

TEMPORARY LOCAL PLANNING INSTRUMENT NO. 01 of 2023

MORAYFIELD SOUTH EMERGING COMMUNITY AREA

Moreton Bay Regional Council Planning Scheme 2016

1. Short Title

- 1.1 This Temporary Local Planning Instrument (TLPI) may be cited as Temporary Local Planning Instrument 01/23 – Morayfield South Emerging Community Area.

2. Overview

- 2.1 This TLPI contains a planning framework for the Morayfield South Emerging Community Area (refer to Figure A) including an Interim Structure Plan (refer to Figure B) so that new growth is managed to ensure appropriate economic, social and environmental outcomes. This will advance the purposes of the *Planning Act 2016* relating to certainty and transparency and provide assessment benchmarks to achieve orderly growth that incorporates growth areas, infrastructure, services, parks, centres, housing diversity, schools and environmental corridors.
- 2.2 The TLPI provides for orderly development to be delivered in accordance with the Interim Structure Plan which provides for a holistic new community including residential areas, access to employment and services, parks and areas for open space, environmental corridors, and future schools. The TLPI also ensures new development is designed to reduce potential character and amenity impacts on the adjoining rural residential areas.
- 2.3 The TLPI recognises the regional scale and importance of the Morayfield South Emerging Community Area which potentially caters for approximately 9,800 dwellings accommodating up to around 26,000 people.
- 2.4 The Future Urban Investigation Precinct will be an important higher-density area. This area requires major transport, infrastructure and urban design investigations so that a plan is in place before any new development can proceed. Consequently, no new development in the Future Urban Investigation Precinct will occur until the plan for this precinct is prepared by Moreton Bay Regional Council.

3. Purpose of the TLPI

- 3.1 The purpose of the TLPI is to:

- i. provide a planning framework, including an Interim Structure Plan, to enable the Morayfield South Emerging Community Area to develop in an orderly and integrated manner that incorporates residential growth, infrastructure, services, parks, centres, housing diversity, schools and environmental corridors and links, to create a holistic and attractive future community;
- ii. guide development in the Development Area Precinct within the Morayfield South Emerging Community Area to assist in meeting the region's housing needs and support economic growth;
- iii. reduce potential character and amenity issues on the adjoining rural residential areas;
- iv. ensure development provides development infrastructure in a safe, effective, efficient, timely, financially sustainable, equitable and coordinated manner for all infrastructure networks;
- v. continue to preserve and not compromise the Future Urban Investigation Precinct by preventing development in this precinct until a plan for this precinct has been prepared and approved by the Moreton Bay Regional Council.

3.2 To achieve this purpose the TLPI:

- i. suspends parts of the MBRC Planning Scheme, set out in Section 6.2 of this TLPI;
- ii. includes assessment benchmarks for assessable development within the Morayfield South Emerging Community Area, as detailed in Section 6.4 of this TLPI which are in addition to the MBRC planning scheme;
- iii. applies to the area of land identified as the Morayfield South Emerging Community Area on the map at Figure A of this TLPI;
- iv. includes definitions in Section 8 of this TLPI for "Morayfield South Emerging Community Area", "Interim Structure Plan", "Development Area Precinct", and "Future Urban Investigation Precinct".

4. Duration of TLPI

4.1 This TLPI has effect for a period of two (2) years from the effective date.

4.2 In accordance with section 9(3)(a) of the *Planning Act 2016*, the effective date for the TLPI is 16 September 2023.

5. Terms used in this TLPI

5.1 Where a term used in this TLPI is not defined, the term shall have the meaning assigned to it under:

- i. the MBRC Planning Scheme; or

- ii. the *Planning Act 2016* or *Planning Regulation 2017* where the term is not defined in the planning scheme.

5.2 Where this TLPI refers to “urban development”, that is to be read as referring to development for urban purposes.

6. Effect of this TLPI

6.1 This TLPI is a local categorising instrument under the *Planning Act 2016* which sets out assessment benchmarks for assessing development.

