

ITEM 4.1 - RESHAPING OUR REGION'S PLANNING (Cont.)
#1 Reshaping our Region's Planning Portfolio

RESHAPING OUR REGION'S PLANNING

The 'Reshaping our Region's Planning Work Portfolio'

The Portfolio is comprised of six (6) separate and supporting work programs. These include:

1. Planning Scheme 2016 Reset Program;
2. Great Places (Urban Design and Place Making) Program;
3. Neighbourhood Planning Program;
4. Growth Areas Program;
5. Regional Planning Program; and
6. New Planning Scheme (Review) Program (yet to commence).

Each program will deliver work in parallel to the others to help reduce delivery timeframes where possible and will inform future amendments to the current planning scheme or a new planning scheme, or both.

Table 1 - Planning Scheme 2016 Reset Program

This work program supports the delivery and maintenance of a MBRC Planning Scheme that is responsive to the needs of the Moreton Bay community, considering environmental, social and economic factors, while also being consistent with State legislation and interests.

Project	Brief description	Timing
Next Generation Neighbourhood Precinct Review	This project is investigating current development outcomes within the Next Generation Neighbourhood Precinct of the General Residential Zone (and Transition Precinct of the Emerging Community Zone) to provide options to deliver enhanced neighbourhood outcomes with better character, landscaped open spaces and diverse, liveable housing options.	2020-2022
Narangba Innovation Precinct Investigations	This project follows the introduction of a Temporary Local Planning Instrument by the Planning Minister in July 2020 over the Narangba Innovation Precinct. Investigations are being conducted to better understand how the current industries in the precinct operate. These investigations are providing important data to guide future decision making on industry operations within the precinct and development in the neighbourhoods surrounding the precinct.	2020-2023
Off-street Car Parking Rates Review - options and interim measures	This project is investigating potential interim car parking rates for 'Multiple Dwelling', 'Rooming Accommodation', 'Dual Occupancy' and 'Dwelling House' uses within specific zones/precincts, to address car parking undersupply issues and impacts on neighbourhood amenity and local road networks.	2020-2022
Regional Building Height Policy Review - options and interim measures	This project is investigating options to clarify and reinforce the policy intent for building heights in the region, supported by improved building design requirements.	2020-2023
Secondary Dwelling Review	This project is investigating issues associated with secondary dwelling development in the region, including a policy framework to improve building design, siting and amenity outcomes for secondary dwellings in specific areas.	2020-2022

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Project	Brief description	Timing
Student Accommodation Design Review	This project is investigating options to deliver improved building design outcomes for student accommodation development.	2021-2022
Comprehensive Off-street Car Parking Investigation	This project will investigate and identify appropriate future off-street car parking rates for development occurring in all areas of the region. It will consider demand drivers, demand management and contemporary transport planning considerations to inform future rates.	2022-2024

Table 2 - Great Places (Urban Design and Place Making) Program

This work program supports the delivery of best practice built environment and excellence in urban design, placemaking and heritage outcomes for the Moreton Bay Region.

Project	Brief description	Timing
Township Character and Heritage Investigation	This project is investigating existing character and heritage values of the region's townships.	2021-2022
Moreton Bay Region Place Identity Study	This project is investigating the unique and many 'place' qualities of the Moreton Bay Region. The findings will guide future planning and design policy. Guiding principles will be developed to help identify and preserve key elements of place identity value in the region.	2021-2022
Coastal Areas Building Height and Design Review	This project will investigate appropriate medium-to-tall building typologies for the region and engage with relevant coastal communities to seek feedback on potential planning and design recommendations for building height, built form design and local coastal character.	2021-2023
Scenic Amenity and Regional Viewsheds Investigation	This project will investigate the region's scenic qualities and views to scenic areas. It will identify and recommend best-practise planning and design approaches to protect and enhance regional scenic values.	2022-2023

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Table 3 - Neighbourhood Planning Program

This work program will deliver integrated neighbourhood and precinct plans to guide growth and development in established/ existing (urban) neighbourhoods and manage development in a way that respects and builds on key elements of local character and identity.

