



**Proposed Caboolture West Neighbourhood Development Plan (Area)
No.1 S18 Tailored Amendment (and other consequential amendments)**

**DRAFT Background Report - State Interest Response, Consideration of
Submissions and Request for Minister's Approval - August 2021**

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1.0 Purpose

The purpose of this document is to outline all of the supporting information provided to the Minister for consideration as required in the Chief Executive Notice - Neighbourhood Development Plan No.1 (NDP1) of the Caboolture West Local Plan - Proposed amendment to the Moreton Bay Regional Council Planning Scheme (the Notice).

2.0 Council Resolution

Council at its meeting of 18 August 2021 resolved:

Insert Council resolution from 18 August 2021 meeting

3.0 Local Government requests adoption of planning scheme amendment

Step 14 in the Notice outlines the following requirements in order to request the Minister's approval to adopt the proposed planning scheme amendment:

- a) an electronic copy of the amended planning scheme, clearly identifying any change that has been made to the proposed amendment since the State interest review and public consultation
- b) a written consultation report
- c) if any changes have been made to the proposed amendment, the reasons why the local government doesn't consider the proposed amendment to be significantly different from the version for which public consultation has been undertaken.

A response to each requirement is outlined below:

- a) **an electronic copy of the amended planning scheme, clearly identifying any change that has been made to the proposed amendment since the State interest review and public consultation**

An electronic copy of the amended planning scheme, maps and planning scheme policy have been uploaded to the Department's Plan Making Portal.

The proposed changes made to the proposed (original) amendment as a consequence of the State interest review actions and submissions received as part of public consultation, appear as follows:

- **black text with green highlight** for new text added post consultation;
- **red text with green highlight** for text proposed to be deleted as part of the current consultation version which is now to be reinstated;
- ~~green text with strike out~~ for text to be deleted post consultation; and
- ~~green text with strikeout and yellow highlight~~ for proposed new text that is now to be deleted.

Any change contained in the original version of the proposed amendment for State interest review/public consultation, which have not been changed as a consequence of a State interest review action or submission, will continue to appear as follows:

- ~~Red text with strike-through~~ indicates text proposed to be removed
- **Black text with yellow highlight** indicates text to be added

Changes post-public consultation and State interest review are limited to certain sections of the proposed amendment. The following table identifies what sections of the proposed amendment contain further changes and the reason for the change. The proposed further changes as identified in the table below are outlined in detail in Appendix B.

Section/ Map	Proposed change (Y/N)	Nature and reason for change
Part 3 Strategic framework	Y	Minor mapping change - Drafting error
Part 5 - Tables of assessment - section 5.9.3.1 Urban living precinct	N	n/a
Part 5 - Tables of assessment - section 5.9.3.4 Green network precinct	N	n/a
Part 5 - Tables of assessment - section 5.9.3.6 Reconfiguring a lot	N	n/a
Part 5 - Tables of assessment - section 5.9.3.7 Building work	N	n/a
Part 5 - Tables of assessment - section 5.9.3.8 Operational work	N	n/a
Part 7 - Local plans - section 7.2.3 Caboolture West Local Plan	Y	Response to State Interest Review action (refer to Consultation Report - including State Interest and Public Submission Responses - August 2021); Minor terminology correction - Drafting error.
Part 7 - Local plans - section 7.2.3.1 Urban living precinct	N	n/a
Part 7 - Local plans - section 7.2.3.1.1 Next generation sub-precinct	Y	Response to State Interest Review action (refer to Consultation Report - including State Interest and Public Submission Responses - August 2021); Administrative change - Drafting error.
Part 7 - Local plans - section 7.2.3.1.2 Local centre sub-precinct	Y	Administrative change - Drafting error.
Part 7 - Local plans - section 7.2.3.6 Interim uses code	N	n/a
Part 7 - Local plans - section 7.2.3.7 Reconfiguring a lot code	N	n/a
Part 7 - Local plans - section 7.2.3.7.1 Reconfiguring a lot code – Urban living precinct	Y	Response to State interest review advice (refer to Consultation Report - including State Interest and Public Submission Responses - August 2021); Minor terminology correction - Drafting error.

Section/ Map	Proposed change (Y/N)	Nature and reason for change
Part 7 - Local plans - section 7.2.3.7.4 Reconfiguring a lot code – Green network precinct	N	n/a
Part 9 - Development codes - section 9.3.1 Dwelling house code	Y	Response to State interest review action and public submissions (refer to Consultation Report - including State Interest and Public Submission Responses - August 2021)
Schedule 2 - Mapping - Overlay map - Building heights	N	n/a
Schedule 2 - Mapping - Overlay map - Environmental areas	Y	Response to State interest review action (refer to Consultation Report - including State Interest and Public Submission Responses - August 2021)
Schedule 2 - Mapping - Caboolture West Local Plan Map	N	n/a
Schedule 2 - Mapping - Caboolture West Neighbourhood Development Plan 1	N	n/a
Schedule 2 - Mapping - Zoning Map	N	n/a

b) A written consultation report

In accordance with Step 5 c) of the Notice and the specific actions set out therein, public consultation on the proposed amendments to the planning scheme was undertaken from 27 April 2021 to 25 May 2021. Refer to Appendix A for a copy of the public notice published in the Courier Mail, on Council's website and placed in an obvious place in Moreton Bay Regional Council's Caboolture, Strathpine and Redcliffe Customer Service Centres. Refer to the Consultation Report for the consultation activities undertaken in line with the Communications Strategy described in Part B, Section 4.3 of the Notice.

