



# Consultation Report

September 2021

Local Government Infrastructure Plan (LGIP)  
Interim Amendment No.1

# Proposed Local Government Infrastructure Plan (LGIP) Interim Amendment No.1



## Introduction

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This report has been prepared by Moreton Bay Regional Council (MBRC) for the proposed amendment to the Moreton Bay Regional Council Planning Scheme for the proposed Local Government Infrastructure Plan (LGIP) Interim Amendment No.1, in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules (MGR). The purpose of this report is to provide a summary of the issues raised in the properly made submissions during the public consultation period and outline how Council has responded to issues raised.

## Background

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The current Moreton Bay Regional Council Planning Scheme (Planning Scheme) commenced on 1 February 2016. Since its commencement, a number of amendments have been adopted and taken effect to maintain a responsive and contemporary planning framework for the Moreton Bay region. The current LGIP was adopted in June 2017, as part of an amendment to the Planning Scheme and became effective from 3 July 2017.

On 26 May 2021, Council resolved to prepare an interim amendment to the Planning Scheme under the *Planning Act 2016* for the proposed LGIP Interim Amendment No.1. The proposed amendment seeks to update the LGIP with the most recent trunk infrastructure network planning and reflect Council's on-going commitment to respond to growth and changing demand for trunk infrastructure in the region. This includes amending all associated planning assumption tables, Schedules of Works (SOW) and plans for trunk infrastructure (PFTI) mapping to reflect these updates. The proposed amendment will provide clarity and a contemporary basis for decision making for Council, landowners and developers in relation to the intended delivery of trunk infrastructure.

The purpose and general effect of this amendment is to:

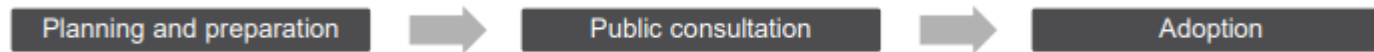
- a) align trunk infrastructure network planning for the transport, stormwater, public parks and land for community facilities networks across the region with updated demand figures (adopted planning assumptions for population and employment growth);
- b) identify additional trunk infrastructure needs;
- c) reflect the latest development standards and costings;
- d) introduce minor changes to the Desired Standards of Service (DSS) across the infrastructure networks; and
- e) meet the State Government's template for LGIPs.

At the Council General Meeting held on 24 November 2021, Council resolved to adopt and commence the proposed amendment, taking effect on 7 December 2021, as part of a new version 6 of the Planning Scheme.

## Summary of Amendment Process

### LGIP Interim Amendment

To make a LGIP interim amendment, Council must follow the process outlined under the *Planning Act 2016* and the Minister's Guidelines and Rules. This involves 3 key steps as illustrated in Figure 1 below.



### **Public Consultation**

In accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules, Council was required to:

1. Publish a public notice/s about the proposal to make a LGIP interim amendment as prescribed in the *Planning Act 2016*, Schedule 2, definition of public notice, paragraph (b) and Schedule 4 of the Minister's Guidelines and Rules.
2. Keep the instruments available for inspection and purchase for a period (the consultation period) stated in the public notice of at least 15 business days after the day the public notices were published in a newspaper circulating in the local government area and on the local government website.
3. Ensure that the public notices stated that any person may make a submission about the proposed LGIP interim amendment to the Local Government within the consultation period.

Council undertook public consultation on the proposed LGIP interim amendment from 26 July to 20 August 2021 (inclusive).

