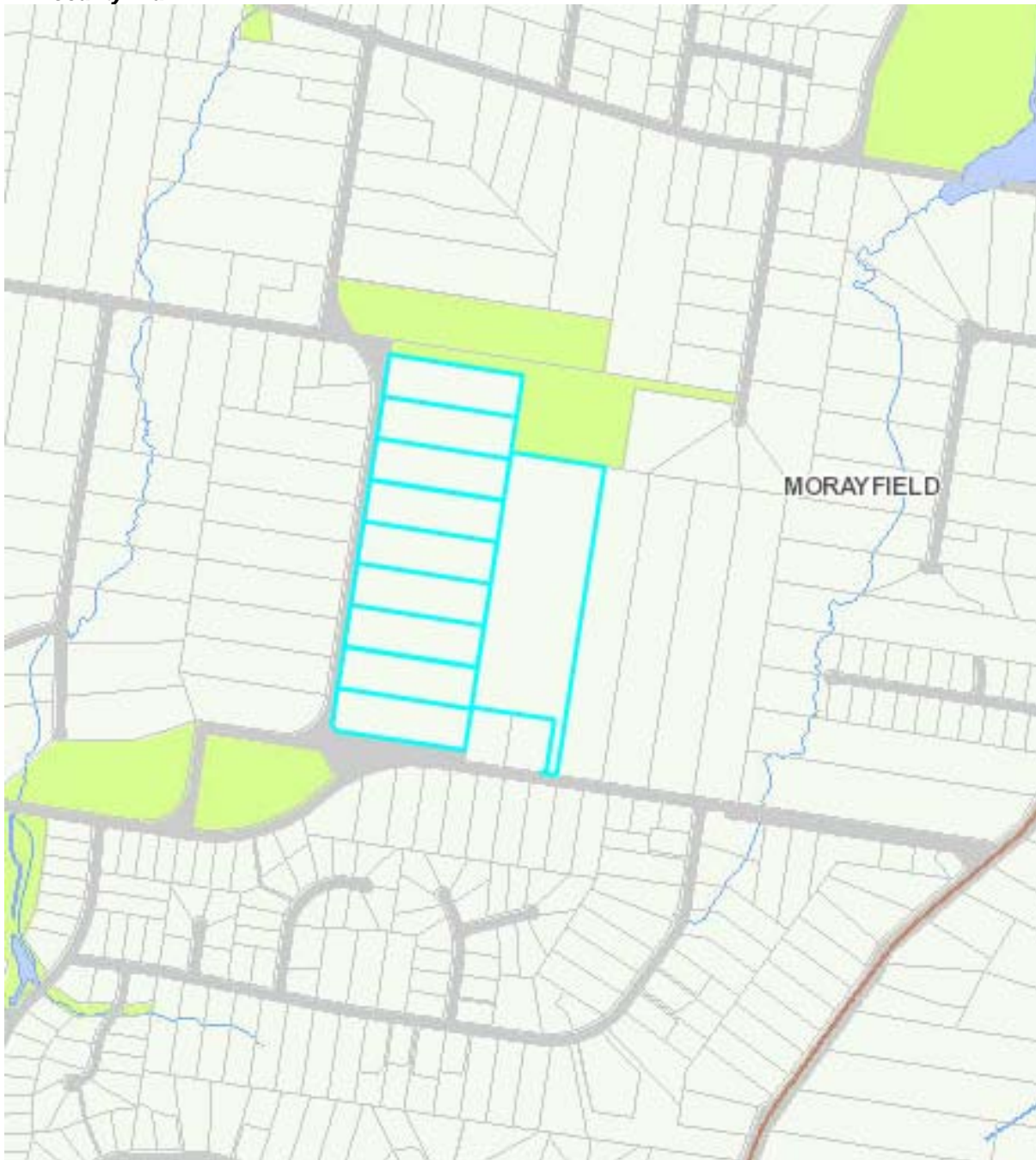
ITEM 2.3 - DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - (Cont.)