Project	Brief description	Timing
Neighbourhood Planning Project 1 (Kallangur-Dakabin)	This project will provide opportunities for the Kallangur-Dakabin community to be included in the planning process for their neighbourhood. This project will seek to identify what the community value most about the area and investigate ways to better guide growth and development while protecting the things that provide identity and make this neighbourhood unique.	2021-2023
Neighbourhood Planning Project 2	To be announced 2022.	2022-2024
Neighbourhood Planning Project 3	To be announced 2023.	2023-2025

Table 4 - Growth Areas Program

This work program will deliver integrated land use and infrastructure planning to guide growth and development in emerging/ new (urban) neighbourhoods (greenfield growth areas) and manage development in a way that respects and builds on key elements of local character and identity. New infrastructure networks and local area improvements and open space will be considered in this context.

Project	Brief description	Timing
Caboolture West (Land Use and Infrastructure) Planning	Ongoing land use and infrastructure planning and investigations are being undertaken to support the development of the Caboolture West major growth area. These will inform future planning scheme amendments.	2019-2022
Caboolture West Neighbourhood Development Plan (NDP) Area No.1 Planning Scheme Amendment	This project is delivering a planning scheme amendment that provides the planning framework to support a new urban community of approximately 2,500–3,000 new dwellings in the first stage of Caboolture West known as NDP No1.	2020-2021
North Harbour Marina and Canal Estate PDA Investigations	This project is undertaking land use, economic, environment and infrastructure investigations into the potential declaration of a Priority Development Area (PDA) under the <i>Economic Development Act 2012</i> for the purpose of a marina, waterfront residential dwellings and associated land uses at Burpengary East on the North Harbour site.	2020-2023
Morayfield South (Land Use and Infrastructure) Planning	Ongoing land use and infrastructure planning and investigations are being undertaken to support the development of the Morayfield South growth area. These will inform future planning scheme amendments.	2020-2022

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Table 5 - Regional Planning Program

This work program will deliver sustainable regional planning strategies and land use planning policies that are consistent with State interest requirements and reflect the region's unique growth, development and land use characteristics, whilst managing natural hazards and protecting and conserving the region's natural resources, environment and heritage. This planning helps to create new and better neighbourhoods, land for businesses and centres as well as the infrastructure required to make it work well.

Project	Brief description	Timing
Regional Growth Management Strategy	<p>Council has identified future greenfield growth areas which are either recognised by the Queensland Government's South East Queensland Regional Plan 2017 and planned for in the current planning scheme, or are unplanned and coming under pressure to be developed. This project is investigating and informing:</p> <ul style="list-style-type: none"> ▪ planning and development outcomes for the region's future greenfield growth areas to 2041; ▪ a sequence of planning and development for these future greenfield growth areas; ▪ specific infrastructure outcomes and networks; and ▪ responses to specific key issues where possible. <p><i>Note: the scope of this project is currently under review and subject to change.</i></p>	2019-2022
Urban Areas Employment Lands Investigation	This project is investigating supply and demand for the region's current urban employment lands (excluding centres and retail lands) to identify any implications, and make recommendations to inform future employment land supply delivery and policy directions.	2020-2021
Housing Needs (Choice, Diversity and Affordable Living) Investigation	This project is investigating the region's current and future housing needs to ensure matters such as housing choice diversity and affordable living options are sufficiently planned for and are being delivered in the right locations. The project will identify any implications, and make recommendations to inform future housing supply delivery and policy directions.	2021-2022
Centres and Retail Areas Investigation	This project will investigate supply and demand for the region's current centres and retail lands to identify any implications, and make recommendations to inform future employment land supply delivery and policy directions.	2022-2023

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Table 6 - New Planning Scheme (Review) Program

This work program will investigate, guide and ultimately deliver a new planning scheme for the region. This program is under development.

