

# **The Mill at Moreton Bay Priority Development Area Submissions Report**

**August 2017**



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# 1. Introduction

The Mill at Moreton Bay Priority Development Area (PDA) was declared on 2 September 2016. On the date of declaration, the Minister for Economic Development Queensland (MEDQ) delegated functions and powers for plan making and development assessment in The Mill at Moreton Bay PDA to Moreton Bay Regional Council (MBRC).

The public notification and submission period for The Mill at Moreton Bay PDA Proposed Development Scheme was from 12 April to 30 May 2017.

Following the end of the public notification period, submissions received were considered by MBRC and the MEDQ and the proposed development scheme was amended as considered appropriate in response to issues raised. This report has been prepared to summarise the submissions that have been considered, and provide information on the merits of the submissions and community feedback and the extent to which the proposed development scheme has been amended.

The MEDQ and MBRC engaged with state agencies in the drafting of the proposed development scheme and have incorporated comments where appropriate.

## 2. Overview of public notification process

### 2.1 Community engagement

Public notification (the submission period) for The Mill at Moreton Bay PDA Proposed Development Scheme was 12 April to 30 May 2017. During the public notification period, MBRC, on behalf of the MEDQ, undertook the following community engagement initiatives:

- A dedicated 'Your Say Moreton Bay' webpage for The Mill at Moreton Bay Proposed Development Scheme.
- Information display held at Redcliffe Festival of Sails on Friday 14 April between 9 am and 4 pm, with six MBRC staff.
- A community open day at Petrie State School on Saturday 13 May between 9 am and 4 pm, with eight MBRC staff.
- Seminars with associated industry including the Urban Development Institute of Australia (UDIA) and Housing Institute of Australia (HIA).
- A stall at the Moreton Bay Business to Business session on Friday 19 May.
- Kiosks at MBRC's customer service centres at Caboolture, Strathpine and Redcliffe.
- Public notice in The Courier Mail.
- Advertisements in local newspapers circulating the region.
- Use of social media networks through the notification period.

MBRC, on behalf of the MEDQ, also met with a number of stakeholders during the submission period to explain relevant aspects of the development scheme and advise of the submission process.

Over the public notification period, MBRC's 'Your Say Moreton Bay' PDA webpage received more than 3700 visits. The 3D fly-throughs received more than 1800 online views during public notification. The proposed development scheme document was downloaded 287 times.

### 2.2 Submission registration and review process

Submissions were received by email and via MBRC's 'Your Say Moreton Bay' online submission and survey pages. Once a submission was received, they were registered and reviewed.

Table 1 below provides an overview of the submission registration and review process.

**Table 1: Submission registration and review process**

Steps	Action/detail
1. Registration of submissions	Submissions were registered and given a submission number.
2. Classification of submissions	Submissions were classified by number and section relevant to the development scheme.
3. Summarising submission issues	Each submission was read and the different matters raised were entered into the submissions database under headings based on the sections of the development scheme.  Each submission often covered a number of topics; therefore allowance was made for the same or similar comments being raised in a number of submissions. This included receipt of multiple submissions with similar views on a particular topic or

	<p>submissions having different views on the same topic. For this reason, similar comments across submissions were identified and these comments were summarised under common headings based on the sections of the development scheme in the submissions report.</p>
4. Evaluation and responses to issues	<p>Once all comments were summarised, they were assessed and responses were prepared.</p> <p>Relevant changes to the document were identified.</p> <p>In evaluating submissions, allowance was made for the same or similar comments being raised in different submissions. For this reason, assessment of comments and resulting development scheme changes were made in relation to sections of the development scheme rather than on submission by submission basis.</p>
5. Submissions report	<p>The submissions report was prepared which collates steps 3 and 4 above, providing a summary of the submissions considered, information about the merits of the submissions, recommendations on amendments to the proposed development scheme to reflect submissions and amendments to the proposed development scheme.</p> <p>To facilitate presentation and review of issues, issues were summarised.</p>
6. Council consideration of submissions	<p>MBRC reviewed and provided feedback on matters raised and suggested responses to those issues.</p> <p>MBRC officers presented an overview of the public notification, including key issues raised, and made recommendations on development scheme amendments at a council workshop on 22 June 2017.</p> <p>Council endorsed the final development scheme at the Coordination Committee meeting on 18 July 2017, for submission to the MEDQ.</p>
7. MEDQ approval	<p>The final submissions report and development scheme was submitted to the MEDQ for review and approval.</p>
8. Governor in Council approval and adoption of development scheme and notice to submitters.	<p>After the MEDQ approved the submissions report and development scheme, the <i>Economic Development Regulation 2013</i> was amended by the Governor in Council to give effect to The Mill at Moreton Bay PDA Development Scheme, which superseded the Interim Land Use Plan.</p> <p>As soon as practicable after the development scheme took effect, the MEDQ published the development scheme and submissions report on the department's website, and both were available on the council's website. The MEDQ also published – in at least one newspaper circulating in the local area – a notice</p>

	<p>stating the development scheme had been approved and it was available to be inspected on the department's website, along with the submissions report.</p> <p>In addition, the MEDQ notified MBRC and those who made a submission and provided a residential/business address or email that the development scheme had been approved and was available to be inspected.</p>
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## 3. Overview of submissions

### 3.1 Submitter type

A total of **239** submissions were received during the submission period, including submissions from private individuals, community or not-for-profit organisations, and commercial and professional organisations.

Submissions were received via three different channels including email, online via the online submission form, and survey responses, which included answers to specific survey questions as well as an opportunity to provide comment (refer appendix 1 and 2 for online survey statistics and data).

From those who made a submission, there were 187 anonymous submitters and 52 submitters who provided their contact details, such as an email address or a residential/business address.

### 3.2 Submitter location

From the submitters and survey respondents who provided their residential or business address, the origin of submitters and survey respondents is shown in table 2.

**Table 2: Breakdown of submission by submitter location**

Location	Number of respondents
Within the PDA	2
Within the Moreton Bay Regional Council local government area	29
Within South East Queensland	10
Outside South East Queensland	1
Location not specified	197

### 3.3 Submission type

There were three different types of submissions received – emails, online submissions and survey responses. Table 3 below provides a breakdown by submission type.

**Table 3: Breakdown of submissions by submission type**

Type of submission	Number of submissions received
Email	4
Online submission	22
Survey response	213
<b>Total submissions</b>	<b>239</b>

### **3.4 Overarching areas of support**

Submitters raised a range of different opinions on different matters. Below is a summary of the overarching areas of support identified throughout the consultation period:

- Strong support for the establishment of a new full-service university campus.
- Strong support for revitalising the Petrie District Centre.
- Support for improvements and new connections to the pedestrian and cycling network in the PDA and to key locations outside the PDA.
- Support the embedding of transit oriented development principles into the development scheme.
- Support for the proposed environmental strategy for the area's redevelopment including the extent of conservation and lake preservation.
- Support for the inclusion of community facilities especially recreational activities and a shared library.

### **3.5 Overarching areas of concern**

Submitters and survey respondents raised a range of different opinions on different matters. Below is a summary of the overarching areas of concern identified throughout the consultation period:

- Concern regarding the traffic impacts associated with the Petrie roundabout.
- Concern about the provision, location and potential cost of car parking around the new university and Petrie Station.
- Concern around environmental impacts, including impacts on local koala population.
- Concern regarding flooding impacts in the area and worsening situations in the North Pine River.
- Concern regarding Petrie District Centre competing with surrounding centres.
- Concern about MBRC's role in the facilitation of the new university.
- Concern about demand for a new university.
- Concern that the proposed development scheme does not properly reflect the history of the area.

## 4. Summary of merits of submissions relating to development scheme content

### 4.1 Vision and structural elements

Matter #	Summary of issue/comment	Response	Amendment Y/N	Detail of proposed amendment
<b>Vision</b>				
1	Support for the vision outlining the establishment of the university, revitalisation of Petrie district centre, maximising public transport infrastructure investment, securing areas for conservation into public ownership and increasing economic activity for the region.	Support noted.	N	Not applicable
2	Imperative that knowledge-based jobs are provided along with a significant employment base for local jobs.	The development scheme seeks to revitalise, diversify and transform the region's economy by focusing on knowledge-based jobs. Central to the PDA vision is the opening of the first full service university campus for the region. The development scheme then looks to support this primary use by encouraging a range of employment opportunities within the sectors of education, health care, professional, scientific and technical services.	N	Not applicable
3	Development should cater for international students in terms of culture, entertainment, dining and retail choices.	The development scheme sets out a vision centred on the delivery of the region's first full service university campus. The University of Sunshine Coast will, as part of its own strategy to support the campus, look for strong international engagement and attraction. The precinct itself will then support an inclusive community offering a range of other uses	N	Not applicable

		and activities to enable the precinct to become a world-class destination.		
4	Development should benefit the surrounding suburbs and areas.	The development scheme seeks to revitalise the suburbs within the PDA as well as the surrounding areas, and act as a catalyst for the broader transition of the region's economy and support positive local and regional economic, social and environmental outcomes. The scheme is cognisant of other major activities within the broader area and looks to complement rather than compete by focussing on education and employment.	N	Not applicable
5	Supports the university but questions the need for additional development within the PDA.	The Mill at Moreton Bay is the region's first PDA, providing the opportunity to revitalise the Petrie District Centre, maximise public transport infrastructure investment, secure areas for conservation into public ownership and increase economic activity for the region. Complementary uses within the PDA will help assist in the establishment and growth of the new university campus.	N	Not applicable
6	Development should be appropriate to the forecast increase in population.	<p>The PDA is expected to be developed over the next 25 years between 2017 and 2041. To support the transformation of the PDA, a substantial amount of companion infrastructure is required to facilitate the growing population and ensure that the area is adequately serviced.</p> <p>Over the course of the next 25 years MBRC is expected to grow from its current population of 435,000 to nearly 620,000. Of this growth approximately 48% is expected to be accommodated within the Strathpine to Peninsula catchment (refer MBRC Local Government Infrastructure Plan).</p> <p>The site is strategically located in an area that is well serviced by existing transit opportunities and existing capacity in key networks such as water and sewer.</p>	N	Not applicable