### Consultation Activities

In accordance with the Communication and Engagement Plan prepared by Council, a number of region wide engagement methods were utilised prior and during the consultation period to ensure that all stakeholders were properly informed. These are listed in the table below:

Consultation Activities	Date	Audience
"Placeholder" content reflecting Council's decision to progress the interim LGIP amendment published on the Your Say page. This included: <ul style="list-style-type: none"> <li>- Ability for users to register interest in the project.</li> <li>- Identify that community input will be invited during the public consultation period.</li> <li>- Explanation on LGIP and amendment process</li> <li>- Contact details for more information</li> </ul>	26 May 2021	All external stakeholders
Letter emailed to development industry bodies with attached information sheet	20 July 2021 (delivered prior to first day of consultation period)	Development industry bodies - Urban Development Institute of Australia (UDIA), Property

		Council of Australia (PCA), Housing Industry Association (HIA)
<p>Information on the following was made available for external stakeholders making enquiries through Council's call centre:</p> <ul style="list-style-type: none"> <li>- Explanation of the LGIP process at a high level</li> <li>- Explanation of consultation period dates</li> <li>- Description of how to make a properly made submission using the online portal or other submission options</li> <li>- Explanation on how to find more information on the LGIP amendment</li> </ul>	20 July 2021 (delivered prior to first day of consultation period)	All external stakeholders
<p>"Your Say" page with accompanying submission form published on the website. This also included the publication of the following content and material:</p> <ul style="list-style-type: none"> <li>- Explanation of LGIP and amendment process</li> <li>- Digital copies of LGIP documents - Part 4, Schedule 3, Extrinsic Materials, SOW model, PFTI maps, Completed Review Checklist)</li> <li>- Invite submissions during consultation period</li> <li>- Description on how to make a proper submission - using online portal or other submission options</li> </ul>	23 July 2021	All external stakeholders
<p>Physical display of material made available in council offices at Caboolture, Strathpine and Redcliffe:</p> <ul style="list-style-type: none"> <li>- Copy of public notice</li> <li>- Accompanying explanatory poster (with QR code)</li> <li>- Printed copies of LGIP documents</li> </ul>	23 July 2021	All external stakeholders
Public notice published in Courier Mail Classifieds section and MBRC website	24 July 2021	All external stakeholders
<p>Content published in PD News including information on:</p> <ul style="list-style-type: none"> <li>- Explanation of LGIP and amendment process</li> <li>- Invite submissions during consultation period</li> <li>- Explanation on how to find more information on the LGIP amendment</li> </ul>	12 August 2021	Development industry and other community members with interest in development
Industry briefings	11 & 16 August 2021	Urban Development Institute of Australia (UDIA), Property Council of Australia (PCA), Housing Industry Association (HIA)

### Submissions received

During consultation nine (9) submissions were received on the proposed LGIP interim amendment. All submissions were properly made.

### **Submission Review Process**

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The below outlines the submission review process undertaken by Council.

#### Step 1 - Submission received and recorded

1. Council received the submission via, post, email or using the online form.
2. Each submission was allocated a unique reference number.
3. Each submission was checked to:
  - i. Determine if it was “properly made,” i.e. the submission meets the following:
    - i. be in writing (including by electronic means);
    - ii. include the full name and residential or business address of each person making the submission;
    - iii. state a postal or electronic address for service of a response to the submission;
    - iv. be signed by each person making the submission (unless made electronically);
    - v. state the grounds of the submission and the facts and circumstances relied on in support of the grounds;
    - vi. be made to Moreton Bay Regional Council; and
    - vii. be received by Council on or before 20 August 2021.
  - ii. Ensure it was not a duplicate.

Each submission was recorded in Council’s database for the engagement.

All submissions received, notwithstanding their “properly made” status, have been considered with responses recorded in this report.

#### Step 2 - Submission summarised and themed

Each submission was reviewed in detail and a high-level summary of the matters raised prepared.

Each submission was then allocated a ‘theme’ or a number of ‘themes’ depending on the matters raised. Note: The allocation of themes is a way of categorising submission matters so that similar issues or concerns can be considered together. The themes used related to the proposed amendment and are as follows:

- Theme 1 - Priority Infrastructure Area (PIA)

- Theme 2 - Schedule of Works
- Theme 3 - Other

#### Step 3 - Submission issue identification

Each submission identified for each theme was then reviewed again to determine the specific submission matter related to that theme. This process ensured all matters raised were captured, as a submitter may raise multiple items relating to one theme. Similarly, multiple submitters may raise the same issue or concern. Each submission was then summarised for consideration.