6.2 This TLPI suspends the following sections of the MBRC Planning Scheme:

#	MBRC Planning Scheme Section	Description
Part 3 - Strategic Framework		
i.	3.13.2.4 Specific outcomes - Settlement Pattern: Item 5 (only as it applies to Morayfield South Emerging Community Area)	Specific outcome (part)
ii.	3.13.2.4 Specific outcomes - Settlement pattern: Item 8	Specific outcome
iii.	Map 3.14.1 Allocation of place types (only as it applies to the Morayfield South Emerging Community Area)	Map (part)
Part 6 - Zone codes, 6.2.3 for Emerging community zone, Section 6.2.3.2 Transition precinct, Section 6.2.3.2.2 Developed lots, Part F - Criteria for assessable development - Transition precinct, developed lot		
v.	Section 6.2.3.2.2.1 Purpose - Transition precinct, Developed lot, Item 1. b. i.	Overall outcome
vi.	Section 6.2.3.2.2.1 Purpose - Transition precinct, Developed lot, Item 1. n.	Overall outcome
vii.	Section 6.2.3.2.2.1 Purpose - Transition precinct, Developed lot, Item 1. u. (only as it applies to Morayfield South - Urban Area)	Overall outcome (part)
viii.	Part F, Criteria for assessable development - Transition precinct, developed lot, Table 6.2.3.2.2.2 Assessable development - Transition precinct, developed lot, PO3(a)	Performance outcome
ix.	Figure 6.2.3.2.2.1 Morayfield South - Urban Area	Figure
Part 9 - Development codes, 9.4.1 Reconfiguring a lot code, 9.4.1.3 Emerging community zone		
x.	9.4.1.3.2.1 Purpose - Emerging community - Transition: 2. b. i	Purpose statement
xi.	Figure 9.4.1.3.2.1 Morayfield South Urban Area	Figure

xii.	9.4.1.3.2.2 Requirement for assessment, Table 9.4.1.3.2.1 Assessable development - Emerging community - Transition precinct: PO1 and PO3	Performance outcomes
xiii.	9.4.1.3.2.2 Requirement for assessment, Table 9.4.1.3.2.1 Assessable development - Emerging community - Transition precinct, E4.1	Example
xiv.	9.4.1.3.2.2 Requirement for assessment, Table 9.4.1.3.2.1 Assessable development - Emerging community - Transition precinct, E5.1	Example
xv.	9.4.1.3.2.2 Requirement for assessment, Table 9.4.1.3.2.1 Assessable development - Emerging community - Transition precinct, PO11	Performance outcome
xvi.	9.4.1.3.2.2 Requirement for assessment, Table 9.4.1.3.2.1 Assessable development - Emerging community - Transition precinct, PO16(a) and Figure 1 - Morayfield South	Performance outcome (part) and Figure
xvii.	9.4.1.3.2.2 Requirement for assessment, Table 9.4.1.3.2.1 Assessable development - Emerging community - Transition precinct, E40(a)	Example (part)

- 6.3 This TLPI applies to all assessable development in the Morayfield South Emerging Community Area. This TLPI does not apply to accepted development as defined in Table 1.7.7.1 of the MBRC Planning Scheme, or reconfiguring a lot covered by Table 5.4.2: Reconfiguring a lot to which Schedule 12 of the *Planning Regulation 2017* applies.
- 6.4 The assessment benchmarks in addition to the MBRC Planning Scheme (unless stated otherwise) under this TLPI are:
- i. for impact assessable development - the Strategic framework outcomes set out in Section 7 of this TLPI, which apply in addition to the Strategic framework outcomes of the MBRC Planning Scheme.
 - ii. for all assessable development - the Morayfield South Emerging Community Area Code at Attachment A of this TLPI.
- 6.5 To avoid any doubt, subject to Section 6.2, the assessment benchmarks referred to in Section 6.4 are in addition to, and do not displace, the assessment benchmarks otherwise contained in the MBRC Planning Scheme.
- 6.6 To avoid any doubt, this TLPI does not apply to, and does not affect the operation of, the MBRC Planning Scheme in relation to land outside of the Morayfield South Emerging Community Area.
- 6.7 Subject to section 6.5 and 6.6, to the extent of any inconsistency between the TLPI and the MBRC Planning Scheme, the TLPI prevails.