		During initial drafting of the development scheme, the projected growth that may be achieved within the PDA was calculated based on the realistic type and density of development allowable under the residential densities as prescribed in the development scheme.		
<b>Structural elements</b>				
<b>7</b>	Suggests a bicycle and pedestrian network linking the PDA to surrounding suburbs and other key locations outside the PDA.	<p>Development within the PDA will provide for and enhance existing primary pedestrian and bicycle connections, including but not limited to, preserving the Petrie to Kippa-Ring Shared Pathway and facilitating its continuation further south, providing a dedicated off-road facility for both pedestrians and cyclists and connecting key locations internal and external to the PDA.</p> <p>The MBRC Planning Scheme identifies primary and secondary active transport networks. Development within the PDA for bicycle and pedestrian use will be planned to ensure adequate connectivity to areas outside the PDA.</p>	<b>N</b>	Not applicable
<b>8</b>	A road connection between the university and Dohles Rocks Road at Kallangur should be provided. Suggests a bypass road to divert and alleviate traffic around the Petrie centre.	<p>The structural elements plan illustrates an indicative proposed road connection providing local access between Paper Avenue/Gympie Road at Petrie and Dohles Rocks Road at Kallangur. The timing of the connection will be determined via further traffic modelling and rate of development within the university and mixed-use area in Mill Central.</p> <p>Further to this, as noted in the implementation strategy, MBRC will work collaboratively with Department of Transport and Main Roads on broader regional transport modelling and traffic planning studies affecting the PDA and surrounding parts of the MBRC area.</p>	<b>N</b>	Not applicable

9	Concern there are no new arterial roads proposed. Suggests a new network of arterial roads internal to the PDA.	<p>The highest order indicative proposed road connection in the development scheme is the district collector connecting Paper Avenue/Gympie Road to Dohles Rocks Road at Kallangur. The PDA is bound by Gympie Road and Anzac Avenue to the west and Dohles Rocks Road to the north. Both Gympie Road and Dohles Rocks Road connect with Anzac Avenue in the northwest, and the Bruce Highway in the east. It is anticipated that a number of upgrades may be required to increase the capacity of the external local road network in order to provide an appropriate level of service to achieve the PDA vision.</p> <p>Further to this, as noted in the implementation strategy, MBRC will work collaboratively with Department of Transport and Main Roads on broader regional transport modelling and traffic planning studies affecting the PDA and surrounding parts of the MBRC area.</p>	N	Not applicable
10	The development scheme should provide more green space. There needs to be a balance of development and green space and park.	The PDA is 460 ha and incorporates approximately 110 ha of environmental conservation, 12 ha of sport and recreation, and 16 ha of recreation and open space. Mill Urban will also provide large amounts of open space and passive recreation opportunities adjoining the southern lakes. The amount of recreation and open space provided for in the PDA exceeds the desired standards of service for open space and recreation in the MBRC Planning Scheme.	N	Not applicable

## 4.2 PDA-wide criteria

Matter #	Summary of issue/comment	Response	Amendment Y/N	Detail of proposed amendment
<b>PDA-wide criteria</b> Built form				
11	Does not support high-rise development. Suggests building heights be limited where adjoining existing residential properties and high-rise be limited to feature sites in key locations such as the train stations.	<p>The building heights prescribed in the development scheme are generally consistent with the MBRC Planning Scheme, with the exception of the nominated key sites. Maximum building heights in the development scheme vary from low-rise (12 m) in Mill Urban, to mid-rise (21 m) in Mill Transit and high-rise (27 m) in Mill Central. There are also a number of key sites where no height limit has been nominated. These sites are located adjacent to Petrie Station, in the district centre and the university and mixed-use area, where the development scheme is looking to maximise the development outcome by achieving an interesting and diverse mix of uses and activities.</p> <p>The development scheme contains provisions which require that buildings must be of a height and scale that is consistent with the relevant place intent, maintains a human scale at street level, is consistent with planned infrastructure, is commensurate with the site of development, and responds to adjoining development. Development must also consider appropriate building setbacks, bulk and massing that minimise impacts on residential amenity.</p>	N	Not applicable
12	There should be no maximum building height in the PDA.	The development scheme assigns appropriate building heights to the different places, depending on the place intent. Where the development scheme seeks to maximise	N	Not applicable

		development outcomes, such as in the key sites in Mill Central, a maximum building height is not prescribed. The remainder of the building heights prescribed in the development scheme are generally consistent with the MBRC Planning Scheme.		
<b>13</b>	The key sites should have a maximum building height, preferably a limit of 27 m or above.	<p>Maximum building heights in the development scheme vary from low-rise (12m) in Mill Urban, to mid-rise (21m) in Mill Transit and high-rise (27m) in Mill Central. The proposed development scheme includes two key sites which have no height limit. These sites are located adjacent to Petrie Station where the development scheme is looking to maximise the development outcome by achieving an interesting and diverse mix of uses and activities. The remainder of the building heights prescribed in the development scheme are generally consistent with the MBRC Planning Scheme.</p> <p>The implementation strategy notes that further detailed planning for the key sites will be undertaken to inform development proposals and possible plans of development accompanying PDA development applications.</p>	<b>N</b>	Not applicable
<b>14</b>	Concern high-rise buildings will create a wind tunnel effect and overshadowing.	<p>The PDA-wide criteria* require development to provide adequate building separation or other design elements that allow light penetration and air circulation whilst ensuring impacts on amenity and privacy including overshadowing are minimised, particularly for residential development.</p> <p>As per the implementation strategy, an urban design review panel will ensure development delivers high-quality urban design outcomes and promote design excellence in large-scale developments.</p> <p>* Refer to section 2.5.1: Built form</p>	<b>N</b>	Not applicable

15	The location and orientation of buildings and the relationship they have with the public space and street below should be considered.	<p>The PDA-wide criteria* support development which adds visual interest and enhances the streetscape through variation in materials, patterns, textures and colours; has a high standard of built form and landscaping; ensures orientation and integration with the surrounding neighbourhood; and creates definition and delineation of public spaces and areas between buildings.</p> <p>As per the implementation strategy, an urban design review panel will be established and will review development proposals to ensure high-quality design outcomes are facilitated.</p> <p>* Refer to section 2.5.1: Built form and 2.5.2: Urban design</p>	N	Not applicable
16	Ensure development incorporates best practice architecture and sustainable design features.	<p>The PDA-wide criteria* support development which utilises best practice energy and water efficient, climatically responses sub-tropical design including appropriate solar orientation, shading and shelter, cross ventilation, natural lighting, passive cooling techniques, water recycling and stormwater management. Further to this, the PDA-wide criteria* aims to incorporate ‘smart city’ concepts and technology into the PDA’s public realm, including fibre optic and Wi-Fi networks, smart lighting, connected sensors and CCTV, power and waste systems integration and real time traffic and parking assessment and tracking.</p> <p>As noted in the implementation strategy, MBRC will explore opportunities to facilitate innovative sustainable solutions in the design, construction and operation of development to create a substantial point of difference for the area.</p> <p>* Refer to section 2.5.1: Built form and 2.5.4: Public realm</p>	N	Not applicable

17	Ensure housing affordability to create a diverse demographic.	<p>The PDA-wide criteria* ensure that development provides for a range of dwellings that deliver residential uses that support housing diversity to meet the varied needs of the relevant place and residents including accessible housing. For instance, Mill Urban will deliver detached houses, terrace housing, multi-level apartments and retirement living. While Mill Central and Mill Transit will focus more on high density housing, including student accommodation and multi-level apartments, to maximise its proximity to Petrie and Kallangur stations and the university.</p> <p>* Refer to section 2.5.1: Built form</p>	N	Not applicable
18	Development should incorporate innovative sustainable technologies. Suggests reflecting the former Paper Mill's green credentials in new development, specifically in the area of resource efficiency and recycling.	<p>The PDA-wide criteria* require development to incorporate 'smart city' concepts and technology into the PDA's public realm, including (but not limited to) power and waste systems integration. Development is also required to maximise recycling opportunities and reduce waste generation and utilise best practice energy and water efficient, climatically responsive sub-tropical design including water recycling and stormwater management.</p> <p>As noted in the implementation strategy, MBRC will explore opportunities to facilitate innovative sustainable solutions in the design, construction and operation of development to create a substantial point of difference for the area.</p> <p>* Refer to section 2.5.4: Public realm</p>	N	Not applicable
19	Ensure development provides inclusive access for all users.	<p>The PDA-wide criteria* ensure that future development delivers access to and egress from all entries, service areas and car parks that is safe, legible and logical and provides equitable access for all members of the public. Further to this, entrances to buildings must be clearly defined and readily identifiable from the road frontage and welcoming for all users</p>	N	Not applicable