During the consultation period a total of 49 submissions were received, including five (5) not properly made (late) submissions, all of which have been considered on their merits.

In accordance with Steps 6-11 of the Notice, consideration has been given to the State interest review response and all properly made submissions, with changes made to the proposed amendment accordingly (ensuring these still meet relevant State interests). The Consultation Report summarises matters raised in submissions and details proposed responses, as well as highlighting how the State interest review response has been addressed. Written notification has also been provided to submitters, outlining the response to matters raised in their submission in line with Step 9.

A copy of this report has been uploaded to the Department's Plan Making Portal.

c) if any changes have been made to the proposed amendment, the reasons why the local government doesn't consider the proposed amendment to be significantly different from the version for which public consultation has been undertaken.

Section 5.3 of the Notice states that if Council changes the proposed amendment and the changes result in the proposed amendment being 'significantly different' (having regard to Schedule 2 of the Minister's Guidelines and Rules (MGR)) to the version released for public consultation, and public consultation has started or been completed, the Local Government must restart or repeat the public consultation required for the proposed amendment with the changes made. Section 5.4 and 5.5 of the Notice outline the process for re-consultation, if required.

The following provides an assessment into whether the proposed changes to provisions in the Dwelling house code (relating to site cover and the rear setback) are considered 'significantly different' from the proposed amendment that was subject to public consultation.

Schedule 2 of the MGR sets out requirements to make this determination, and states that (underline for emphasis):

'In considering whether the proposed instrument or amendment is significantly different, consideration must be given to the change in terms of its intent, extent and effect on both the land use outcomes as well as assessment requirements on individuals, and if the change has affected or altered any of the following -

- a) a material planning issue, such as a policy position;*
- b) a significant proportion of the area or landowners covered by the proposed planning instrument;*
- c) a matter which is of public interest;*
- d) level of assessment;*
- e) the proposed instrument or proposed amendment, so that it is quite different to the version which was released for public consultation; or*
- f) any other matter the local government considers relevant.'*

The following provides an assessment against the above items to explain why the changes to the proposed amendment are not considered 'significantly different'.

For the purpose of this assessment, reference to the following terms are as described below:

- Proposed amendment - refers to the amendment version that was publicly notified
- Proposed changes - changes to the post-consultation version of the amendment

Consideration to the change in terms of its intent, extent and effect on both the land use outcomes as well as assessment requirements on individuals

The proposed amendment (released for public consultation) contained changes to site cover and car parking requirements in the Dwelling house code.

The proposed changes are in response to submissions and related actions arising from the State Interest review response. The latter specifically called for revision of the requirement for a maximum 50% site cover "*to provide alternative and more contemporary approach*".

The intent, extent and effect of the 'proposed changes' align with the proposed amendment. The shift from a maximum 50% site cover to 60% (with inclusion of a 5 metre rear setback for lots with a frontage of 9.5 metres or greater) is not considered to be materially different to what was publicly notified. This is not considered to be 'quite different' to the version which was released for public consultation.

The intention to reduce site cover from the current range (between 60%-75% to 50%) is still the same, and the resultant open space that can be achieved around buildings is relatively similar to the proposed change, (e.g. if site cover was maximised at 50% and setbacks minimised on a 10 x 25m lot and a 10 x 28m lot, the resultant private open space at the rear would be between 50 and 70m², as compared to 50m² achieved by a 5 metre rear setback on these sized lots).

Inclusion of a 5 metre rear setback (for lots with a frontage of 9.5 metres or greater) provides greater transparency as to the outcomes sought in originally introducing a 50% maximum site cover, and to better direct where private open space is best concentrated on a lot. When applied, the proposed changes will provide an improved performance-based policy foundation to deliver more useable, functional and attractive private open space areas that meet the currently stated outcomes, and those of the proposed amendment. The proposed response is clear and unambiguous in effect and represents an '*alternative*' and '*more contemporary*' approach than a blanket maximum 50% site cover.

As part of the proposed changes, consequential adjustments will be made to relevant Overall Outcomes and Performance Outcomes relating to setbacks and site cover for NDP1. These changes seek to clarify and reinforce existing policy sought by the Dwelling house code, and do not depart from the intention for Dwelling houses to have access to attractive, useable and functional private open space.

It is noted the above figures of '60%' and '5 metres' will exist as '*Requirements for accepted development*' (RADs) or '*Examples that achieve aspects of the Performance Outcomes*' in the assessable development table of the Dwelling house code. As such, these figures may be subject to alternative 'site based' performance based solutions as part of future development applications.

