

Summary of Planning Scheme Policy Amendments

The following is a **summary** of the amendments to the MBRC Planning Scheme Policies included in Planning Scheme Policies Major Amendment No.1.

Acronyms:

| Acronym | Full Name |
|---------|---------------------------------------|
| E | Example |
| OO | Overall Outcome |
| PDA | Priority Development Area |
| PO | Performance Outcome |
| PSP | Planning Scheme Policy |
| QDC | Queensland Development Code |
| RAD | Requirements for Accepted Development |

Note: This document is intended as a summary only. To identify all the amendments to the Planning Scheme Policies, please refer to the relevant documents in the Planning Scheme Policies Major Amendment No.1 section of the Planning Scheme Amendments [webpage](#).

Planning Scheme Policies

ADVERTISING DEVICES:

- Identifies the difference between 'changeable' and 'non-changeable' advertising devices.
- New detail provided on:
 - road user safety and placement requirements
 - Illumination and lighting of advertising devices
 - Design, scale, height and visual dominance/clutter
 - Established and desired character considerations
- Images have been updated to reflect updated/new requirements.
- Updated details for Advertising devices in the Township zone.

CENTRE AND NEIGHBOURHOOD HUB DESIGN:

- Additional details have been included on end-of-trip facilities.

ENVIRONMENTAL AREAS AND CORRIDORS:

- Various sections of the policy have been relocated.
- New text explains the importance of MBRC Environmental areas.
- Clarification that when an inconsistency between provisions occur in the planning scheme, the overlays prevail for the extent of the inconsistency.
- Clarifies that clearing native vegetation in High Value areas which are not prohibited by State law or the planning scheme will require an offset in accordance with the Queensland Environmental Offsets Policy.
- Clarified waterway buffer distances to stream orders.
- Amended the table identifying when an Ecological assessment report/plans may be required to be submitted as part of the development assessment process.
- New text stating development is to avoid significant impacts on matters of national environmental significance (MNES).
- New text identifying the importance of scattered and isolated koala habitat trees.
- New text regarding avoidance, mitigation and offset measures for environmental impacts.
- Amended ecological assessment report and associated plan requirements.
- Amended details for compiling an ecological assessment report.
- Amended the survey and monitoring techniques section to identify qualification requirements for persons undertaking the work.

- New text states that requests to change koala habitat values can be made in accordance with the Planning Regulation 2017.
- Amended details for compiling a:
 - fauna management plan
 - vegetation management plan
 - habitat tree management plan
 - nest box management plan
 - ecological restoration plan
- Additional information has been provided on the delivery of environmental offsets.
- The glossary has been amended.
- The environmental assessment report template and map change amendment form have been removed from the Appendices.
- New text clarifies that Appendix 6 - Koala Food and Habitat Trees is not a complete and exhaustive list and provides information where further information can be found.

FLOOD HAZARD COASTAL HAZARD AND OVERLAND FLOW:

- Details have been updated to generally align with the planning scheme Flood hazard and Coastal hazard overlay requirements.
- Updated detail on a Site Based (Localised) Flood Report.
- Amended requirements for a Structural Engineering Design Report (coastal and flooding hazards).
- Updated requirements for Site Based (Localised) Flood Report.
- States the conditions that define an adverse off-site impact.
- Identifies a future drainage investigation area (Male Road, Caboolture).
- New details provided on computer modelling, including hydrological, hydraulic and regional floodplain database model packages.
- Amended fill level requirements for Coastal and Flood hazard overlay areas.
- Adopted Drainage Master Plans included in Appendix 1 for Woody Point, Margate, Scarborough and Burpengary.

HERITAGE AND LANDSCAPE CHARACTER:

- Amended location address and registered parcel details of Significant Tree #193 in Lawnton.

INTEGRATED DESIGN - APPENDIX A STREETS, ROADS AND UTILITIES:

- Formatting of the road typologies and associated cross section images have been made to provide further detail.
- New typology attribute detail criteria added for carriageways, pathway widths, cycle lanes, street trees, on-street parking & build outs, direct lot access and medians.
- New recommended speed limit requirements added.
- Amended the primary and secondary active transport network requirements.
- New details provided on pedestrian crossing design and locations.
- New details provided on intersection management.
- Amended details on pedestrian and cycle infrastructure construction.
- Provided new and amended design details for road construction/design.
- Provided new detail on driveway and pedestrian crossovers, including the location, design, and construction for various uses.
- Amended compaction requirements for a pavement base layer to be consistent with Planning Scheme Policy (PSP) - Operational works and bonding procedures.
- Provided new and amended details for electricity for subdivisions/development within the Rural zone and other zones.
- New sewer and water provision details added.

INTEGRATED DESIGN - APPENDIX B OPEN AND CIVIC SPACE DESIGN:

- Amended requirements for public art, including maintenance requirements, scale and safety.
- Added new design considerations for parks, playgrounds, public art, vegetation, earthworks, retaining walls and shade.

- Added new requirement to consider artificial lighting impacts on wildlife in ecologically sensitive areas.

INTEGRATED DESIGN - APPENDIX C STORMWATER MANAGEMENT

- Added a new requirement for easements where an open channel outlet discharges onto private property.
- Amended allowance details for major system designs.
- Amended the minor system design ARI and AEP table.
- Amended road classifications which relate to the major and minor road definitions.
- Added references to QUDM for hydraulic calculations and Manning's roughness coefficient.
- Amended cross drainage culverts requirements.
- Amended the Total Water Cycle Management requirements (section is now called Integrated Stormwater Management Systems).
- Amended design details for drainage infrastructure.
- Amended detail on flow calculations and volume determinations.
- Amended detail for rational method calculation of peak flows.
- Added a requirement to consider scour protection from stormwater discharge.
- New details provided on the regional floodplain database model packages available from Council.