		<p>including people with disabilities.</p> <p>Buildings must also comply with the National Construction Code and the Disability (Access to Premises-Buildings) Standards when they are constructed. MBRC will also actively look to implement infrastructure to support inclusive access to the proposed sporting and recreational facilities.</p> <p>* Refer to section 2.5.1: Built form and 2.5.3: Street and movement network</p>		
<b>20</b>	Development should be clearly signed to provide way finding for visitors.	<p>The PDA-wide criteria* ensure that future development will provide entrances to buildings that are clearly defined and readily identifiable from the road frontage and are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage.</p> <p>An amendment has been made to the implementation strategy to explore digital way finding in the PDA.</p> <p>* Refer to section 2.5.1: Built form</p>	<b>Y</b>	Refer section 5, item 35 for detail of amendment.
<b>PDA-wide criteria</b>				
Urban design				
<b>21</b>	The PDA needs to have its own unique character and identity.	<p>The Mill at Moreton Bay PDA is Queensland's first PDA that is centred on facilitating a full-service university. And as such, the PDA vision has been designed to distinguish the PDA from other locations in Queensland and Australia by reinforcing the area's unique characteristics and opportunities. The PDA-wide criteria* will deliver development that integrates public art which is appropriate to the origins, history and character of the area.</p> <p>The development scheme will further support the existing and proposed unique assets to create an identity unique to the</p>	<b>N</b>	Not applicable

		<p>region, including, but not limited to, introduction of artwork and themed elements in the built form, branding and visual identity from the rail and road corridor, and celebrating the unique history of the site.</p> <p>The PDA will also leverage the area's existing unique elements such as access to two rail lines and extensive environmental areas whilst also acknowledging the area's rich history.</p> <p>* Refer to section 2.5.4: Public realm</p>		
<b>PDA-wide criteria</b> <b>Street and movement network</b>				
<b>22</b>	<p>Concern that traffic will be an issue, especially around the Petrie roundabout and along Anzac Avenue.</p>	<p>The development scheme identifies a number of new proposed road connections and new and upgraded key intersections (including Petrie roundabout) to support orderly and adequately serviced development and safe and efficient movements throughout the PDA. To meet the requirements of the development scheme, development applications will need to clearly show that the transport network, internal and external to the PDA, functions in a safe and efficient manner. Where through the development assessment process impact to the on the transport network are identified, development proposals will be conditioned to avoid, manage or mitigate those impacts to ensure the principle of no worsening to safety and infrastructure condition and no net worsening to efficiency across the network.</p> <p>In regards to the Petrie roundabout, current planning for the upgrade of the intersection is ongoing with final design work still under consideration by the Department of Transport and Main Roads and MBRC. As noted in the implementation strategy, MBRC will continue to engage with the Department of Transport and Main Roads on this matter.</p>	<b>N</b>	Not applicable

23	Concern about car parking, including the number, location and cost.	<p>The PDA-wide criteria* require development to provide car parking at a rate that meets the functional requirements of the PDA, encourages the use of active and public transport, increase land use efficiency, improve development feasibility, and does not result in an oversupply. The car parking rates in the development scheme are as per the rates prescribed in the MBRC Planning Scheme. Each development will be required to demonstrate how the car parking demand has been met on the site through the development assessment process.</p> <p>Further to this, car parking will include innovative solutions, such as real time traffic and parking assessment and tracking technology. This will provide greater visibility into the area's parking analytics such as parking usage, vacancy and overstay, allowing government, businesses and landowners to respond appropriately to the demands of visitors, residents and commuters. Public car parking design will be generally in accordance with the MBRC Planning Scheme.</p> <p>In regards to paid parking, MBRC generally does not regulate paid car parking on private land. However, MBRC will work with business and land owners to ensure car parking is managed appropriately. An amendment has been made to the implementation strategy to address this comment.</p> <p>* Refer to section 2.5.3: Street and movement network</p>	Y	Refer section 5, item 37 for detail of amendment.
24	Concern car parking at Petrie Station will not be properly managed, causing overflow issues onto the adjacent university campus.	The high demand for car parking is acknowledged. An amendment has been made to the implementation strategy to address this comment.	Y	Refer section 5, item 37 for detail of amendment.
25	Suggests transport share targets are too low, and that active and public transport should be catering for the majority of trips.	The development scheme does not allocate a target transport modal split for the PDA. Rather, development will maximise the strategic advantage of the PDA's location adjacent to	N	Not applicable

		major public transport corridors and leverage the investment in existing and future infrastructure in the location. Car parking rates will ensure development provides an appropriate number of car parks while also acknowledging the area's proximity to public and active transport infrastructure.		
<b>26</b>	Suggests it is impractical that most trips will be made by public transport.	The development scheme intends to maximise the strategic advantage of the PDA's location adjacent to major public transport corridors and maximise the investment in existing and future infrastructure in the location. New road connections and key intersections will be delivered to support orderly and adequately serviced development and efficient and safe movements throughout the PDA.	<b>N</b>	Not applicable
<b>27</b>	Suggests safer and more direct cyclist connections to nearby schools and parks.	<p>The PDA-wide criteria* will deliver infrastructure that creates safe, pleasant and character-rich routes which prioritise the safety and experience of pedestrians and cyclists and provide legible pedestrian and cycling connections to key locations internal and external to the PDA including the Petrie to Kippa-Ring shared pathway.</p> <p>Areas outside the PDA are dealt with by the MBRC Planning Scheme which identifies primary and secondary active transport networks. Development within the PDA for bicycle and pedestrian use will be planned to ensure adequate connectivity to areas outside the PDA.</p> <p>* Refer to section 2.5.3: Street and movement network</p>	<b>N</b>	Not applicable
<b>28</b>	Cycle ways should be physically segregated from vehicular traffic.	Noted. While the development scheme does not specify that cycle ways must be separated from vehicular traffic, the PDA-wide criteria* ensure development minimises conflict between pedestrians, cyclists and motor vehicles through appropriate design.	<b>N</b>	Not applicable

		<p>The implementation strategy notes additional guidance material will be developed to assist in communicating criteria within the development scheme, including street profiles and cross sections that will determine cycling infrastructure attributes.</p> <p>* Refer to section 2.5.3: Street and movement network</p>		
<b>PDA-wide criteria</b> Public realm				
<b>29</b>	Concern about waste management.	<p>The PDA-wide criteria* will ensure future development maximises recycling opportunities and reduce waste generation. Development will also be required to provide waste storage areas that are designed, located and managed to prevent amenity impacts.</p> <p>As noted in the implementation strategy, MBRC will promote the delivery of 'infrastructure as a service' by exploring waste management systems integration and pneumatic waste systems (i.e. automated vacuum collection).</p> <p>* Refer to section 2.5.1: Built form</p>	<b>N</b>	Not applicable
<b>30</b>	A space for students, local artists and community members to perform and showcase their work should be provided.	<p>Mill Central is intended to provide a key urban space within the PDA, one shared between the university and broader community incorporating seating, informal uses and public art features. Mill Central place criteria will deliver land uses that promote activity and deliver amenity in the place including markets, pop ups and food vans to encourage start-up business and increase visitors to the place.</p> <p>An amendment has been made to the land use plan to address this comment.</p>	<b>Y</b>	Refer section 5, item 13 for detail of amendment.

31	Public art should be provided within the street.	<p>The PDA-wide criteria* ensure that development integrates public art which is appropriate to the origins, history and character of the area.</p> <p>* Refer to section 2.5.4: Public realm</p>	N	Not applicable
32	Development should focus more on the landscape character and not just on the built form.	<p>The PDA-wide criteria* will deliver development that has a high standard of built form and landscaping. Development will also be delivered with exemplary hard and soft landscaping, utilising sub-tropical design and water sensitive urban design principles that soften and enhance the physical and visual amenity of the locality.</p> <p>* Refer to section 2.5.1: Built form and 2.5.3: Street and movement network</p>	N	Not applicable
<b>PDA-wide criteria</b> <b>Environment</b>				
33	Concern that development is at the expense of the natural environment.	<p>The development scheme identifies five places with the largest being Mill Green. Mill Green is an area which is over 200 ha in size representing approximately 50% of the total PDA area. Mill Green comprises 110 ha of conservation area, 83 ha of river and lakes, 12 ha of active sporting fields and 16 ha of recreational areas including the facilitation of the Regional Recreation Park. The development scheme will assist in the establishment of an ecologically viable conservation area through preservation and ecological restoration within Mill Green. Areas currently degraded by past uses will be rehabilitated to form a contiguous area for environmental conservation.</p> <p>Mill Green is supported by a range of initiatives and active management strategies. This includes the facilitation of an <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) referral and investigating the need for</p>	N	Not applicable

		statutory mechanisms to secure the protection in perpetuity of areas of high environmental significance.		
34	Concern about the viability of the koala population in the area.	<p>Various flora and fauna call the site home, including koalas which are protected under the EPBC Act and require special consideration.</p> <p>To ensure the ongoing protection of the koala and other native fauna in the PDA, the PDA-wide criteria requires development to avoid clearing of non-juvenile koala habitat trees in areas of bushland habitat unless the Commonwealth Government determines that clearing of such vegetation is a controlled action or controlled action particular manner under the EPBC Act. If the clearing is not a controlled action or controlled action particular manner, and the clearing cannot be reasonably avoided, it is to be minimised to the greatest extent practicable and significant residual impacts are offset in accordance with the Queensland Environmental Offsets Policy.</p> <p>During the initial planning for the former Petrie Paper Mill site, MBRC identified that redevelopment may impact environmental values and careful management of the area would be needed to ensure protection of the local environment. Consequently, MBRC referred the project to the Commonwealth Government's Department of Environment as a 'controlled action' under the EPBC Act. The referral outlines the project and the proposed mitigation measures to manage potential environmental impacts. These measures include, but are not limited to, supporting rehabilitation of the old sediment ponds and revegetation of land adjoining the North Pine River, a koala monitoring program to monitor koalas in the area and conduct regular health assessments, wild dog control including intensive monitoring and removal program, road infrastructure safety</p>	N	Not applicable