Against this aspect, the proposed changes are not considered 'significantly different'.

If the change has affected or altered:

- a) a material planning issue, such as a policy position:** In response to observed development outcomes in the region, the proposed change to amend maximum site cover in the Dwelling house code to 50% for NDP1 sought to reinforce and clarify existing planning scheme policy focussed on delivering useable, functional and attractive private open space around dwelling houses. Current planning scheme requirements supporting site coverages upwards of 60-75% are not achieving these planning outcomes. The proposed changes (to site cover and rear setback) do not alter or affect a policy position, but seeks to reinforce and clarify the policy position of the proposed amendment.

The current policy supporting site cover and rear setbacks is articulated in the overall outcomes and performance outcomes of the Dwelling house code. Current policy, amongst other things, requires that dwelling houses are provided with access to useable and functional private open space.

Neither the proposed amendment or proposed changes seek to alter or affect this, only to reinforce it, and in the case of the proposed changes, to clarify it.

Following submission review and the State interest review response, the proposed changes seek to further refine the site cover reduction, informed by design analysis, to an outcome that seeks to clarify and better direct where and how the open space around a dwelling house is provided.

Against this aspect, the proposed changes are not considered 'significantly different'.

- b) a significant proportion of the area or landowners covered by the proposed planning instrument:** The proposed changes to site cover and rear setback requirements relate to landowners in Caboolture West, and particularly NDP1 at this time. However, as noted above

proposed changes seek to reinforce and clarify current policy already in the Dwelling house code. The proposed changes do not affect or alter the NDP1 area or landowners any more than the effect of the proposed amendment.

Against this aspect, the proposed changes are not considered 'significantly different'.

- c) **a matter which is of public interest:** Both the proposed amendment and subsequent proposed changes to site cover and rear setback requirements have both sought to reinforce and clarify current policy in relation to establishing a high level of residential amenity, privacy and safety to residents, adjoining neighbours and the wider community. This includes providing adequate space around dwelling houses for current and future residents to support the use and enjoyment of useable and functional private open space.

The proposed changes when compared with the proposed amendment do not affect or alter a matter of public interest, instead they provide greater transparency with regard to supporting the policy intent associated with the siting and scale of dwelling houses.

Against this aspect, the proposed changes are not considered 'significantly different'.

- d) **level of assessment:** The proposed change does not alter any levels of assessment.

Against this aspect, the proposed changes are not considered 'significantly different'.

- e) **the proposed instrument or proposed amendment, so that it is quite different to the version which was released for public consultation:** The proposed changes are not considered to be 'quite different' to the version which was released for public consultation.

The shift from a maximum 50% site cover to 60% (with inclusion of a 5 metre rear setback for lots with a frontage of 9.5 metres or greater) is not considered to be materially different to what was publicly notified. Importantly, the policy intent in the overall outcomes and performance outcomes of the Dwelling house code remains consistent. The proposed changes are considered to reinforce the original intent more transparently and articulate the intended outcome more clearly.

The intention to reduce site cover from the current range (between 60%-75% to 50%) is still the same and based on design analysis, the resultant open space that can be achieved around buildings is relatively similar to the proposed change. For example, if site cover was maximised at 50% and setbacks minimised on a 10 x 25m lot and a 10 x 28m lot, the resultant private open space at the rear would be between 50 and 70m², as compared to 50m² achieved by a 5 metre rear setback on these same sized lots.

Inclusion of a 5 metre rear setback (for lots with a frontage of 9.5 metres or greater) provides greater transparency as to the outcomes sought in proposing a 50% maximum site cover, and to better direct where private open space is best concentrated on a lot. When applied, the proposed changes will provide an improved performance-based policy foundation to deliver more useable, functional and attractive private open space areas that meet the currently stated outcomes, and those of the proposed amendment. The proposed response is clear and unambiguous in effect and represents an '*alternative*' and '*more contemporary*' approach than a blanket maximum 50% site cover.

As part of the proposed changes, consequential adjustments will be made to relevant Overall Outcomes and Performance Outcomes relating to setbacks and site cover for NDP1. These changes seek to clarify and reinforce existing policy and outcomes sought by the Dwelling house code to deliver attractive, useable and functional private open space. These are not considered to be 'quite different' given that the proposed changes:

- are concerned with clearly defining what comprises “*attractive and useable private open space areas*” (refer Overall Outcome 2 j. of the current Dwelling house code);
- quantify the extent of “*private open space areas that are of a size and shape that are useable and functional*” in the context of the NDP1 area (refer Performance Outcome - Setbacks PO3 g. of the current Dwelling house code);
- clearly establish a standard for “*open areas around buildings for useable and functional private open space*” in the context of the NDP1 area (refer Performance Outcome - Site cover PO4 a. of the current Dwelling house code); and
- build upon and more comprehensively articulate the purpose for increased space around dwelling houses i.e. mitigate impacts on privacy, amenity, access to direct natural light and natural breezes, ventilation, opportunities for deep planting and space for utility functions.