Project	Brief description	Timing
Planning Scheme 2016 'Current State (S.W.O.T.) Analysis' and 'State Planning Policy (SPP) Policy Readiness/ Gap Assessment'	These projects will engage with the State Government, development industry and key stakeholders to identify and collect feedback on specific planning scheme policy content, operational and technical issues. This project will also be informed by community feedback from the 'Moreton Says' survey and other sources. This work will inform the scoping for a new planning scheme and identify outstanding information and further technical investigations required to meet the current SPP and pass State interest checks, and address stakeholder needs.	2021-2022

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#2 Extracts from outcomes of relevant Council

RESHAPING OUR REGION'S PLANNING

Extracts from the minutes of relevant Council briefings

Numerous Council briefings have been conducted for the purpose of sharing information and providing advice/ views to Council on this matter. In some cases, outcomes from earlier briefings on matters have been superseded by later briefings as more information as come to light. In line with Council's decision-making framework, an extract from the minutes of these briefings, is provided below:

UPDATE ON STRATEGIC PLANNING AND PLACE MAKING PROPOSED 5 YEAR WORK PORTFOLIO (1 July 2020)

The CEO noted the way forward:

- *Acknowledged the investigations/studies to be undertaken in respect of targeted focus areas.*
- *Report to be brought to Council for consideration regarding the proposed amended Planning Scheme framework.*

NEIGHBOURHOOD DEVELOPMENT PROGRAM (26 August 2020)

The CEO noted the way forward:

- *A consultant team have been appointed to commence work on the Neighbourhood Development Program.*
- *Council Briefings will be held in October and November to provide updates to Council.*

PLANNING FOR MY NEIGHBOURHOOD - NEIGHBOURHOOD PLANNING PROGRAM UPDATE NO.1 - DIRECTIONS AND ESTABLISHMENT (13 October 2020)

The CEO noted the way forward:

- *This Council Briefing is the first of two briefings on the matter, with the second to occur prior to the end of the year.*
- *Council noted the neighbourhood planning program as presented and the implications that a neighbourhood plan is not always the best solution to address a planning issue.*
- *Further work will be undertaken by the consultant. Any feedback on the matter is to be provided to Lauren Fishburn and David Hood prior to the next Briefing.*

UPDATE ON BUILDING HEIGHT REVIEW - MEDIUM AND HIGH-RISE REGIONAL POLICY AND DESIGN PRINCIPLES, AND PROPOSED COASTAL AREAS REVIEW (28 October 2020)

The CEO noted the way forward:

- *Increase regulation for built form design.*
- *Short term (18 months) – Planning Scheme Amendment - Council prepares and delivers a planning scheme amendment to provide an 'interim' policy framework that reinforces the intent for building height outcomes as shown on the current Building Height Overlay Map.*
- *Medium term (2-3 years) – Coastal Areas Building Height and Design Review - includes community consultation about building height and coastal design character. This work may inform a further supplementary building height amendment to the current planning scheme and also inform the preparation of the new planning scheme.*
- *Long term (4-5+ years) – New Planning Scheme - Council undertakes a holistic review of the region's building height policy and new policy approaches be explored as part of the preparation of the new planning scheme.*

NEXT GENERATION NEIGHBOURHOOD PRECINCT REVIEW PROJECT UPDATE NO. 1 - ISSUES REVIEW AND WAY FORWARD (17 November 2020)

The CEO noted the way forward:

Council noted the proposed way forward for the short, medium and long term timeframes as presented, with the following points raised.

- *That guidance material (non-statutory) to include Inclusiveness/Disability guidelines.*

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- A panel of specialist local architects to be established to assist in the assessment of development applications.
- Investigation of buffer zones between rural residential and Next Gen zones.

SECONDARY DWELLING REVIEW PROJECT UPDATE NO.1 - ISSUES REVIEW AND WAY FORWARD (17 November 2020)

The CEO noted the way forward:

- Council noted the proposed way forward for the short, medium and long term timeframes as presented. Correction of the interpretation of the definition is proposed for transition from 26 February 2021 and will include a communications plan to inform the industry and community. It was raised that non-compliance would be reserved for issues causing concern.
- A council report to be submitted to the General Meeting for consideration of the way forward to address the correct interpretation.
- A council briefing will be brought to Council to discuss a draft planning scheme amendment package.