#1 Aerial Photograph



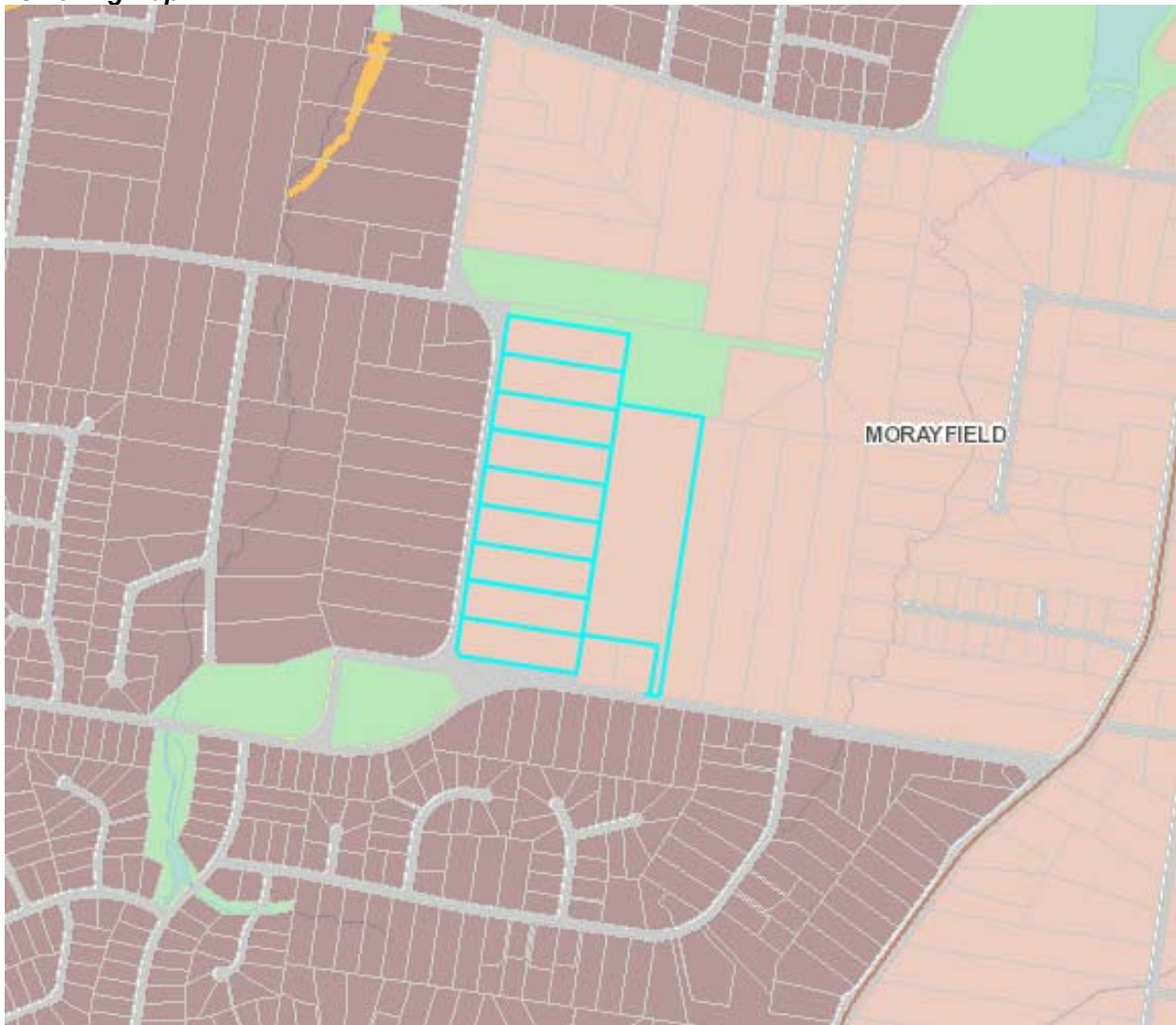
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


#2 Locality Plan



ITEM 2.3 - DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - (Cont.)