		<p>measurements including fauna exclusion fencing, fauna connection, and reduced speed limits in the area, and koala chlamydia vaccine trials in partnership with USC.</p> <p>Since 2016, MBRC has worked closely with the Commonwealth Government's Department of Environment around the EPBC referral. The implementation strategy notes that MBRC will continue to work cooperatively and collaboratively with state government agencies and the Department of Environment to deliver the requirements of conditions associated with the controlled action under the EPBC referral.</p>		
35	Concern about impact on native fauna during construction works.	<p>The PDA-wide criteria* require development to protect the environmental values and ecological functions of the PDA by ensuring that during construction measures are taken to not increase the risk of death or injury to koalas and other fauna including consideration of safe koala and other fauna movement opportunities. Development is also required to avoid, to the greatest extent practicable, then manage or mitigate, adverse impacts on the environment (including waterways), amenity and accessibility during and after construction including acid sulfate soil erosion and siltation.</p> <p>MBRC has also committed to a koala monitoring program to monitor koalas in the area and conduct regular health assessments, allowing MBRC and partners to effectively manage the safety and well-being of the koala population during construction works.</p> <p>* Refer to section 2.5.5: Environment and 2.5.6: Community safety and development constraints</p>	N	Not applicable

36	Habitat trees should be preserved in the development area.	<p>The PDA-wide criteria* support the retention of habitat trees for street trees, feature trees in the public realm and in private open space to provide fauna habitat and connectivity as well as shade and shelter for pedestrians. Further to this, development is to ensure on-site landscaping provides food, shelter and movement opportunities for native fauna.</p> <p>* Refer to section 2.5.5: Environment</p>	<b>N</b>	Not applicable
37	Offset planting should be located in areas vulnerable to flooding to mitigate flooding impacts.	<p>Where vegetation offsets are required, the PDA-wide criteria* seek to deliver offsets where required, in accordance with the following order of priority: areas within the PDA along the North Pine River which strengthen habitat connectivity; other areas within the PDA that strengthen habitat connectivity including along Yebri Creek; and areas close to the PDA within the MBRC local government area which strengthen habitat connectivity.</p> <p>The PDA-wide criteria* will give appropriate consideration to development constraints by maintaining or enhancing natural processes and the protective function of landforms and vegetation that can mitigate the risks associated with natural hazards, including flooding.</p> <p>* Refer to section 2.5.5: Environment and 2.5.6: Community safety and development constraints</p>	<b>N</b>	Not applicable
<b>PDA-wide criteria</b> Community safety and development constraints				
38	Concern about flood hazards, including the area's vulnerability to flooding and development having adverse impacts on the upstream and downstream characteristics of the North Pine River.	<p>The PDA-wide criteria* require development to ensure it does not directly, indirectly or cumulatively increase the severity of natural hazards (including overland flow) and potential for damage on the site or to other properties. This would be assessed as part of any development application that has potential to impact the flooding characteristics of the area.</p>	<b>N</b>	Not applicable

		<p>Further to this, the PDA-wide criteria requires development in the Development area (refer to map 3 – Structural elements plan) to achieve the flooding planning level, which as adopted by MBRC, is the 1% Annual Exceedance Probability (AEP) in the year 2100 plus a freeboard of 750mm.</p> <p>Extensive flood modelling has been undertaken by MBRC for the Lower Pine River Catchment. This modelling has been and will continue to be used to analyse and inform development proposed within the PDA. The PDA-wide criteria related to flooding is consistent with the requirements of the MBRC Planning Scheme and MBRC’s Floodplain Management Strategy. Hydrologic and hydraulic modelling reports are available on MBRC’s website.</p> <p>* Refer to section 2.5.6: Community safety and development constraints</p>		
<b>39</b>	Concern that a build-up of sedimentation in the North Pine River east of the Gympie Road bridge will worsen flooding.	<p>The PDA-wide criteria* will give appropriate consideration to development constraints by maintaining or enhancing natural processes and the protective function of landforms and vegetation that can mitigate the risks associated with natural hazards, including flooding.</p> <p>In regards to existing debris in the North Pine River, <i>The Water Act 2000</i> prevents tampering or altering natural waterways unless performed under a Riverine Protection Permit or Riverine Protection Permit Exemption. Rehabilitating a watercourse will require discussions with the Department of Natural Resources and Mines (DNRM).</p> <p>* Refer to section 2.5.6: Community safety and development constraints</p>	<b>N</b>	Not applicable

40	Concern flooding could flush out the sedimentation ponds and lakes and cause PH levels to rise in the North Pine River.	<p>The PDA-wide criteria* support the protection of environmental values and ecological functions of Yebri Creek, North Pine River and lakes by maintaining and enhancing water quality through the use of best practice total water cycle management and water sensitive urban design principles.</p> <p>The existing sediment ponds are required to be decommissioned and remediated by the former owner of the site as per the contract of sale with MBRC. These works will reshape the ponds to create a stable landform analogous with the historic North Pine River floodplain and suitable for environmental rehabilitation.</p> <p>* Refer to section 2.5.5: Environment</p>	N	Not applicable
41	Concern banks of the North Pine River are susceptible to landslip and could compromise nearby development.	<p>The development scheme establishes development away from the North Pine River and looks to promote the extension of the existing riparian corridor. New plantings, including offset planting as required by the development scheme, will occur along the river's edge to support bank stability. Further to this, the PDA-wide criteria* require development to maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate the risks associated with natural hazards, including flooding.</p> <p>* Refer to section 2.5.6: Community safety and development constraints</p>	N	Not applicable
42	Ensure development incorporates and respects the heritage and history of the area.	<p>The PDA-wide criteria* support protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance in the PDA.</p> <p>An amendment has been made to the implementation strategy to ensure development in the university and mixed-</p>	Y	Refer section 5, item 38 for detail of amendment.

		<p>use area reflects the heritage and history of the area.</p> <p>* Refer to section 2.5.6: Community safety and development constraints</p>		
<p><b>PDA-wide criteria</b> Service infrastructure</p>				
<b>43</b>	<p>Ensure super-high-speed internet is available in all locations.</p>	<p>The PDA-wide criteria* support the efficient and effective delivery and operation of infrastructure by ensuring telecommunications infrastructure and services are available or capable of being made available in a timely, orderly, integrated and coordinated manner.</p> <p>As development and advancements in technology occur, the PDA will be serviced for these needs.</p> <p>* Refer to section 2.5.7: Service infrastructure</p>	<b>N</b>	Not applicable

## 4.3 Place provisions

Matter #	Summary of issue/comment	Response	Amendment Y/N	Detail of proposed amendment
<b>Place locations and provisions</b>				
All places				
44	Support for the five places.	Noted.	N	Not applicable
45	Does not support the concept of 'places'.	The development scheme nominates places to provide guidance to the community and development proponents on development outcomes and where uses and activities are preferred to be established. Utilising 'places' instead of zones and/or precincts puts emphasis on place making and urban design and recognises the diverse range of activities and uses proposed for the PDA.	N	Not applicable
46	Suggests separating the open space and environmental components from Mill Green to create a sixth place focused entirely on environmental conservation.	The place intent and primary function of Mill Green is to create an ecologically viable conservation area through the protection, restoration and management of areas of high environmental significance. The Regional Recreation Park, as illustrated in the structural elements plan, will be established outside of these areas of high environmental significance and will demonstrate compatibility with environmental values through detailed site specific design and appropriate interface treatments. On this basis it is not considered necessary to separate the environmental and recreation component of Mill Green.	N	Not applicable
47	Suggests activities and uses proposed in Mill Central be located in Mill Innovation, north of Yebri Creek. Subsequently, those activities	During the initial planning and design for the former Petrie Paper Mill site, MBRC worked closely with USC to develop an early concept plan for the site. The concept plan was	N	Not applicable

	and uses proposed for Mill Innovation should be located south of Yebri Creek.	developed around a number of key outcomes driven by the value of the site to the region. It was determined the university's central location and proximity to Petrie Station highlight the strategic value of the site as a new centre and destination for the region. Its proposed location will also provide the university with an early visual identity from the rail corridor and Gympie Road and provide synergies with the revitalised Petrie District Centre, and provide strong physical and visual links to the rail station from the Regional Recreation Park and Sport and Recreation Park.		
48	Suggests place names are too commercial and lack community development potential.	The place names reflect the outcomes sought for these areas. Mill Central will be the heart and core of the PDA; Mill Innovation will bring regional economic growth and new knowledge-based employment sectors to the region; Mill Transit will provide a new transit oriented development focused around Kallangur Station; Mill Urban will provide for a new urban residential community; and Mill Green will contribute to the conservation of the local environment and provide a high standard of open space for the community.	N	Not applicable
49	Suggest incorporating Lawnton Station into the PDA.	Under the <i>Economic Development Act 2012</i> there is no ability to extend the boundary of the PDA.	N	Not applicable
50	Support for faith spaces to ensure there are facilities where students and the community can develop their faith. Suggests place of worship be a primary preferred land use in Mill Transit and Mill Urban.	The development scheme supports churches and other places of worship. Place of worship is supported as a secondary preferred land use in Mill Urban and Mill Transit (refer schedule 3: Preferred land uses). The use would be subject to a PDA development application.  Primary preferred land uses are considered to be the predominant land uses to achieve the place intent and are reflected by the amount of land and GFA that land use consumes in that place. While secondary preferred land uses are considered to be complementary to primary preferred	N	Not applicable