The proposed changes refine the proposed amendment, albeit to achieve the same intended outcome in a more clear, transparent and open manner. The proposed changes introduce certainty for the development industry and community around the intended outcomes and set a standard for location and extent of private open space areas.

Against this aspect, the proposed changes are not considered ‘significantly different’.

- f) any other matter the local government considers relevant:** Understanding the ‘driver’ for including an adjustment to site cover in the proposed amendment is considered to be a relevant consideration for this assessment. The proposed site coverage of 50% was intended to mitigate the impacts of larger building footprints on smaller lots at, or above, maximum site cover in a greenfield context. These larger building footprints directly limit open space around buildings and typically share close proximity to adjoining dwellings. In addition to overall privacy and amenity impacts; these building footprints have been found to limit penetration of natural light and breezes/ventilation into dwellings, opportunities for tree (deep) plantings and natural shade around dwellings, the availability of on-site useable private open space/ outdoor recreation opportunities, and space for domestic utility functions such as clothes drying.

NDP1 presents a significant future growth area where existing planning scheme requirements supported achieving a site cover of 60-75%, with the highest site coverage (i.e. 70-75%) on the smallest lots. An outcome like this does not support existing policy in the planning scheme seeking attractive, useable and functional private open space areas for dwelling houses. The proposed amendment sought to address this with a blanket maximum 50% site cover. In response to feedback, the proposed site coverage of 50% has since been ‘refined’ to present a requirement with the same intent and effect, however with greater clarity and transparency on the intended outcome (maximum 60% site cover and 5 metre rear setback).

Given this context, the proposed change is not considered ‘significantly different’.

Appendix A - Public consultation notice

PUBLIC NOTICE

Proposed Moreton Bay Regional Council Planning Scheme Amendment - Caboolture West Local Plan Neighbourhood Development Plan Area No.1

In accordance with the requirements of the Chief Executive's Notice dated 11 March 2021 given under section 18(3) of the Planning Act 2016, Moreton Bay Regional Council provides notice of public consultation on "Proposed Moreton Bay Regional Council Planning Scheme Amendment - Caboolture West Local Plan Neighbourhood Development Plan Area No.1" that supports the Moreton Bay Regional Council Planning Scheme Version 4, effective from 29 January 2020.

The proposed amendments relate to parts of Upper Caboolture otherwise contained in Neighbourhood Development Plan Area No.1 (NDP1) of the Caboolture West local plan area.

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

Public Consultation Period

The consultation period for "Proposed Moreton Bay Regional Council Planning Scheme Amendment - Caboolture West Local Plan Neighbourhood Development Plan Area No.1", is from **27 April 2021 to 25 May 2021**. During the consultation period, any person can view and download the relevant sections of the Planning Scheme (with the proposed amendments clearly identified) on Council's website at yoursay.moretonbay.qld.gov.au/caboolture-west-ndp1. Viewing and purchasing a copy of those same documents can also be done at:

- Customer Service Centre at 220 Gympie Rd, Strathpine.
- Customer Service Centre at 2 Hasking St, Caboolture; and
- Customer Service Centre at 1 Irene Street, Redcliffe

Submissions

Any person may make a submission about any aspect of the "Proposed Moreton Bay Regional Council Planning Scheme Amendment - Caboolture West Local Plan Neighbourhood Development Plan Area No.1".

A properly made submission must:

- be in writing (including if by electronic means);
- include the full name and residential or business address of each person making the submission;
- state a postal or electronic address for service of a response to the submission;
- be signed by each person making the submission (unless made electronically);
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds;
- be made to Moreton Bay Regional Council;
- be received by Council on or before **25 May 2021**.

Submissions can be lodged:

- online at yoursay.moretonbay.qld.gov.au/caboolture-west-ndp1
- by email to mbrc@moretonbay.qld.gov.au
- by post to PO Box 159 Caboolture Qld 4510
- in person at any of Council's Customer Service Centres at 220 Gympie Road, Strathpine and 2 Hasking Street, Caboolture or 1 Irene Street, Redcliffe.


While background material and other supporting documents form part of the material made available for inspection and purchase, it is the responsibility of each person to satisfy themselves as to the effect of the proposed amendment on their interests.

Enquiries

For enquiries about "Proposed Moreton Bay Regional Council Planning Scheme Amendment - Caboolture West Local Plan Neighbourhood Development Plan Area No.1":

- visit Council's website yoursay.moretonbay.qld.gov.au/caboolture-west-ndp1
- phone (07) 3205 0555
- email mbrc@moretonbay.qld.gov.au

Greg Chemello
Chief Executive Officer
Moreton Bay Regional Council



Appendix B - Further proposed changes post State interest review and public consultation period

The below table identifies the changes to the proposed amendment that have occurred post State interest review and the public consultation period.