PLANNING FOR MY NEIGHBOURHOOD - NEIGHBOURHOOD PLANNING PROGRAM UPDATE NO.2 - DIRECTIONS AND ESTABLISHMENT (1 December 2020)

The CEO noted the way forward:

- Council noted the officers assessment relating to the proposed 2-5 year work program.
- Council noted that an annual review of the program is proposed to ensure the program remains focused on the highest priority areas. Next review will be December 2021.
- Feedback was provided on the assessment and identification of priority areas for neighbourhood planning projects, including:
 - Caboolture / Morayfield Activity Centre to be changed to "high" priority; and
 - A character assessment be undertaken for all of the rural township areas across the region and this be factored into the next area evaluation.
- Council agreed in principal to the first two neighbourhood planning projects being:
 - Kallangur - Dakabin (commencing March 2021); and
 - Caboolture South - Morayfield (commencing June 2021).
- A report will be presented to Council in early 2021 seeking Council resolution of the proposed work program and first two neighbourhood planning projects.
- That a matrix be developed identifying current planning related issues/concerns and what projects are proposed or underway to further investigate these. This is to be presented to Council at a future briefing in early 2021.

MBRC PLANNING SCHEME INVESTIGATION - OFF STREET CAR PARKING (23 February 2021)

The CEO noted the way forward:

- Summary of key issues identified in the off-street car parking rates review recently undertaken include:
 - Existing car parking rates in the region do not reflect user demand;
 - Rates are significantly less than those of other SEQ Councils;
 - Demographic and car ownership trends, and the location of key areas of growth outside of centres and public transport access, further exacerbates this.
- Noted that the review of car parking rates is a complex exercise requiring careful consideration and expert analysis of a number of transport planning variables.
- Noted it would take at least 18 months to see any changes embedded into Council's Planning Scheme.

OUTCOME/S:

- Council to be provided with a comparison car parking rates list from Councils with a similar demographic/ locational and economic characteristic to Moreton Bay (such as Logan and Redland) for Council to review.

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- *A report to be brought to Council to support endorsement of a future planning scheme amendment relating to off-street car parking for specific land use types, and to conduct a comprehensive car parking study examining all land use types.*

UPDATE ON STRATEGIC PLANNING AND PLACE MAKING PROPOSED 5 YEAR WORK PORTFOLIO (9 March 2021)

The CEO noted the way forward:

- *SPPM 5-Year Work Portfolio Mapping tool to be sent to Councillors.*

PLANNING SCHEME (2016) RESET (AMENDMENT) PROGRAM 2021-2022 (9 March 2021)

The CEO noted the way forward:

- *Council officers to meet with the State to discuss Council's plans and way-forward to progress the Planning Scheme amendments:*
 - *Focused Planning Scheme 2016 amendment program in 2021-2022.*
 - *Post 2022 review to check new planning scheme dates.*
- *Each issue - further Council discussion on whether community consultation to be undertaken first, or progressed to State Interest Review.*

OFF-STREET CAR PARKING REVIEW UPDATE NO.2 - ISSUES REVIEW AND WAY FORWARD (23 March 2021)

The CEO noted the way forward:

- *Interim action via a planning scheme amendment that seeks to change parking rates in the Next Generation Neighbourhood, Urban Neighbourhood and (EC) Transitional Precincts as follows:*
- *Multiple Dwelling,*
 - *1 space per 1 bedroom unit,*
 - *1.25 spaces per 2 bedroom unit,*
 - *1.5 spaces per 3 bedroom unit,*
 - *2 spaces per 4 bedroom unit, and*
 - *1 visitor space per 4 units.*
- *Rooming Accommodation (incl. student accommodation),*
 - *1 space per 2 beds, and*
 - *1 space per staff member.*
- *Dwelling House + Dual Occupancy,*
 - *2 spaces per dwelling (one can be in tandem).*
- *A council report be submitted to the General Meeting for consideration of the interim action for parking rates changes as outlined above.*

NEIGHBOURHOOD PLANNING PROGRAM UPDATE NO.3 - PLANNING FOR MY NEIGHBOURHOOD - LAUNCH AND COMMENCEMENT (23 March 2021)

The CEO noted the way forward:

- *Councillors to be distributed work completed last year including the project area boundaries.*
- *The Neighbourhood Planning Program to be mentioned during the Budget adoption meeting and announce the first project to be the Kallangur-Dakabin Neighbourhood Plan.*
- *A council report be submitted to the General Meeting at the first meeting following Budget adoption for consideration of the initial two year Neighbourhood Planning Program and the first two planning projects - Project 1 - Kallangur-Dakabin and Project 2 - Caboolture South - Morayfield.*
- *Project 1 launch date will be 12 July 2021.*
- *A future Council Briefing be held to discuss engagement activities and timeline for Project 2 and agree project launch date.*