#### Step 4 - Submission issue consideration

Each submission matter was then considered in relation to the proposed amendment to determine if a change or improvement could be made. Not all submission matters resulted in a change or improvement.

Responses to each matter raised were categorised as follows:

- Change made;
- No Change - Amendment related; or
- No Change - Not specifically related to the proposed amendment.

To ensure appropriate community consultation and transparency around changes to the planning scheme, the Queensland Governments Minister's Guidelines and Rules (MGR) includes limits around the matters Council can change post consultation without having to undertake public consultation again. This is referred to as the "significantly different" test and is set out in Schedule 2 of the MGR.

Some submissions were not supported due to technical, policy or legislative reasons, or because they were outside the scope of the advertised amendment to the planning scheme.

#### Step 5 - Responses

A response to each submission matter was prepared and considered by Council.

Part 2 of this report details the submission responses.

## SUMMARY OF ISSUES RAISED IN SUBMISSIONS AND COUNCIL RESPONSE

### Theme 1 - Priority Infrastructure Area (PIA)

#	Matter raised by <i>(refer unique identifier)</i>	Summary of issue	Response	Change proposed in response to submission
1.1	00002549	Requests inclusion of 13 lots located at Narangba and Burpengary in the Priority Infrastructure Area (PIA) and that the infrastructure elements identified in the Narangba East 2031 Structure Plan be reflected in the LGIP.	<p><b>No Change - Amendment related</b></p> <p>Council is undertaking a review of growth and development across the Moreton Bay region and intends to prepare a Regional Growth Management Strategy. Once this project is completed, Council will prepare updated planning assumptions and consider amendments to the Priority Infrastructure Area (PIA) which will be consistent with the outcomes of the strategy. Future planning for the Narangba East area will be considered at that time.</p> <p>For further information on the Regional Growth Management Strategy, please visit <a href="http://www.moretonbay.qld.gov.au">www.moretonbay.qld.gov.au</a> and search "Regional Growth Management Strategy".</p>	No
1.2	00002546	Concerns relating to the size and capacity of the PIA, future dwelling projections including densities adopted and mix of attached and detached product. The submission mentions a reduction to the developable area of the PIA.	<p><b>Change made - Amendment Related</b></p> <p>Council has compiled detailed planning assumptions which are outlined in the background paper available with the interim amendment. This documentation shows there is ample capacity within the Priority Infrastructure Area (PIA). The densities assumed reflect consolidation requirements of the SEQ Regional Plan and are informed by development trends in Moreton Bay, rather than the maximum densities facilitated in the planning scheme.</p> <p>Whilst the size of the PIA remains unchanged, the methodology for accounting for constraints has been updated in this interim amendment to more accurately reflect the area available for development in line with the provisions of the MBRC Planning Scheme. Council has noted that, while outlined in the Planning Assumptions Extrinsic Report, this change has not been outlined in the proposed Part 4 Section 4.2.2. In response to your submission, Council will make further amendments to Part 4 Section 4.2.2</p>	Yes