		land uses but are also consistent with the place intent. On this basis, place of worship is an appropriate secondary preferred land use.		
<b>51</b>	Supports retirement resort and facilities and aged care housing.	The development scheme supports retirement living and aged care housing. Retirement facility (i.e. retirement village) is supported as a primary preferred land use in Mill Urban and as a secondary preferred land use in Mill Central, Mill Innovation and Mill Transit. Residential care facility (i.e. nursing home) is supported as a primary preferred land use in Mill Urban. Both uses would be subject to a PDA development application.	<b>N</b>	Not applicable
<b>52</b>	Supports a community theatre.	The development scheme supports facilities for presenting live entertainment or music to the public. Theatre is supported as a secondary preferred land use in Mill Central and Mill Innovation, subject to a PDA development application.	<b>N</b>	Not applicable
<b>53</b>	Historic buildings and sites of cultural significance should be maintained or relocated.	Place criteria requires development to maintain and enhance the cultural heritage values associated with the local and state heritage sites (identified on the place framework plans) within the PDA. Further to this, the PDA-wide criteria* support protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance in the PDA.  An amendment has been made to the implementation strategy to ensure development in the university and mixed-use area reflects the heritage and history of the area.  * Refer to section 2.5.6: Community safety and development constraints	<b>Y</b>	Refer section 5, item 38 for detail of amendment.

Place provisions			
Place 1 – Mill Central			
54	<p>Support for a new health and medical precinct involving:</p> <ul style="list-style-type: none"> <li>• a new general hospital (public or private); or</li> <li>• a new Brisbane North Children’s Hospital; or</li> <li>• a new public teaching hospital; or</li> <li>• a new GP Superclinic; and</li> <li>• allied health services and facilities.</li> </ul>	<p>Place criteria* seek to deliver a significant anchor facility (e.g. large scale health facility such as a hospital and specialist medical centre) on Key Site A in the university and mixed-use area. The development scheme supports Hospital and Health care services as primary preferred land uses in Mill Central.</p> <p>The potential to combine health care uses within the university and mixed-use area is seen as a key driver to deliver the employment and social goals for the PDA. Flexibility to meet market demands is also a key design approach for the PDA. Further detailed planning will be undertaken for the key sites to inform development proposals and possible plans of development accompanying PDA development applications.</p> <p>* Refer to section 2.6.1: Place 1 – Mill Central, Land Use Activities</p>	<p><b>N</b></p> <p>Not applicable</p>
55	<p>Concern that the Petrie District Centre will directly compete with nearby Strathpine and North Lakes Major Centres. Suggests Petrie Centre be designated as a Local Centre rather than a District Centre to avoid centre overlap.</p>	<p>The proposed nature and scale of retail activities in the PDA vary depending on the place. The largest consolidation of retail activity in the PDA will be in the revitalised Petrie District Centre in Mill Central which is ultimately expected to accommodate approximately 15,000 m<sup>2</sup> – 25,000 m<sup>2</sup> of retail floor space. The location and proposed retail floor space of the District Centre in the development scheme is consistent with the existing centres hierarchy in the in the MBRC Planning Scheme.</p> <p>The development scheme acknowledges the importance of maintaining the Moreton Bay centre network by ensuring development does not result in Petrie exceeding the role, function and scale of a district centre. The Moreton bay centres network, as provided for in the MBRC Planning Scheme, provides for the role, scale and function of centres</p>	<p><b>N</b></p> <p>Not applicable</p>

		<p>in the region. The role/function of the region's higher order centres, which includes Caboolture, Morayfield and Strathpine, is to accommodate the most intense concentration of retail, commercial and civic development at a regional catchment. The role/function of a district centre is to accommodate a focus for retail and commercial development within the planning area.</p> <p>Retail offerings elsewhere in the PDA, such as the Neighbourhood hubs in the University and mixed-use area in Mill Central and on Gallipoli Way in Mill Transit will be of a smaller scale and provide for the convenience needs of the immediate residential catchment as well as visitors and commuters to the place.</p>		
56	Does not support the establishment of a full-service university.	Extensive research and benchmarking supports a new full-service university campus for Moreton Bay. At present the existing and growing population does not have the same access or participation rates for tertiary education as other equivalent regions throughout Australia. The establishment of a campus allows for and supports the diversification and transformation of the Moreton Bay economy.	N	Not applicable
57	Does not support the revitalisation of Petrie District Centre. Concern that Petrie will lose its village character and become overdeveloped.	<p>The development scheme intends for Petrie District Centre to ultimately accommodate 15,000 m<sup>2</sup> – 25,000 m<sup>2</sup> of retail floor space. This is consistent with the MBRC Planning Scheme. Limiting the retail floor space will ensure Petrie district centre complements surrounding major centres such as Strathpine and North Lakes rather than directly competing with them.</p> <p>PDA-wide criteria* require development in the PDA to protect and preserve the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance in the PDA. Further to this, the place provisions contain assessment</p>	N	Not applicable

		<p>criteria that requires development to maintain and enhance the historic sense of place created by the local and state heritage sites, as identified in the Place Framework Plans.</p> <p>* Refer to section 2.5.6: Community safety and development constraints</p>		
<b>58</b>	A facility that focuses on integrating and linking the community and the university should be provided. Suggests establishment of a community engagement centre with the university.	A range of other community facilities may be included as part of the area's development. These facilities will be subject to further investigation and funding allocations, as noted in the infrastructure plan. Within Mill Central, and as part of the university foundation facilities, a shared library, as well as working spaces, are to be established. Further details on the size, location and timing of these facilities will be subject to further discussion between MBRC and USC.	<b>N</b>	Not applicable
<b>59</b>	Support for a new catholic school.	The development scheme supports a range of uses including educational establishments. A school is supported as a primary preferred land use in Mill Central and as a secondary preferred land use in Mill Urban and Mill Transit. The provision of a new school within the PDA would require discussion with the Department of Education and Training (DET).	<b>N</b>	Not applicable
<b>60</b>	Support for a trade college to support local trade jobs.	The development scheme supports a range of educational activities. Educational establishment is supported as a primary preferred land use in Mill Central and as a secondary preferred land use in Mill Urban and Mill Transit.	<b>N</b>	Not applicable
<b>61</b>	Student accommodation should be allowed in the residential focus area.	The development scheme will deliver a mix of residential uses, including student accommodation, within the university and mixed-use area and the residential focus area in Mill Central. Rooming accommodation, such as boarding houses and off-site student accommodation, is supported as a secondary land use in Mill Central and Mill Innovation.	<b>N</b>	Not applicable

62	A public art gallery and an Aboriginal arts gallery and arts centre should be provided.	New facilities for the general public such as a new public art gallery are intended to be delivered in the area. MBRC will investigate opportunities for public private partnerships to deliver a signature building suitable for multi-purpose civic function uses on Key Site A in Mill Central.	<b>N</b>	Not applicable
63	Support for recreational facilities, including basketball courts, a skatepark and futsal grounds.	<p>The Sport and Recreation Park, as identified in the structural elements plan, will contain major sporting elements servicing the new and existing communities with a nexus to the university. Development in Mill Central will deliver sporting facilities that are of a regional standard, such as sports courts, within the Sport and Recreation Park.</p> <p>In regards to other recreational opportunities, such as a skate park and futsal grounds, development will provide opportunities for passive and active recreational uses with associated ancillary facilities and amenities in the Regional Recreation Park as identified in the structural elements plan.</p> <p>An amendment has been made to the land use plan to address this comment.</p>	<b>Y</b>	Refer section 5, item 17 for detail of amendment.
64	Support for the delivery of regional standard cricket fields and facilities.	Support noted. Development in Mill Central will deliver sporting facilities that are of a regional standard within the Sport and Recreation Park. The specific locations and types of facilities will be established at a future date. It is important that any proposed regional facilities support and complement other existing regional facilities.	<b>N</b>	Not applicable
65	Does not support adult stores. Suggests removal of the existing adult store in Petrie.	An adult store is PDA assessable development (permissible development) in the development scheme. PDA assessable development requires a development application to be lodged and will be considered where the development is consistent with the land use plan. This approach is consistent with how the MBRC Planning Scheme regulates Adult stores.	<b>N</b>	Not applicable