INTEGRATED DESIGN - APPENDIX D LANDSCAPING

- New information provided for what should be included in a landscape plan.
- Added details to the recommended plant type, pot size, density and layout requirements.
- Clarified the purpose of edging and that the preferred edging material is concrete.
- Added a requirement for long term entry statements to be made of durable, long life, low maintenance materials and soundly constructed with engineered certification.
- Amended street tree planting rates within Council road reserves.
- Added additional general criteria for street tree planting for minimum and maximum spacing distances.
- New preferred car park planting example images provided.
- New requirement for landscape screening (e.g. acoustic fencing) to be handed over to Council for road purposes if it is inappropriate for maintenance by private land holders.
- Additional detail provided on achieving CPTED principles where landscape buffers are required (e.g. provide gaps or use groundcovers instead of larger shrubs).
- Clarified that fencing along a frontage is to be behind the minimum landscape buffer width but may be within the buffer if it is sufficiently transparent/contains large gaps.
- Amended detail and examples on achieving sufficient landscape screening of acoustic fencing or the like, when required.
- Added new details on providing landscaping in mosquito buffer zones, including plant species and densities to achieve an effective barrier.
- Amended the list of inappropriate plant species for within the Moreton Bay Region.

INTEGRATED DESIGN - APPENDIX G RECOMMENDED BEST DESIGN PRACTICE GUIDELINES

- Added standard drawings, guidelines and policies to the list of recommended best design practice guidelines.
- New Cycling Facilities and Erosion and Sediment Control best practice guidelines added to the list.

INTEGRATED DESIGN - APPENDIX H STANDARD DRAWINGS

- Amended the list of standard drawings applicable to the planning scheme.

LANDSLIDE HAZARD

- Clarified that the level of detail provided in a landslide hazards or management assessment should be determined in consultation with Development Services (Council) and must be prepared and signed by a Registered Professional Engineer specialising in geotechnical engineering.

NEIGHBOURHOOD DESIGN

- Restructured document into 3 main parts, including Site Assessment and Conceptual Design, Residential Areas, and Employment and Enterprise Areas.
- Added text to clarify land use intensity, dwellings or lots per hectare, measuring density, site density, net residential density and developable area.
- New details on converting between site density and net residential density provided.
- Additional information on lot types and lot mix to achieve the planning scheme requirements provided.
- New information provided on Integration plan requirements for proposed reconfiguration of a lot or large multiple dwelling developments.
- New details on street hierarchy and structure requirements provided. New requirements added for parks to be directly overlooked by residential, commercial or retail uses, over the majority of the park perimeter.
- New examples for on-street parking requirements in various zones added.

NOISE

- Amended the night-time noise criteria requirements.
- Amended the low-frequency noise criteria into habitable rooms for a Material Change of Use involving a noise sensitive use.
- In addition to the General residential zone, a transport noise impact assessment report is now also required (in certain circumstances) for the Emerging Community, Rural residential zones and Township residential precinct.

OPERATIONAL WORKS INSPECTION, MAINTENANCE AND BONDING PROCEDURES

- Added new requirements that need to be met before Council accepts works as 'on maintenance' (80% stable site cover, rehabilitation of areas disturbed by works and power and lighting being energised).
- Added new requirement to complete Appendix I - Subdivision Maintenance Inspection Report after each maintenance period inspection.
- Added new requirement for Appendix J - Request for Off Maintenance form to be submitted when requesting any off-maintenance inspection.
- Added new details have been provided to guide the design and construction of stormwater assets.
- Additional details have been provided on the required information to be provided to Council for As constructed drawings and asset information, including a digital data set and ground level data.
- Amended Appendix B to include 'Required Results' for compliance testing.
- Allow footpaths to be considered by Council for deferred works and include additional note for further clarification surrounding topography and alignment of driveways and footpaths.
- Updated Construction Checklists document in the Appendix.
- Added new As constructed drawings, Engineers as Constructed Certification, Surveyors as Constructed Certification, Request for On Maintenance, Subdivision Maintenance Inspection and Request for Of Maintenance forms in the Appendix.

RESIDENTIAL DESIGN

- New detail on dwelling houses, including the difference between a dwelling extension and secondary dwelling, measuring separation distances, garage appearances, domestic outbuilding requirements, and built to boundary walls.
- New detail on measuring setbacks for corner lots.
- New detail on calculating deep planting zones with associated image examples.
- New example images and text provided to clarify how 8 cubic metres of storage can be provided to achieve scheme requirements.
- New detail regarding the visual impact assessment requirements to be provided in the development assessment process.

STORMWATER MANAGEMENT

- New detail on computer modelling requirements for a stormwater management system, including hydrological, hydraulic, water quality, regional floodplain database modelling packages and other models.
- Amended details on preparing and certifying a flood impact assessment report for a development application.

TOWNSHIP CHARACTER

- All new Planning Scheme Policy with the purpose of providing explanatory text and images for design guidance within Township zones (specifically rural towns and villages of Dayboro, Samford Village, Woodford, Wamuran and D'Aguilar).
- New descriptions and details on each precinct of the Township zone.
- New details on the precincts character, including active frontages, streetscapes, built form, car parking, screening and signage.

WASTE

- Additional detail for bulk bin size requirements added.