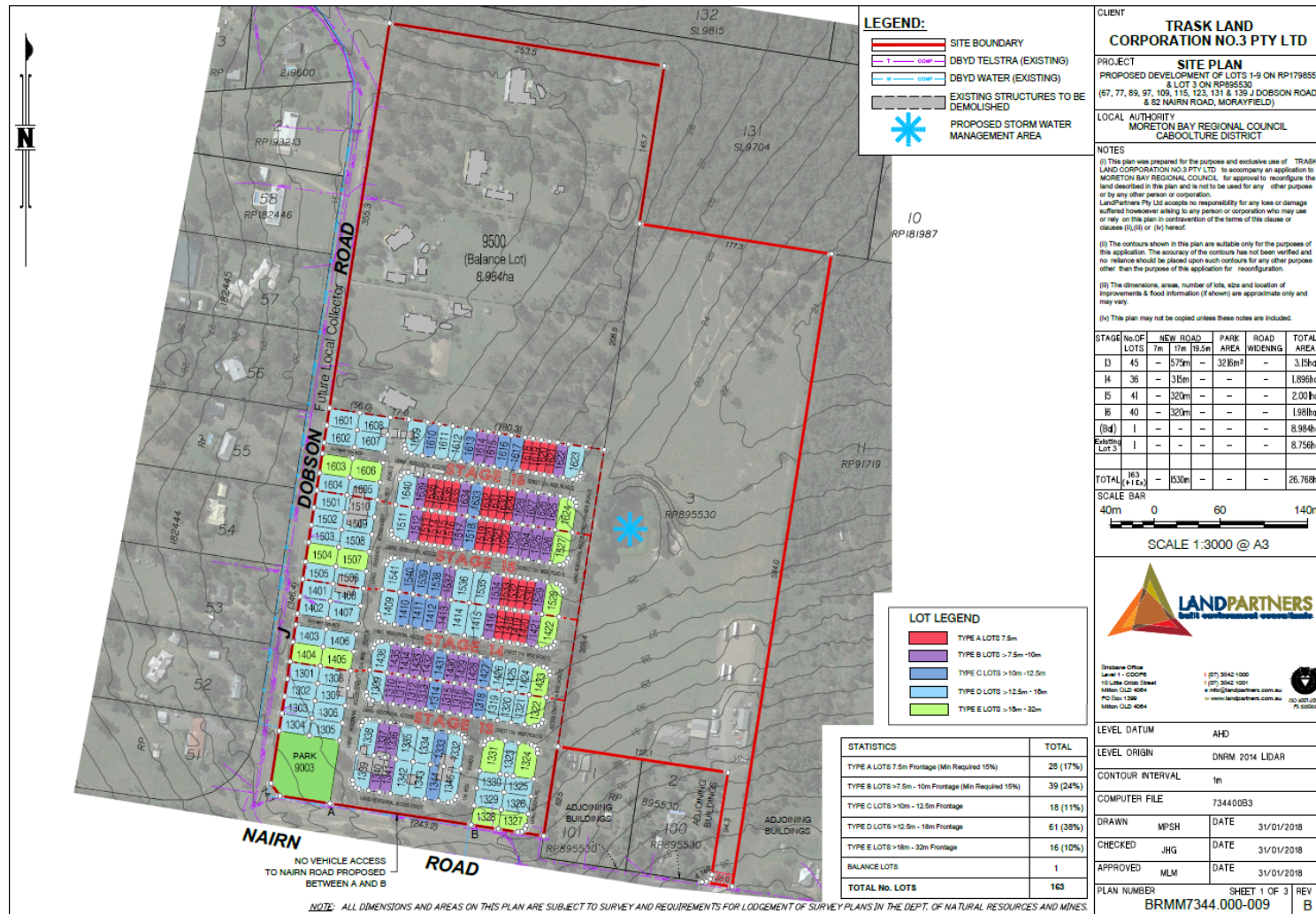
#3 Zoning Map



Zones	
	General residential
	Centre
	Recreation and open space
	Environmental management and conservation
	Industry
	Community facilities
	Emerging community
	Extractive industry
	Limited development
	Rural
	Rural residential
	Township

ITEM 2.3 - DEVELOPMENT APPLICATION DA/35057/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (10 INTO 162 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 67, 77, 89, 97, 109, 115, 123, 131 AND 139 J DOBSON ROAD AND 82 NAIRN ROAD MORAYFIELD - (Cont.)

#4 Proposed Reconfiguration Plan



3 CORPORATE SERVICES SESSION

(Cr Adrian Raedel)

No items for consideration.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr Peter Flannery)

No items for consideration.

5 PARKS, RECREATION & SPORT SESSION

(Cr Darren Grimwade)

No items for consideration.

6 LIFESTYLE & AMENITY SESSION

(Cr Matt Constance)

ITEM 6.1

FEES & CHARGES FOR LONG-STAY AND SEMI PERMANENT RESIDENTS IN COUNCIL CARAVAN PARKS - DIVISIONS 1 AND 6

Meeting / Session: 6 LIFESTYLE & AMENITY
Reference: A16551667 : 7 February 2018
Responsible Officer: CP, Land and Leasing Coordinator (EPS Property & Commercial Services)

Executive Summary

The charges for site fees for long-stay and semi-permanent residents at Council's caravan parks are reviewed on an annual basis. The purpose of this report is to seek Council approval for the fees and charges for long-stay and semi-permanent residents, effective 1 July 2018 for the Donnybrook, Toorbul and Bells Caravan Parks.