		In regards to the existing adult store in Petrie, the development scheme does not affect a use that was lawful prior to the commencement of the development scheme. The use may therefore legally continue to operate in accordance with the relevant conditions of approval.		
<b>66</b>	A disability education hub should be provided along with the university campus.	USC is committed to supporting an institutional culture that enables equality of opportunity wherever possible and reasonable for all staff and students including those with disabilities, as highlighted in USC's Disability Action Plan. The USC Moreton Bay campus is in the design phase, and as such a PDA development application has yet to be lodged for the university. The development application and all relevant information will be available for viewing on MBRC's website at time of lodgement.	<b>N</b>	Not applicable
<b>67</b>	Does not support the sport and recreation park.	The sport and recreation park will provide a multi-use major sporting element servicing a regional catchment with an important link to the new university.  The MBRC Interim Sports Facilities Plan 2012–2031 (available on MBRC's website) identifies an additional 99.75 ha of regional sport parks is required by 2031 to adequately service the region. Geographically the greatest shortfall of regional sport park is within the North Lakes, Redcliffe and Redcliffe Peninsula Rail Line catchment. The majority of this catchment is either committed to development or severely flood prone, which makes identifying a suitable site difficult. On this basis, a new regional sport and recreation park in the PDA is warranted.	<b>N</b>	Not applicable
<b>68</b>	Support for a new major public library.	New facilities for the general public such as a new community library are intended to be delivered in the area. MBRC will investigate opportunities for public private partnerships to	<b>N</b>	Not applicable

		deliver a signature building suitable for multi-purpose civic function uses in Mill Central.		
Place provisions				
Place 2 – Mill Innovation				
<b>69</b>	<p>Support for a range of activities and uses including:</p> <ul style="list-style-type: none"> <li>• business and technology park</li> <li>• cafes and restaurants</li> <li>• child care</li> <li>• community facilities</li> <li>• community theatre</li> <li>• employment training centre</li> <li>• facilities associated with the university such as collaboration spaces and research facilities</li> <li>• government departments</li> <li>• heritage and cultural centre</li> <li>• hospital and health care</li> <li>• incubator spaces</li> <li>• independent performing and visual arts facility</li> <li>• innovation and start-up government funded facilities</li> <li>• innovation centre</li> <li>• IT hub</li> <li>• major sporting stadium</li> <li>• markets</li> <li>• medical research centre</li> <li>• offices</li> <li>• operation centre for the mining sector</li> <li>• recreation and parks</li> <li>• recruitment centre</li> </ul>	<p>Noted. The development scheme generally supports these uses and activities as either primary or secondary preferred land uses*.</p> <p>* Refer to schedule 3: Preferred land uses</p>	<b>N</b>	Not applicable

	<ul style="list-style-type: none"> <li>• retail and shops</li> <li>• school</li> <li>• seniors and disabled innovation centre</li> <li>• shared office spaces</li> <li>• sporting facilities</li> <li>• student accommodation</li> <li>• technology and data centre</li> <li>• theatre/cinemas</li> <li>• trade teaching centre</li> <li>• youth spaces, facilities and employment centre.</li> </ul>			
70	Does not support the place intent due to potential impacts on the local environment.	<p>The place intent of Mill Innovation is to provide for development that will stimulate regional economic growth and generate high employment for the region. The development scheme includes detailed PDA-wide criteria* that manage environmental impacts.</p> <p>During the initial planning of the area, MBRC identified that redevelopment to achieve the place intent may impact environmental values and careful management of the area would be needed to ensure protection of the local environment. Various flora and fauna call the area home, including koalas which are protected under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) and require special consideration. Consequently, MBRC referred the redevelopment to the Commonwealth Government's Department of Education as a 'controlled action' under the EBPC Act.</p> <p>Since December 2016, MBRC has worked closely with the Federal Government to prepare an Environmental Assessment Report. During this process, MBRC identified a range of measures aimed at reducing the environmental</p>	N	Not applicable

		<p>impact of redevelopment of the area including, but not limited to, supporting rehabilitation of the old sediment ponds and revegetation of land bordering the North Pine River, a koala monitoring program to monitor koalas in the area and conduct regular health assessments, wild dog control including intensive monitoring and removal program, road infrastructure safety measurements including fauna exclusion fencing, fauna connection, and reduced speed limits in the area, and koala chlamydia vaccine trials in partnership with USC.</p> <p>* Refer to section 2.5.5: Environment</p>		
<b>71</b>	Support for a new major sporting stadium.	<p>Major sport, recreation and entertainment facility, such as a sports stadium, is supported as a secondary preferred land use in Mill Innovation. Secondary preferred land uses are considered to be complementary to primary preferred land uses. The sport and recreation park in Mill Central will have major sporting elements with accompanying facilities that meet regional quality standards.</p> <p>A sports stadium would be subject to a PDA development application.</p>	<b>N</b>	Not applicable
<b>72</b>	Support for a regional zoo.	<p>A tourist attraction, such as a zoo, is supported as a secondary preferred land use in Mill Innovation. Secondary preferred land uses are considered to be complementary to primary preferred land uses. The place intent of Mill Innovation is to provide for development that will stimulate regional economic growth and generate high employment for the region.</p> <p>A zoo would be subject to a PDA development application.</p>	<b>N</b>	Not applicable

<b>Place provisions</b>				
<b>Place 3 – Mill Transit</b>				
<b>73</b>	Support for a new transit oriented development.	Support noted.	<b>N</b>	Not applicable
<b>74</b>	Suggests allowing residential uses south of Dohles Rocks Road and assigning Key Site status to Lot 1 on SP242303 and Lot 33 on SP275545 given the site's strategic location and opportunity to transition from vacant industrial land to a new residential community.	Mill Transit, as expressed through the place intent, will provide for medium to high density urban residential development north of Dohles Rocks Road and the continuation of existing light and general industrial activities south of Dohles Rocks Road. These land uses are consistent with the MBRC Planning Scheme zones for the place. Any significant change to land uses as prescribed in the place intent, such as allowing residential development and industrial development to occur in the same location, is not supported.	<b>N</b>	Not applicable
<b>75</b>	Concern the proposed retail offerings in the neighbourhood hub main street will not be utilised given North Lakes is less than 5km away.	The development scheme contains provisions to ensure the nature and scale of retail activities in Mill Transit remain consistent with the role and function of a neighbourhood hub i.e. convenience needs for the immediate residential catchment and commuters.	<b>N</b>	Not applicable
<b>Place provisions</b>				
<b>Place 4 – Mill Urban</b>				
<b>76</b>	Support for medium and high density residential uses in Mill Urban.	Support noted.	<b>N</b>	Not applicable
<b>77</b>	Suggests better cycling and pedestrian connections to Lawnton Station.	Land west of Gympie Road (including Lawnton Station) is not within the PDA. Areas outside the PDA are a matter for the MBRC Planning Scheme which identifies primary and secondary active transport networks. Development within the PDA for bicycle and pedestrian use will be planned to ensure adequate connectivity to areas outside the PDA.	<b>N</b>	Not applicable
<b>78</b>	The Lawnton sewerage pump station should be relocated or upgraded.	The PDA-wide criteria requires development to avoid, to the greatest extent practicable, then manage or mitigate adverse	<b>Y</b>	Refer section 5, item 27 for detail

		<p>impacts from pollution. Development is to be generally in accordance with the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>An amendment has been made to Mill Urban to ensure development provides adequate separation and buffering where in proximity to the Lawnton sewerage Pump Station.</p>		of amendment.
<b>Place provisions</b>				
<b>Place 5 - Mill Green</b>				
<b>79</b>	Supports the place intent for Mill Green in ensuring sufficient conservation of natural habitat and protection of koala habitat and other wildlife.	Support noted.	<b>N</b>	Not applicable
<b>80</b>	The lakes should be utilised for recreational activities, such as catch and release fishing and water sports.	The structural elements seeks to provide a Regional Recreation Park consisting of passive and active recreational uses that will utilise the lakes and surrounding open spaces and act as a southern entry point to the university campus. Any activities in and around the lakes however will need to balance the needs of users with the environmental values of the area.	<b>N</b>	Not applicable
<b>81</b>	A wildlife sanctuary associated with the university should be provided.	Environment facility is supported as a primary preferred land use in Mill Green. A wildlife sanctuary that meets the relevant assessment criteria and positively responds to and integrates with areas of high environmental significance could be supported.	<b>N</b>	Not applicable
<b>82</b>	Open space and parks should be located away from major roads to ensure amenity impacts are minimised.	The development scheme will deliver a Regional Recreation Park directly south of the university and mixed-use area in Mill Central. The most westerly section of the Regional Recreation Park will be in proximity to Gympie Road; however, the majority of the park will be located adjacent to the North Pine River riparian corridor and lakes to ensure amenity impacts from nearby infrastructure is minimised.	<b>N</b>	Not applicable

83	Suggests the regional recreation park be the centre of community focus in the PDA.	The key focus of the Regional Recreation Park will be passive recreational facilities, play spaces and civic areas creating vibrancy and a focus for community activities. Further to this, the development scheme encourages a seamless integration between the university and mixed-use area in Mill Central and the regional recreation park where possible.	N	Not applicable
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## 4.4 Infrastructure, implementation and funding