#	Matter raised by <i>(refer unique identifier)</i>	Summary of issue	Response	Change proposed in response to submission
			<p>to more accurately reflect the constraints that were considered in preparing the planning assumptions.</p> <p>Council is also undertaking a review of growth and development across the Moreton Bay region and intends to prepare a Regional Growth Management Strategy (RGMS). Once this project is completed, Council will prepare updated planning assumptions and consider amendments to the Priority Infrastructure Area (PIA).</p> <p>For further information on the Regional Growth Management Strategy, please visit <a href="http://www.moretonbay.qld.gov.au">www.moretonbay.qld.gov.au</a> and search "Regional Growth Management Strategy".</p>	
1.3	00002534	<p>Concerns relating to the size and capacity of the PIA to provide the required 10-15 years of supply and suggesting that it should be expanded. The submission requests that a specific site at Warner to be included in the PIA and that certain infrastructure in the area be considered trunk infrastructure.</p>	<p><b>No Change - Amendment Related</b></p> <p>Council has compiled detailed planning assumptions which are outlined in the background paper available with the interim amendment. This documentation shows there is ample capacity within the Priority Infrastructure Area (PIA). The densities assumed reflect consolidation requirements of the SEQ Regional Plan and are informed by development trends, rather than the maximum densities facilitated in the planning scheme.</p> <p>Whilst the PIA remains unchanged, the methodology for accounting for constraints has been updated in this interim amendment to more accurately reflect the area available for development.</p> <p>Council is also undertaking a review of growth and development across the Moreton Bay region and intends to prepare a Regional Growth Management Strategy. Once this project is completed, Council will prepare updated planning assumptions and consider amendments to the Priority Infrastructure Area (PIA). Trunk infrastructure planning for the specific site (referred to in the submission) and the surrounding area will be considered at that time.</p> <p>For further information on the Regional Growth Management Strategy, please visit <a href="http://www.moretonbay.qld.gov.au">www.moretonbay.qld.gov.au</a> and search "Regional Growth Management Strategy".</p>	No



#	Matter raised by <i>(refer unique identifier)</i>	Summary of issue	Response	Change proposed in response to submission

## Theme 2 - Schedule of Works

#	Matter raised by <i>(refer unique identifier)</i>	Summary of issue	Response	Change proposed in response to submission
2.1	00002548 and 00002547	Concern regarding the future upgrades and alignment of Oakey Flat Road impacting properties along Oakey Flat Road.	<p><b>No Change - Amendment Related</b></p> <p>Map 54 of the proposed LGIP Transport (Road) Network shows a “Future Road Upgrade” passing through several properties on the southern side of Oakey Flat Road. This alignment is indicative only and subject to future planning work by Council.</p> <p>Council has commenced a study which will consider options to inform the alignment and design of Oakey Flat Road. Further project consultation will be undertaken with the community and landowners as part of the detailed project planning.</p>	No
2.2	00002546	Concerns regarding the under-accounting for the revenue collected by Council from infrastructure charges and also the funding of infrastructure upgrades in existing developed areas entirely from infrastructure charges.	<p><b>No Change - Amendment Related</b></p> <p>The Schedule of Works model has been compiled to be consistent with the requirements of the Queensland Government’s Ministers Guidelines and Rules. Council publishes the data outlining the expenditure of infrastructure charges revenue and the forecast shows that council invests approximately 40% from general revenue to ensure the trunk infrastructure investment is fully funded.</p> <p>For further information on the infrastructure charges revenue, please visit <a href="http://www.moretonbay.qld.gov.au">www.moretonbay.qld.gov.au</a> and search “infrastructure charges”.</p>	No
2.3	00002533	Concerns relating to the annotations and timing associated with the changes to projects in Appendix C.	<p><b>Change made - Amendment Related</b></p> <p>Appendix C (Summary of proposed changes to Schedule of Works) is a non-statutory element of the proposed LGIP interim amendment that was provided for information only but does not form part of the LGIP itself. Road project RD17 can be considered “Partially Delivered”. The detailed network planning for the connection from Lower King Street and Buchanan Road has shown that the network solution proposed in the amendment meets the desired standards of service for the local road network. The new road project TR32 is the only remaining portion of the project yet to be delivered and has an estimated timing of 2026-2031.</p>	Yes