These changes have been in response to:

- State interest review actions;
- State interest review advice;
- Public submissions received during the public consultation period; and
- The identification of drafting errors that are of a minor, administrative and/ or editorial nature.

Please refer to the documents that have been uploaded to the Department's Planning Portal for further information on each of these proposed changes.

Table 1: Changes in response to State interest review actions					
Section	Summary of issue	State interest review and consultation version	Proposed change (Minister's consideration version)	Significantly different (Y/N)	State interest (Y/N)
9.3.1 Dwelling house code	<p>Dwelling house site cover</p> <p>Revise the requirement for a maximum 50% site cover for dwelling houses in the proposed amendment to provide alternative and more contemporary approaches to achieve council's aspirations for improved built form and urban design outcomes.</p> <p>To provide an alternative and more contemporary approach for improved</p>	Sought to amend maximum site cover for Dwelling houses to 50% for Neighbourhood Development Plan No.1 (NDP1).	<p>Amended to revise advertised maximum site cover from 50% to 60% and include a 5-metre rear setback for lots with a frontage of 9.5 metres or greater, to replace the current rear setback requirement (which currently reflects the Queensland Development Code for all lots).</p> <p>Minor consequential changes to the corresponding performance outcomes and overall outcomes have also occurred to provide clarity to these changes.</p> <p>Please refer to the Consultation Report and section 9.3.1 Dwelling house code of the "<i>For Minister's Consideration</i>" version of the proposed amendment on the Department's Planning Portal.</p>	N	Y

Table 1: Changes in response to State interest review actions

Section	Summary of issue	State interest review and consultation version	Proposed change (Minister's consideration version)	Significantly different (Y/N)	State interest (Y/N)
	built form and urban design outcomes.				
7.2.3.1.1 Next generation sub-precinct	Retain overall outcomes relating to net residential density in the Urban living precinct - Next generation sub-precinct code to provide for the diversity of housing expected in a newly emerging community.	<p>Sought to remove overall outcomes relating to net residential density to align with region-wide established density policy.</p> <p>Provision as it appeared:</p> <p>g. Residential dwelling mix in a Next generation sub-precinct is aimed at achieving a minimum net density of 20 dwellings per hectare.</p> <div> <p>Note—Notwithstanding the target net residential density for the Next generation sub-precinct, it is acknowledged that early years of the development (i.e. 1st five years) of the Caboolture West local plan area are likely to commence with a predominance of detached lots in the 15 to 20 dwellings per hectare density range.</p> </div> <div> <p>Note—Net residential density refers to the density of development of an area which includes land for local streets, local Parks⁽⁵⁷⁾⁽⁵³⁾ and developable land i.e. Before development occurs. Council's density calculations for the Caboolture West Local Plan assume that 70% of an area is developable and that 30% of the area is taken up by local streets and Parks⁽⁵⁷⁾.</p> </div> <div> <p>Note—Refer to Planning scheme policy—Neighbourhood design for density calculation.</p> </div> <p>h. Development within 400m walking distance of a local centre sub-precinct must include a mix of low-rise apartments, row houses and</p>	<div> <p>Note - Net residential density refers to the density of development of an area which includes land for local streets, local Parks⁽⁵⁷⁾⁽⁵³⁾ and developable land i.e. Before development occurs. Council's density calculations for the Caboolture West Local Plan assume that 70% of an area is developable and that 30% of the area is taken up by local streets and Parks⁽⁵⁷⁾.</p> </div> <p>Amended to retain overall outcomes relating to net residential density in the Urban living precinct - Next generation sub-precinct code to provide for the diversity of housing expected in a newly emerging community.</p> <p>Provision as proposed:</p> <p>g. Residential dwelling mix in a Next generation sub-precinct is aimed at achieving a minimum net density of 20 dwellings per hectare</p> <div> <p>Note - Notwithstanding the target net residential density for the Next generation sub-precinct, it is acknowledged that early years of the development (i.e. 1st five years) of the Caboolture West local plan area are likely to commence with a predominance of detached lots in the 15 to 20 dwellings per hectare density range.</p> </div> <div> <p>Note - Refer to Planning scheme policy - Neighbourhood design for density calculation.</p> </div>	N	Y