Matter #	Summary of issue/comment	Response	Amendment Y/N	Detail of proposed amendment
<b>Development and infrastructure funding and delivery</b>				
84	Suggests facilitating the development of a university, including funding, is not the role of a regional council.	<p>The development scheme facilitates the establishment of the region's first full-service university campus. MBRC purchased the site in 2015 to support the establishment of the campus. MBRC have also secured a \$35 million grant from the Commonwealth Government for civil works and in the recent Federal Government Budget, the University of Sunshine Coast received a concessional loan supporting the actual construction of the university foundation facilities.</p> <p>As noted in the implementation strategy, MBRC, State and Commonwealth Government and the university provider will work collaboratively to facilitate the delivery of a new full-service university, with the foundation facilities/stage 1 commencing in 2020, as well as attract investment and drive economic development through delivering facilities to a high standard.</p>	N	Not applicable
<b>Infrastructure plan</b>				
85	The proposed road connection between the university and mixed-use area and Dohles Rocks Road at Kallangur needs to be opened at the same time as the university.	<p>The structural elements plan illustrates an indicative proposed road connection providing local access between Paper Avenue/Gympie Road at Petrie connecting to Dohles Rocks Road at Kallangur. The timing of the connection will be determined via traffic modelling and rate of development within the Mill Central site.</p> <p>To meet the requirements of the development scheme, any</p>	N	Not applicable

		future development application will be required to submit traffic studies that ensures the transport network, internal and external to the PDA, functions in an efficient and safe manner. Where development triggers the need for road works to mitigate development impacts, that development will be conditioned to make the necessary changes. On a broader scale, MBRC will continue to work with the Department of Transport and Main Roads on regional transport modelling and traffic planning studies as they affect existing and future proposals for the PDA. This work will inform what strategies will need to be put into place to ensure the road network is not negatively affected over time.		
<b>86</b>	Suggests it is too early to release a land use plan as the required services have not been fully provided.	The development scheme is an integrated planning document that contains a land use plan, infrastructure plan and implementation strategy. Trunk infrastructure identified as necessary to service the PDA is included in The Mill at Moreton Bay PDA Development Charges and Offset Plan (The Mill PDA DCOP). The DCOP sets out, amongst other things, development charges for the provision of local trunk infrastructure (MBRC and Unitywater). Further to this, infrastructure may be required to be delivered in accordance with a detailed Infrastructure Master Plan that is prepared to support a development application or required by condition.	<b>N</b>	Not applicable
<b>Implementation strategy</b>				
<b>87</b>	Supports strategies to encourage investment in the PDA.	Support noted.	<b>N</b>	Not applicable
<b>88</b>	Suggests a committee that focuses on social development, allowing active participation of community stakeholders in crafting policies and strategies impacting upon on the community.	Noted. Community outcomes are a key focus of the redevelopment of the area. The implementation strategy seeks to establish mechanisms to building partnerships with business and community and establish regular stakeholder engagement to measure the success of development achieving the PDA vision.	<b>N</b>	Not applicable

89	Suggests a timeline that identifies the timing of development in the PDA.	The <i>Economic Development Act 2012</i> does not attribute a specific life or timeframe to a development scheme. However, MBRC envisions the PDA to be developed over the next 25 years between 2017 and 2041. In regards to the university, MBRC, State and Commonwealth Governments and USC will work together to ensure the USC Moreton Bay campus foundation facilities/open in 2020.	N	Not applicable
90	Suggests putting a traffic flow improvement program in place before major development occurs in the PDA	To meet the requirements of the development scheme, any future development application will be required to submit traffic studies that ensure the transport network, internal and external to the PDA, functions in an efficient and safe manner. Where development triggers the need for road works to mitigate development impacts, that development will be conditioned to make the necessary changes. On a broader scale, MBRC will continue to work with the Department of Transport and Main Roads on regional transport modelling and traffic planning studies as they affect existing and future proposals for the PDA. This work will inform what strategies will need to be put into place to ensure the road network is not negatively affected over time.	N	Not applicable
91	Further support is required from all levels of government to attract a significant employer to the area.	<p>MBRC, State and Commonwealth Government and USC will work collaboratively to attract investment and drive economic development through delivering facilities of a high standard. The implementation strategy contains a suite of actions that seek to create an 'open for business' environment that attracts development and investment to the PDA while supporting the regional economy and private sector investment.</p> <p>In regards to funding, the Commonwealth Government has provided a concessional loan to USC of \$100 million to assist in the development of the university foundation facilities. Furthermore, MBRC has also secured a \$35 million grant</p>	N	Not applicable

		from the Commonwealth Government for civil works.		
<b>92</b>	Suggests a new action highlighting the need to ensure the development of the Petrie District Centre complements nearby Major Centres, including Strathpine.	The implementation strategy seeks to achieve the main purposes of the <i>Economic Development Act 2012</i> to the extent that they are not achieved by the Land Use Plan or the Infrastructure Plan. It is noted that the land use plan contains provisions that ensures development in the district centre does not result in the centre exceeding the role, function and scale of a district centre in accordance with the existing Moreton Bay centres network.	<b>N</b>	Not applicable
<b>93</b>	Imperative that the university is open as soon as possible.	The implementation strategy notes that MBRC, State and Commonwealth Governments and USC will work together to ensure the USC Moreton Bay campus foundation facilities/open in 2020.	<b>N</b>	Not applicable

## 4.5 Other matters

Matter #	Summary of issue/comment	Response	Amendment Y/N	Detail of proposed amendment
<b>Schedules</b>				
94	Suggests Place of worship that incorporates Food and drink outlet.	Unless defined in the development scheme, or in the <i>Economic Development Act 2012</i> , the MBRC Planning Scheme definitions apply to all development in the PDA. The MBRC Planning Scheme defines Place of worship as “Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social, educational and associated charitable activities”. Determining the use of a particular development is best determined during the pre-application stage.	N	Not applicable
<b>Document structure, language and focus</b>				
95	The proposed development scheme should focus on attracting economic drivers rather than mandating design and planning outcomes.	The proposed development scheme is a regulatory planning document intended to facilitate the purpose of the <i>Economic Development Act 2012</i> and contains three components: a land use plan, an infrastructure plan and an implementation strategy. While the land use plan regulates development through design and planning criteria, the implementation strategy lists the actions that support the land use plan and delivery of economic development within the PDA. For example, one action is the preparation of an economic development strategy for the PDA involving targeted investment and business attraction programs and strategies to attract business to the area.	N	Not applicable

96	The full history of the area should be acknowledged, including recognition of James White.	<p>The development scheme provides a general overview of the history of the Pine Rivers district. The development scheme also encourages development that integrates public art which is appropriate to the origins, history and character of the area.</p> <p>Place criteria require development to maintain and enhance the cultural heritage values associated with the local and state heritage sites (identified on the place framework plans) within the PDA. Further to this, the PDA-wide criteria* support protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance in the PDA.</p> <p>An amendment has been made to the implementation strategy to ensure development in the university and mixed-use area reflects the heritage and history of the area.</p> <p>* Refer to section 2.5.6: Community safety and development constraints</p>	Y	Refer section 5, item 38 for detail of amendment.
97	The order of places, specifically Mill Transit, in the document is inconsistent.	Noted. An amendment has been made to the order of places in section 2.6.	Y	Refer section 5, item 7 for detail of amendment.
<b>General comments on development scheme</b>				
98	Notes the development scheme is a commendable document and learning from the rail link should help in post-implementation planning.	Noted.	N	Not applicable
<b>Other matters relating to The Mill at Moreton Bay PDA</b>				
99	Concern there is no demand in the region for a new university, citing the closure of QUT Carseldine campus and the existing QUT Caboolture campus.	The QUT Carseldine-based campus closed over eight years ago. Population in the Moreton Bay Region has grown by more than 75,000 since that time and is predicted to grow by a further 40 percent over the next 20 years.	N	Not applicable

		<p>USC Moreton Bay will be in addition to the Caboolture university campus which currently caters for 900 students. USC Moreton Bay will provide a regional size, full service university to support the region's growing population and provide additional tertiary opportunities here within the region.</p> <p>Importantly, the USC Moreton Bay campus is strategically located, well serviced and accessible compared to other campuses in the greater region. Located 25km from the Brisbane CBD, 28km from the Brisbane Airport, less than 5km to the major centres of North Lakes and Strathpine, situated at the junction of the North Coast Rail Line and Redcliffe Peninsula Rail Line, and in proximity to major roads including the Bruce Highway and Gateway Motorway, the campus will not be isolated and will establish amongst a range of complementary uses to support its operation.</p>		
<b>100</b>	The Mill at Moreton Bay should not be at the expense of other MBRC projects, such as the Strathpine Gateway Project.	The Strathpine Gateway Project continues to be an MBRC supported strategy, aiming to provide a civic heart to Strathpine. The Mill at Moreton Bay PDA has a different focus to that of Strathpine providing complementary uses with a focus on education. Strathpine centre is also recognised as a Higher Order Centre in the Moreton Bay centres network as provided for in the MBRC Planning Scheme.	<b>N</b>	Not applicable
<b>101</b>	Concern about development impacts on residential properties outside and adjoining the PDA.	The PDA-wide criteria will deliver development that is of a height and scale that responds to adjoining development outside of the PDA. Further to this, the balance of the PDA area is consistent with the vision (including building heights) that was adopted in the MBRC Planning Scheme which was publically notified in 2014 and again in 2015 in accordance with the requirements of the <i>Sustainable Planning Act 2012 (SPA)</i> . MBRC undertook a range of community consultation activities during this time including, but not limited to, advertising across the region (a letter was mailed to all	<b>N</b>	Not applicable

		<p>residents and ratepayers providing notification), media releases, notices in newsletters, updates on websites and emails to registered parties.</p> <p>In certain circumstances PDA development applications may require public consultation. Stakeholders can then have an opportunity to comment on the relevant development application.</p>		
<b>102</b>	Suggests an Aboriginal Cultural Heritage Assessment is undertaken and consultation with the traditional custodians of the land occur.	Council actively engaged with the previous Traditional Owners including Dr Eve Fesl. Since this time a new claim has been lodged and council has met with and will engage throughout the process with the Kabi Kabi people. All necessary legislative requirements will be managed throughout the development.	<b>N</b>	Not applicable
<b>103</b>	Concern that the public notification period was too short and that business groups were not sufficiently engaged.	<p>The <i>Economic Development Act 2012</i> states that public notification of a proposed development scheme must occur for a minimum 30 business days. The development scheme was on public notification for a period of 31 business days between 12 April and 30 May 2017 and provided stakeholders the opportunity to lodge a submission (see section 2 of this report for an overview of the community engagement undertaken by MBRC, on behalf of the MEDQ, during the public notification period). Prior to this MBRC ran its own consultation in May 2016 on the proposed development of the Moreton Bay University Precinct.</p> <p>The balance of the PDA area is also consistent with the vision that was adopted in the MBRC Planning Scheme which was publically notified in 2014 and again in 2015 in accordance with the requirements of the <i>Sustainable Planning Act 2012 (SPA)</i>. MBRC undertook a range of community consultation activities during this time including, but not limited to, advertising across the region (a letter was mailed to all</p>	<b>N</b>	Not applicable