#	Matter raised by <i>(refer unique identifier)</i>	Summary of issue	Response	Change proposed in response to submission
			<p>The stormwater element for CAB_CW16 is "Partially Constructed" as well.</p> <p>An explanatory note on infrastructure timing has been included in all extrinsic material reports.</p>	
2.4	00002479	Concerns relating to the lack of explanation regarding the deletion of tables in pages 29-50.	<p><b>No Change - Amendment Related</b></p> <p>The Schedule of Works tables were relocated from the main body of the LGIP in Part 4 of the Planning Scheme to Schedule 3. Each of the relocated tables appear in the amendment materials in Schedule 3 LGIP mapping and tables. Additionally, Appendix C (Summary of proposed changes to Schedule of Works) outlined the proposed changes for each project and the reason the change was necessary including "Removed", "Delivered", "Revised", "Deferred" or "New".</p>	No

## Theme 3 - Other

#	Matter raised by <i>(refer unique identifier)</i>	Summary of issue	Response	Change proposed in response to submission
3.1	00002540	Concerns regarding current development activity associated with a development approval for a specific site in Warner.	<p><b>No Change - Not specifically related to the proposed amendment</b></p> <p>The submission raises concerns regarding current development activity associated and is outside the scope of the proposed LGIP interim amendment.</p> <p>It is understood that the submission relates to a development application that is currently under assessment by Moreton Bay Regional Council. It does not relate or make comment to the LGIP interim amendment. The submission was forwarded onto Council's Development Services branch where a formal response to the submission will be provided. To obtain further information about development approvals, please contact Council on <a href="tel:0732050555">(07) 3205 0555</a> or <a href="tel:1300477161">1300 477 161</a> and ask to speak with the Development Assessment Section.</p>	No
3.2	00002478	<p>Concerns relating to the use of the term trunk infrastructure to describe different types of infrastructure, how road hierarchy is determined, and the meaning of 'potential bus stops'.</p> <p>Also expressed support of Council proposing an LGIP amendment that prioritises active transport infrastructure.</p>	<p><b>No Change - Amendment Related</b></p> <p>The use of the term trunk infrastructure is consistent with the <i>Planning Act 2016</i> and the Queensland Government's Ministers Guidelines and Rules (October 2020 version). This requires local government to identify the infrastructure necessary to service urban development.</p> <p>Local streets are not considered to be trunk as they serve a local function, rather than a regional function. Similarly, the use of the term 'trunk parks' is used to identify parks serving a broad catchment function, rather than implying a conduit.</p> <p>Public transport routes change and are expanded over time, meaning new bus stops will be required, but the exact location is not yet known, making them a 'potential bus stop'.</p>	No
3.3	00002547	Concerns regarding the transparency of Council's public consultation of the proposed amendment.	<p><b>No Change - Amendment Related</b></p> <p>Moreton Bay Regional Council consults on planning scheme amendments in accordance with Queensland Government legislation, including the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules. Council undertook public consultation on the proposed LGIP interim amendment from 26 July to 20 August 2021. The consultation period was</p>	No

#	Matter raised by <i>(refer unique identifier)</i>	Summary of issue	Response	Change proposed in response to submission
			<p>for 20 business days which exceeded the 15 business days required under the legislation.</p> <p>A list of engagement activities that Council undertook is identified within the table located on page 3 of this consultation report.</p>	
3.4	00002549	<p>Concerns that certain parks in the Narangba Burpengary area were not identified as existing trunk infrastructure. Also expressed concerns about future Transport and Active Transport infrastructure not being identified to support approved developments in the locality.</p>	<p><b>No Change - Amendment Related</b></p> <p>The LGIP existing open space identifies parks that are classified as trunk based on the LGIP desired standards of service.</p> <p>There are other categories for parks which are not identified as trunk such as linear and natural bushland. These parks serve a separate function but are not trunk by definition.</p> <p>The specific parks identified in the submission were either classified as linear or natural bushland.</p> <p>The LGIP identifies future trunk infrastructure to service the demand that arises as a result of the planning assumptions. Due to the time it requires to undertake network planning and develop the LGIP, approved development that has commenced since the development of the planning assumptions may not be reflected in the demand. For any future LGIP amendments, Council will consider how development and additional trunk infrastructure is incorporated on a case by case basis.</p>	No

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Version 2.0 for Council Endorsement.