7. Strategic Framework Outcomes

- 7.1 The Morayfield South Emerging Community Area has been identified as an urban growth front. Except for land identified in the Future Urban Investigation Precinct, the area provides land for urban development during the life of the planning scheme. The Interim Structure Plan guides new development by identifying the outcomes in the area ensuring a high-quality, complete community is provided. Development is to accord with the outcomes of the Interim Structure Plan.
- 7.2 Development that accords with the Interim Structure Plan will subsequently deliver a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres and neighbourhood hubs. It will also provide active transport opportunities and a network of well-connected and attractive streets and open spaces.
- 7.3 Transport infrastructure, corridors and networks are provided or upgraded to cater for the range of uses in the Interim Structure Plan.
- 7.4 Central to the high-quality new community is the enhancement and protection of identified environmental corridors and environmental links that prioritise protecting ecological values and restoring ecological connectivity and waterway values.
- 7.5 Limited infrastructure network planning has occurred for the Morayfield South Emerging Community Area which remains outside of the Priority Infrastructure Area. Therefore, development must include the provision of development infrastructure in a safe, effective, efficient, timely, financially sustainable, equitable and coordinated manner for all local government infrastructure networks including roads, active transport, stormwater, community facilities and open space. To provide guidance, an indication of the potential development infrastructure that may be required with development is spatially represented on the Interim Structure Plan to provide a preliminary illustration of intended infrastructure network outcomes. To avoid any doubt, the infrastructure items shown on the Interim Structure Plan are preliminary and conceptual only; detailed infrastructure planning will be required as part of any development application, and additional development infrastructure, services or corridors may be required.

Editor's note: Development applications will be accompanied by development infrastructure details required by the subject land's development or by development in the Morayfield South Emerging Community Area (including appropriate technical justification, plans and specifications).

Editor's note: The Morayfield South Emerging Community Area remains outside of Council's Priority Infrastructure Area (PIA). It is likely development will be required to provide significant additional development infrastructure to service the growth area.

An infrastructure agreement is one mechanism that may facilitate reasonable certainty for delivery of this development infrastructure.

- 7.6 Where development is proposed adjacent or opposite to the rural residential areas outside of the Morayfield South Emerging Community Area it will be designed to reduce potential character and amenity impacts on the traditional rural residential area.
- 7.7 To ensure that the Future Urban Investigation Precinct is preserved and not compromised, development does not occur in that precinct until a plan for the precinct is in place within the MBRC Planning Scheme.

8. Definitions

Term	Definition
Morayfield South Emerging Community Area	The area of land identified as the Morayfield South Emerging Community Area on the map included in Figure A of this TLPI.
Interim Structure Plan	The document titled 'Morayfield South Interim Structure Plan' included in Figure B of this TLPI.
Development Area Precinct	The area identified as 'Development Area Precinct' on the map included in Figure A of this TLPI.
Future Urban Investigation Precinct	The area identified as 'Future Urban Investigation Precinct' on the map included in Figure A of this TLPI.
MBRC Planning Scheme	<i>Moreton Bay Regional Council Planning Scheme 2016</i>

Attachment A

Morayfield South Emerging Community Area Code

1. Outline

- 1.1 The provisions in this section comprise the Morayfield South Emerging Community Area Code:
- i. Compliance with the Morayfield South Emerging Community Area Code (Section 2); and
 - ii. Purpose and overall outcomes for the Morayfield South Emerging Community Area Code (Section 3).

2. Compliance with the Morayfield South Emerging Community Area Code

- 2.1 Development that complies with the purpose and overall outcomes identified in Section 3 will comply with the Morayfield South Emerging Community Area Code. Development that does not comply with the purpose and overall outcomes identified in Section 3 constitutes undesirable development and is unlikely to be approved.

3. Purpose and overall outcomes for the Morayfield South Emerging Community Area Code

- 3.1 The purpose of the Morayfield South Emerging Community Area Code is to provide a planning framework for the Morayfield South Emerging Community Area including an Interim Structure Plan to ensure orderly growth that incorporates new development, infrastructure, services, housing diversity, centres, parks, schools and environmental corridors. This will be achieved by:
- i. supporting development outcomes consistent with the assessment benchmarks including the Interim Structure Plan;
 - ii. ensuring all urban infrastructure including transport infrastructure, parkland, environmental corridors and links and other services required to service the entire Morayfield South Emerging Community Area is accommodated and delivered;
 - iii. ensuring all infrastructure required to integrate the Morayfield South Emerging Community Area with the existing urban infrastructure networks is planned, accommodated and delivered;
 - iv. avoiding new development in the Future Urban Investigation Precinct, environmental corridors and land identified for park, recreation and open space; and
 - v. ensuring development is designed to reduce potential character and amenity impacts on the adjacent or opposite rural residential areas located outside of the Morayfield South Emerging Community Area.

3.2 The purpose of the Morayfield South Emerging Community Area Code will be achieved through the following overall outcomes:

- i. Development outcomes are consistent with the Interim Structure Plan so that development occurs in an integrated manner to create a liveable community where infrastructure, services and urban amenities are provided.