Table 1: Changes in response to State interest review actions

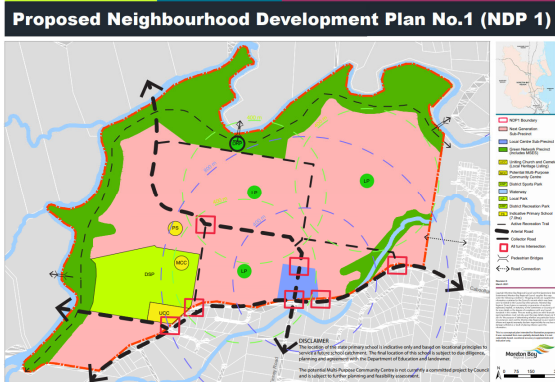
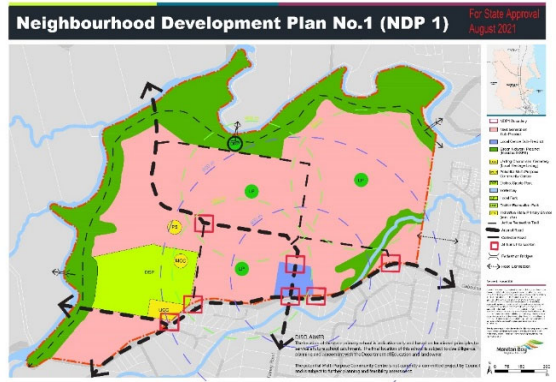
Section	Summary of issue	State interest review and consultation version	Proposed change (Minister's consideration version)	Significantly different (Y/N)	State interest (Y/N)
		plexes to achieve a minimum net density of 30 dwellings per hectare.	n. Development within 400m walking distance of a local centre sub-precinct must include a mix of low rise apartments, row houses and plexes to achieve a minimum net density of 30 dwellings per hectare		
7.2.3 Caboolture West Local Plan	Indicative State Primary School: Figure 7.2.3.7 (Neighbourhood Development Plan No.1 (NDP1)) should be clearer in standards of service regarding the 'Indicative Primary School'.	Sought to identify a "Indicative Primary School (7.0ha)" on Figure 7.2.3.9 Proposed Neighbourhood Development Plan No.1 (NDP1).  Please refer to Section 7.2.3 (Figure 7.2.3.9) of the "State interest review and public consultation" version of the proposed amendment on the Department's Planning Portal.	Amended to correctly identify the school as an "Indicative State Primary School (min. 7ha)" to enable efficient land use and infrastructure planning to be undertaken by private industry, council and the State government.  Please refer to the Section 7.2.3 (Figure 7.2.3.9) of the "For Minister's Consideration" version of the proposed amendment on the Department's Planning Portal.	N	Y
Overlay map - Environmental areas	Matters of State Environmental Significance: The proposed Overlay map - Environmental areas uses outdated MSES mapping.	Sought to identify Matters of State Environmental Significance in NDP1 on Overlay map - Environmental areas.	Amended to identify correct and current Matters of State Environmental Significance in NDP1 Overlay map - Environmental areas.	N	Y

Table 1: Changes in response to State interest review actions

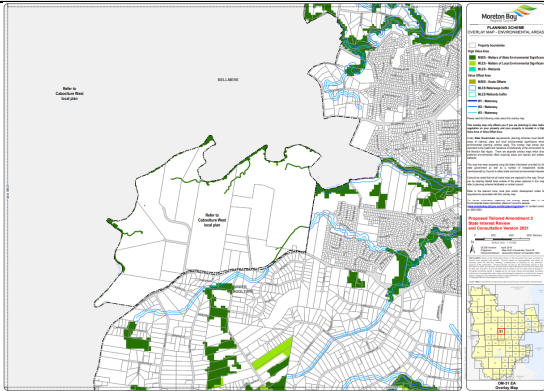
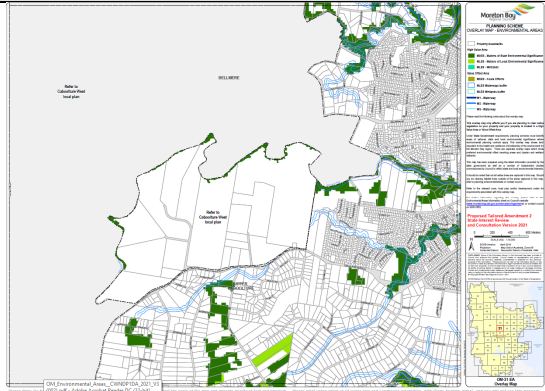
Section	Summary of issue	State interest review and consultation version	Proposed change (Minister's consideration version)	Significantly different (Y/N)	State interest (Y/N)
		 <p>Please refer to Overlay map - Environmental areas of the “<i>State interest review and public consultation</i>” version of the proposed amendment on the Department’s Planning Portal.</p>	 <p>Please refer to Overlay map - Environmental areas of the “<i>For Minister's Consideration</i>” version of the proposed amendment on the Department’s Planning Portal.</p>		

Table 2: Changes in response to State Interest Review advice

Section	Summary of issue	State interest review and consultation version	Proposed change (Minister's consideration version)	Significantly different (Y/N)	State interest (Y/N)
7.2.3.7 Reconfiguring a lot code - Urban living precinct	Northern Pipeline Interconnector: The Northern Pipeline Interconnector (NPI) is located to and east of Neighbourhood Development Plan No.1 (NDP1). Development associated with NDP1 will need to cross the NPI alignment. The performance outcome focuses on the protection of the bulk water supply line. It is recommended a note be added to the PO to advise developers and community of the necessary approvals under the Water Supply Act.	<p>No change proposed.</p> <p>P072 P075</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>Amend performance outcome to add a new note that provides clarification regarding the necessary approvals under the Water Supply Act 2008.</p> <p>P072 P075</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p> <p>Note - Where works are proposed in proximity to bulk water supply infrastructure, necessary consents under section 192 of the <i>Water Supply (Safety and Reliability) Act 2008</i> will be required.</p>	N	Y