OFFICER'S RECOMMENDATION

1. That the fees and charges for long-stay and semi-permanent residents, effective 1 July 2018, for the Donnybrook, Toorbul and Bells caravan parks be adopted as follows:

Toorbul, Donnybrook and Bells Caravan Parks

Fee Name	2018/2019 Fees (inc GST)
Toorbul and Donnybrook - Long-Stay Site Fees (2 persons) - Per Week	\$148.00
Toorbul and Donnybrook - Semi-permanent (2 persons) - Per Week	\$101.00
Bells Caravan Park - Long-Stay Site Fee (2 persons) - Per Week	\$143.00
Bells, Toorbul and Donnybrook - Extra Person - Per Night	\$8.40

2. That the Chief Executive Officer be authorised to do all things necessary to implement recommendation one.

ITEM 6.1 FEES & CHARGES FOR LONG-STAY AND SEMI PERMANENT RESIDENTS IN COUNCIL CARAVAN PARKS - DIVISIONS 1 AND 6 - A16551667 (Cont.)

REPORT DETAIL

1. Background

Council reviews the site rental fees for long-stay and semi-permanent residents at Council caravan parks on an annual basis. This review considers increasing operational costs, movement in the consumer price indexing and the appropriateness of existing fees. The only caravan parks owned and operated by Council that have these rental arrangements are the Donnybrook, Toorbul, and Bells Caravan Parks. Please note that the Beachmere Caravan Park is leased by the Beachmere RSL and as such, they are able to charge their own fees (subject to Council's approval), however, they generally adopt the same fees as Council for simplicity.

Long-stay residents reside in their mobile accommodation in the caravan parks full time, while semi-permanent residents' caravans are housed on-site but the residents reside there on occasion. The tenancy for both types of residents is provided under a periodic tenancy agreement.

2. Explanation of Item

The *Residential Tenancies and Rooming Accommodation Act 2008* states that if rent is being increased during a periodic agreement, the tenant must be provided with at least two months' written notice advising of the increase. The notice must include the start date and the increased amount payable.

Toorbul, Donnybrook and Bells Caravan Parks

It is proposed to increase the fees and charges for all long-stay and semi-permanent residents as follows to offset cost increases. It is noted that the long-stay and semi-permanent residents at Bells Caravan Park pay for their electricity therefore their fees are less than the other caravan parks.

Fee Name	2017/18 Current Fee \$	2017/18 Proposed Fee Gross (inc GST)	GST Y/N	\$ increase	% Increase
Bells Caravan Park - Long-Stay (per week)	\$ 140.00	\$ 143.00	Y	\$3.00	2.14%
Donnybrook Caravan Park - Long-Stay (per week)	\$ 145.00	\$ 148.00	Y	\$3.00	2.07%
Donnybrook Caravan Park - Semi-Permanents (per week)	\$ 99.00	\$ 101.00	Y	\$2.00	2.02%
Toorbul Caravan Park - Long-Stay (per week)	\$ 145.00	\$ 148.00	Y	\$3.00	2.07%
Toorbul Caravan Park - Semi-Permanents (per week)	\$ 99.00	\$ 101.00	Y	\$2.00	2.02%
Extra Person per night	\$ 8.30	\$ 8.40	Y	\$0.10	1.20%

3. Strategic Implications

3.1 Legislative/Legal Implications

Council's fees and charges are determined annually in accordance with the provisions of the *Local Government Act 2009*. The *Residential Tenancies and Rooming Accommodation Act 2008* requires that two months' notice be given for any change in fees and charges.

3.2 Corporate Plan / Operational Plan

Creating Opportunities: Well-planned growth - a sustainable and well-planned community.

3.3 Policy Implications

There are no policy implications arising as a direct result of this report.

ITEM 6.1 FEES & CHARGES FOR LONG-STAY AND SEMI PERMANENT RESIDENTS IN COUNCIL CARAVAN PARKS - DIVISIONS 1 AND 6 - A16551667 (Cont.)

3.4 Risk Management Implications

There are no risk management implications arising as a direct result of this report.

3.5 Delegated Authority Implications

Recommendation two seeks to give authority for the CEO to do all things necessary to implement recommendation one.

3.6 Financial Implications

The fees and charges proposed will see a positive impact on Council's 2018/19 budget.

3.7 Economic Benefit

There are no economic benefits arising as a direct result of this report.

3.8 Environmental Implications

There are no environmental implications arising as a direct result of this report.

3.9 Social Implications

There are no social implications arising as a direct result of this report.

3.10 Consultation / Communication

Tenants will be notified of the new fees and charges by letter to be posted to their residential addresses. The park managers will also be notified of the new fees and charges by letter.

7 ECONOMIC DEVELOPMENT & TOURISM SESSION

(Cr Julie Greer)

No items for consideration.

8 GENERAL BUSINESS

ANY OTHER BUSINESS AS PERMITTED BY THE MEETING CHAIRPERSON.