Editor's note: An indication of the potential development infrastructure required is spatially represented on the Interim Structure Plan to provide a preliminary illustration of intended infrastructure network outcomes. To avoid any doubt, the infrastructure items shown on the Interim Structure Plan are preliminary and conceptual only; detailed infrastructure planning will be required as part of any development application, and additional development infrastructure, services or corridors may be required to meet the Interim Structure Plan intent or other assessment benchmarks applying.

- ii. Development provides development infrastructure in a safe, effective, efficient, timely, financially sustainable, equitable and coordinated manner for all local government infrastructure networks including roads, active transport, stormwater, community facilities and open space. In addition, where the Interim Structure Plan spatially represents certain aspects of development infrastructure, development makes provision for such infrastructure, subject to detailed infrastructure planning as part of the development application and without affecting any potential requirement for additional development infrastructure.

Editor's note: The Interim Structure Plan contains estimates of preliminary infrastructure requirements. Local infrastructure (such as local parks, local environmental corridors, connecting street networks etc) will also be required at a more detailed site level to meet assessment benchmarks for each development proposal.

- iii. Where identified as the Development Area Precinct¹:
 - a) Development accords with the outcomes identified in the Interim Structure Plan delivering a new high-quality, community complete with the necessary infrastructure and services.
 - b) A diverse mix of lot sizes and dwelling types is provided by achieving residential densities as follows in relation to the areas identified on the Interim Structure Plan:
 - In 'Residential Area 1':
 - For reconfiguring a lot; a net residential density of a minimum of 11 lots per hectare to a maximum of 25 lots per hectare; or

¹ Refer to Figure A of this TLPI

- Where not reconfiguring a lot: a site density of a minimum of 15 dwellings per hectare to a maximum of 75 dwellings per hectare.
 - In 'Residential Area 2':
 - For reconfiguring a lot; a net residential density which demonstrates the future ability to achieve a minimum site density of 25 dwellings per hectare to a maximum site density of 75 dwellings per hectare; or
 - Where not reconfiguring a lot: a site density of a minimum 25 dwellings per hectare to a maximum 75 dwellings per hectare.

- iv. Where identified on the Interim Structure Plan as 'Local Centre' or 'Neighbourhood Hub':
 - a) Local centres are provided in the locations identified on the Interim Structure Plan to service local catchments only, maintaining Morayfield centre as the higher order centre in the region.
 - b) Neighbourhood hubs provide local convenience services and facilities.

- v. Where identified on the Interim Structure Plan as 'Environmental Corridor' or 'Indicative Environmental Links':
 - a) The environmental corridors identified on the Interim Structure Plan are protected from development, rehabilitated, restored, and managed to ensure an effective and connected green network which contributes to local habitat connectivity, priority species sustainability and biodiversity resilience. Limited passive recreation opportunities that do not adversely affect the ecological function of the environmental corridors may be accommodated.
 - b) Development provides environmental linkages to ensure ecological connections are created to enhance ecological processes and connectivity and to avoid isolated or disconnected environmental areas.

Editor's note: The environmental corridors and indicative environmental links on the Interim Structure Plan are in addition to other State and local environmental aspects set out in other categorising instruments. The Interim Structure Plan identifies indicative environmental links which are to be the subject of detailed environmental assessment as part of the development application.

- vi. Where identified on the Interim Structure Plan as 'Rural Residential Interface' urban development within 50 metres of land in the Rural residential zone and outside of the Morayfield South Emerging

Community Area is designed to reduce potential character and amenity impacts on the adjacent rural residential area through:

- a) residential lot frontages 15 metres or greater in width;
 - b) a minimum 4 metre landscaped buffer area either incorporated within or adjoining the required road reserve; and
 - c) maximum building heights of 8.5 metres.
- vii. Where identified on the Interim Structure Plan as a 'District Sports Park', 'District Recreation Park', 'Recreation and Open Space Zone':
- a) Sports and recreation facilities are provided to service Morayfield South and the wider Moreton Bay region to ensure appropriate facilities are provided to meet expected demand.
- viii. Where identified on the Interim Structure Plan as an "Indicative State Primary School" or 'Indicative State Secondary School':
- a) Schools locate in the areas identified to provide education facilities to service the Morayfield South population and achieve the outcomes detailed in the Department of Education - New School Site Selection Guidelines dated September 2022 (as amended from time to time).

Editor's Note: Where a development site is within or near a mapped 'Indicative State Primary or State Secondary School Site', evidence of engagement with the Department of Education will be required to demonstrate compliance with the above assessment benchmark, including written confirmation that the Department of Education is agreeing to the school site or otherwise.