Table 3: Changes in response to public submissions received

Section	Summary of issue	State interest review and consultation version	Proposed change (Minister's consideration version)	Significantly different (Y/N)	State interest (Y/N)										
9.3.1 Dwelling house code	Dwelling house site cover: Concern that the proposed amendments to site cover for Dwelling houses requirements will impact housing diversity and affordability.	Sought to amend maximum site cover for Dwelling houses to 50% for Neighbourhood Development Plan No.1 (NDP1).	<p>This is the same response to the State interest review action.</p> <p>Amended to revise advertised maximum site cover from 50% to 60% and include a 5-metre rear setback for lots with a frontage of 9.5 metres or greater, to replace the current rear setback requirement (which currently reflects the Queensland Development Code for all lots).</p> <p>Minor consequential changes to the corresponding performance outcomes and overall outcomes have also occurred to provide clarity to these changes.</p> <p>Please refer to the Consultation Report and section 9.3.1 Dwelling house code of the “<i>For Minister’s Consideration</i>” version of the proposed amendment on the Department’s Planning Portal.</p>	N	Y										
9.3.1 Dwelling house code	Car parking requirements: Concern that the proposed amendments to the car parking for Dwelling houses requirements will impact housing diversity and affordability.	<p>Sought to amend car parking requirements to require a minimum of 2 off-street car parking spaces per Dwelling in the Caboolture West local plan - Urban living precinct - Next generation sub-precinct.</p> <p>Provision as it appeared:</p> <table><tr><th>Location</th><th>Minimum number of car spaces to be provided</th></tr><tr><td>Caboolture West local plan code:</td><td>2 per Dwelling house⁽²²⁾</td></tr><tr><td>• Urban living precinct - Next</td><td></td></tr></table>	Location	Minimum number of car spaces to be provided	Caboolture West local plan code:	2 per Dwelling house ⁽²²⁾	• Urban living precinct - Next		<p>Amend to allow the 2 car parking spaces to be provided in a tandem arrangement, consistent with those in the Queensland Development Code.</p> <p>The RAD and Example have been amended to provide an additional note to acknowledge a 2nd space may be provided in tandem.</p> <p>Provision as proposed:</p> <table><tr><th>Location</th><th>Minimum number of car spaces to be provided</th></tr><tr><td></td><td></td></tr></table>	Location	Minimum number of car spaces to be provided				
Location	Minimum number of car spaces to be provided														
Caboolture West local plan code:	2 per Dwelling house ⁽²²⁾														
• Urban living precinct - Next															
Location	Minimum number of car spaces to be provided														

Table 3: Changes in response to public submissions received

Section	Summary of issue	State interest review and consultation version	Proposed change (Minister's consideration version)	Significantly different (Y/N)	State interest (Y/N)
		<div>generation sub-precinct</div> <div>Note - Does not include the parking of Heavy Vehicles or Heavy Machinery.</div> <div>Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A8 and par MP1.2, A8. Non-compliance with this provision for a Dwelling house⁽²²⁾ requires a concurrence agency response from Council.</div> <div>Note - The provision of the third parking space may be provided in tandem on site.</div>	<div> Caboolture West local plan code: <div> 2 per Dwelling house⁽²²⁾ </div> <ul style="list-style-type: none"> Urban living precinct - Next generation sub-precinct </div> <div>Note - Does not include the parking of Heavy Vehicles or Heavy Machinery.</div> <div>Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A8 and par MP1.2, A8. Non-compliance with this provision for a Dwelling house⁽²²⁾ requires a concurrence agency response from Council.</div> <div>Note - The provision of the third parking space may be provided in tandem on site.</div> <div>Note - For the Caboolture West local plan - Urban living precinct - Next generation sub-precinct, the provision of a second parking space may be provided in tandem on site.</div>		

Table 4: Minor, administrative and editorial changes

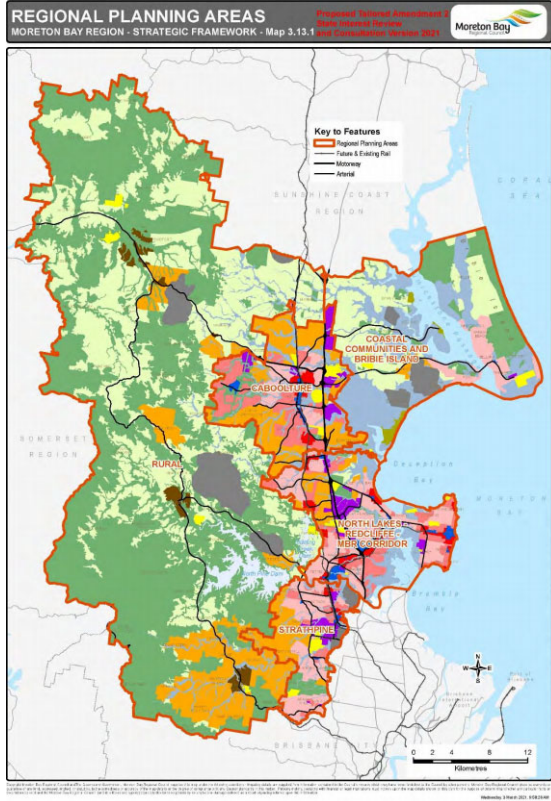
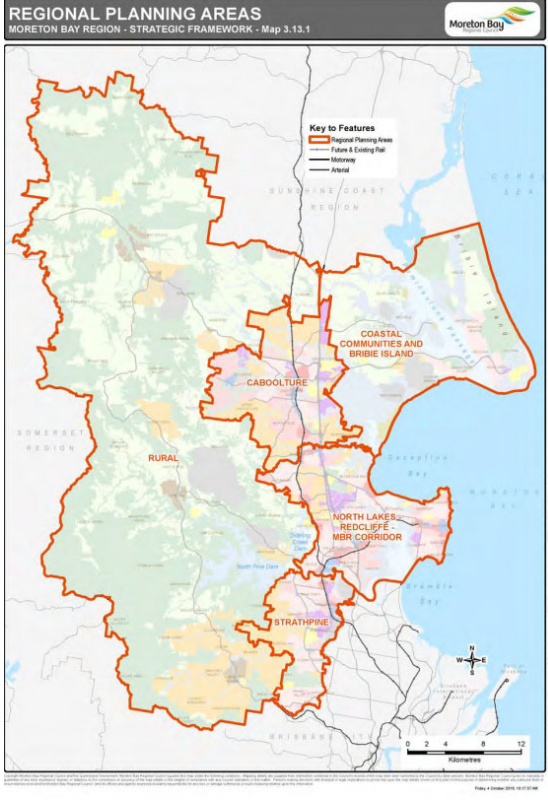
Section	Summary of issue	State interest review and consultation version	Proposed change (Minister's consideration version)	Significantly different (Y/N)	State interest (Y/N)
3 Strategic framework	Map 3.13.1 Regional Planning Areas: Masking layer was inadvertently removed for the consultation version.	Sought to amend place type boundaries for Neighbourhood Development Plan No.1 (NDP1) to align with precinct boundaries. Map as appeared: 	Amend map to reinstate masking layer. No other changes have occurred to this map. Map as proposed: 	N	N
7.2.3 Caboolture	Editor's note: 'Principal' in Principal Regional Activity	Sought to reflect updated terminology change as per ShapingSEQ 2017.	Amend to reinstate 'Principal' to align with updated terminology as per Shaping SEQ 2017.	N	Y

Table 4: Minor, administrative and editorial changes					
Section	Summary of issue	State interest review and consultation version	Proposed change (Minister's consideration version)	Significantly different (Y/N)	State interest (Y/N)
West Local Plan	Centre was inadvertently removed for consultation version.	Provision as appeared: <i>Editor's note - Context</i> The Caboolture West local plan area forms part of the Caboolture planning area (SF Map 3.13.2) within the Moreton Bay Region. It adjoins the existing urban footprint approximately 5km west of the Caboolture-Morayfield Principal Regional Activity Centre (PRAC), and is bounded by the D'Aguilar Highway to the north, Caboolture River Road to the south and low hills to the west of Old North Road. The local plan area has a total land area of approximately 3,480 hectares.	Provision as proposed: <i>Editor's note - Context</i> The Caboolture West local plan area forms part of the Caboolture planning area (SF Map 3.13.2) within the Moreton Bay Region. It adjoins the existing urban footprint approximately 5km west of the Caboolture-Morayfield Principal Regional Activity Centre (PRAC), and is bounded by the D'Aguilar Highway to the north, Caboolture River Road to the south and low hills to the west of Old North Road. The local plan area has a total land area of approximately 3,480 hectares.		
Part 7 - Local plans - section 7.2.3.1.2 Local centre sub-precinct	Administrative error: Guidance content regarding the relevant assessment criteria has been inadvertently duplicated in the wrong location.	Wording after PO/RAD table and before Part C has been duplicated in error. Wording as follows: Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a sub-precinct, the assessment benchmarks are set out in Part D, Table 7.2.3.1.2.1 Local centre sub-precinct as well as the relevant purpose statement and overall outcomes of this code. Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.	Remove the following wording where it appears after PO/RAD table and before Part C. The same wording as it appears under Part D is to remain unchanged: Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a sub-precinct, the assessment benchmarks are set out in Part D, Table 7.2.3.1.2.1 Local centre sub-precinct as well as the relevant purpose statement and overall outcomes of this code. Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.	N	N
Throughout amendment	Grammatical: A small number of grammatical errors that appeared throughout the consultation version have been amended. Numbering: Numbering of provisions and tables to accurately reflect additions and deletions has been updated throughout accordingly.			N	N

End.