- ix. Where identified as a Future Urban Investigation Precinct²:
- a) A plan for the precinct is in place before any new development can proceed. Consequently, no new development or fragmentation of the land will occur until this plan has been prepared and approved by the Moreton Bay Regional Council.

Editor's Note: To avoid any doubt, any urban development in the Future Urban Investigation Precinct will not comply with this code.

Additional note: additional parks, environmental corridors, etc may be required within the investigation precinct.

² Refer Figure A of this TLPI

Figure A - Morayfield South Emerging Community Area

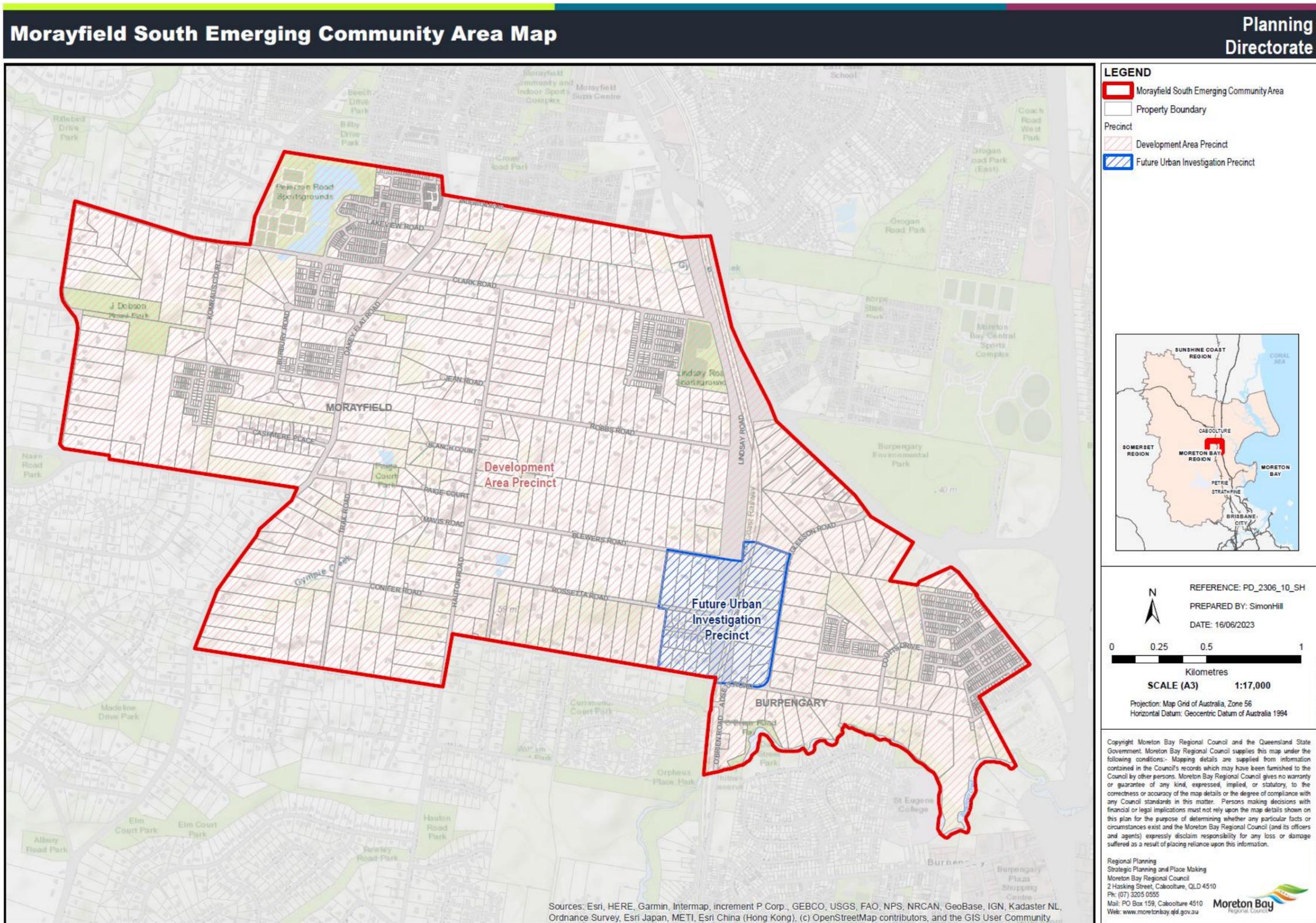


Figure B – Morayfield South Interim Structure Plan