		<p>residents and ratepayers providing notification), media releases, notices in newsletters, updates on websites and emails to registered parties.</p> <p>Furthermore, in relevant circumstances development applications may require public consultation. Stakeholders can then have an opportunity to comment on the relevant development application.</p>		
<b>104</b>	Suggests community engagement around key issues occur after the development scheme has commenced.	Noted. Council intends to continue to engage with the community throughout the project's development. Council has and will continue to engage outside of the development scheme's preparation and implementation.	<b>N</b>	Not applicable
<b>105</b>	Does not agree with the PDA declaration. Suggests planning studies should have been released to the public before declaration.	<p>A PDA is a parcel of land that is identified for specific accelerated development with a focus on economic growth. Giving a site PDA status recognises its potential to drive economic growth, and streamlines planning, approval and development process to fast-track development for community benefit.</p> <p>A number of considerations and conditions must be met for a PDA to be declared, including whether the outcome will support economic growth, the need for accelerated development, whether the development intended for a special purpose development and whether it will unlock government owned land. The Mill at Moreton Bay PDA was given PDA status to facilitate the development of the new USC campus and associated uses, supporting positive local and regional economic, social and environmental outcomes.</p> <p>The development scheme for The Mill at Moreton Bay PDA was made under the <i>Economic Development Act 2012</i>. The development scheme will provide certainty to developers, local government, state government agencies and the wider</p>	<b>N</b>	Not applicable

		community about the type and form of development that can occur in the PDA. A large portion of the planning and design criteria in the development scheme is consistent with that of the MBRC Planning Scheme which has been subject to extensive planning studies (available on MBRC's website). Further to this the MBRC's purchase of former Petrie Paper Mill site has been subject to numerous reports, including the Demographic Case for a University in the Greater Moreton Bay Region which is available on MBRC's website.		
<b>106</b>	The university proposal should be available on MBRC's website for viewing.	A PDA development application has yet to be lodged for the university. The development application and all relevant information will be available for viewing on MBRC's website at time of lodgement.	<b>N</b>	Not applicable
<b>107</b>	Concern that there has been no market analysis or business case done for the university. Suggests providing a rationale to justify the university.	In 2013, MBRC partnered with Regional Development Australia to investigate tertiary education opportunities within the region. The report concluded that there was a severe lack of opportunity in the region which attributed to a 50 percent lower than average participation rate of Moreton Bay students in tertiary education.  Further to this KPMG prepared the document Demographic Case for a University in the Greater Moreton Bay Region. This document has been available on MBRC's website since October 2015. In 2015, MBRC through KPMG ran an Expression of Interest process to secure an Anchor Education Partner (AEP). Strong and comprehensive responses were received with University of Sunshine Coast being appointed as the AEP.	<b>N</b>	Not applicable
<b>108</b>	A broader suite of urban development policies are needed for the PDA to be a success.	The implementation strategy identifies a suite of actions that support the achievement of the PDA vision and support the delivery of economic development and development for community purposes within the PDA. Such actions includes	<b>N</b>	Not applicable

		preparing a specific economic development strategy for the PDA and incorporating The Mill PDA in the new MBRC Regional Economic Development Strategy.		
<b>109</b>	Concern there is no demand for 'brick and mortar' universities.	The University of Sunshine Coast as part of the response to the Anchor Education Partner expression of interest process acknowledged that the type of campus style will be different to a traditional style of campus. USC seeks to deliver a contemporary university campus using a number of methods, including, but not limited to, designing a 'smart/digital campus' by building the core infrastructure to support the delivery of Smart Digital Services to enhance engagement, innovation and productivity for students, researchers, staff and the broader community; preparing students for Information and Communications Technology jobs by providing STEM courses; establishing smart work centres to allow entrepreneurs and leading industry figures to build the smart jobs of the future in conjunction with the university; and establishing innovation hubs to drive innovation at a local and national level .	<b>N</b>	Not applicable
<b>110</b>	Concern that the Kallangur Darts Association will be affected.	The Kallangur Darts Association currently operates from the Pine Rivers Junior League Football Club located at 3 Mundin Street Petrie. This property is not within the PDA boundary and is therefore not affected by the development scheme.	<b>N</b>	Not applicable
<b>111</b>	Suggests staging residential development.	Development staging is not a matter that is prescribed in the development scheme. The timing and rate of development in the PDA will be determined by the overall economic market. Further detailed planning will occur for the key sites and feature areas to inform development proposals and possible plans of development accompanying PDA development applications.	<b>N</b>	Not applicable

112	<p>Other matters raised included:</p> <ul style="list-style-type: none"> <li>• beautification of surrounding suburbs</li> <li>• increase in crime and concern police are not prepared</li> <li>• relocation of surrounding community facilities to the Mill</li> <li>• prioritise health food restaurants over fast food</li> <li>• syncing of traffic signals outside PDA</li> <li>• low university graduate employment</li> <li>• VET programs</li> <li>• courses and programs offered by USC</li> <li>• public transport services external to PDA</li> <li>• concern rental prices will increase and properties will be devalued.</li> </ul>	Noted. These are not matters for the development scheme.	<b>N</b>	Not applicable
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## 5. List of all amendments to the development scheme

Amendment #	Section details	Nature of/reason for amendment
<b>General</b>		
1	Throughout the document	To reflect finalisation and adoption of the scheme amend the terminology through the document from 'proposed development scheme' to now read 'development scheme'.
2	Throughout the document	To reflect changes in State planning legislation, amend terminology throughout the document to reflect commencement of the ' <i>Planning Act 2016/Planning Regulation 2017</i> '
3	Throughout the document	Amended wording around references to the MBRC Planning Scheme for clarity and consistency.

4	Throughout the document	<p><b>For accuracy, amend minor typographical errors or word omissions including:</b></p> <ul style="list-style-type: none"> <li>• Two (2) instances of ‘Land use plan’ being referred to as ‘Land use’. Amended all instances to read as ‘Land use plan’ in the relevant context</li> <li>• Two (2) instances of ‘Movement and Connectivity’ being referred to as ‘Connectivity and Movement’. Amended all instances to read as ‘Movement and Connectivity’</li> <li>• ‘Peninsula’ is misspelt on Map 2 in section 2.1. Amended to provide correct spelling.</li> <li>• 2.5.1 Built form: amend provision 3, b. to read as <i>provides a human scale at street level</i></li> <li>• 2.5.3 Street and movement network: relocate provision 15 to 2.5.2 Urban design as new provision 9</li> <li>• Removed footnote 19 to reduce repetition</li> <li>• 2.6.1 Mill Central: amend provision 6 to read as <i>retail uses outside of the neighbourhood hub are to be of a small scale and provide for the immediate convenience needs of users while on site (e.g. café in a mixed-use building)</i></li> <li>• ‘Neighbourhood hub’ incorrectly appears next to ‘Key Intersections (Indicative)’ under Key Item on Framework Plan 4 in section 2.6.4. Removed ‘Neighbourhood hub’ in this instance.</li> <li>• Framework Plan 5 - Mill Green incorrectly refers to ‘Koala Bridge (Indicative)’ rather than ‘Koala Connection (Indicative)’. Amended to replace with ‘Koala Connection (Indicative)’.</li> <li>• Infrastructure plan - 4.3, action 15: proposals</li> <li>• Schedule 1: PDA-wide exempt development - Building work: <ul style="list-style-type: none"> <li>○ Where not associated with a material change of use, the building work <ul style="list-style-type: none"> <li>a. is not associated with a secondary dwelling; and</li> </ul> </li> </ul> </li> </ul>
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5	Throughout the document	To reflect the month the scheme was adopted amend the date through the document from 'April 2017' to 'August 2017'
6	Throughout the document	To reflect amendments as described below, amend images and renders throughout the document.
7	Throughout the document	To provide consistency, amend development scheme so that Mill Transit appears as Place 4 throughout the document.
<b>Section 2: Land use plan</b>		
8	Section 2.3: Vision	<p>To reaffirm the importance of the historical background of the PDA, amend bullet point 4 from:</p> <p><i>Promote high-quality architectural, landscape and urban design outcomes, respectful of the site's location and delivered through the built form, public realm and infrastructure.</i></p> <p>To now read:</p> <p><i>Promote high-quality architectural, landscape and urban design outcomes, respectful of the site's location <b>and history</b> and delivered through the built form, public realm and infrastructure.</i></p>
9	Section 2.4: Structural elements	To reflect the intent of the structural elements provisions, amend map 3 to extend the Petrie to Kippa-Ring Shared Pathway south along Gympie Road.
10	Section 2.4: Structural elements	To reflect amendment to the infrastructure plan, add 'road upgrade (indicative)' as a new item to map 3 – structural elements plan.

11	Section 2.5.1: Built form	<p>To reaffirm the importance of Crime Prevention through Environmental Design, add the following footnote to provision 8:</p> <p><i>Refer to the Queensland Police Service <a href="#">Crime Prevention through Environmental Design: Guidelines for Queensland</a></i></p>
12	Section 2.5.7: Service infrastructure	<p>To ensure the cost of infrastructure is taken into account during development, amend provision 3 from:</p> <p><i>providing infrastructure and services in a timely, orderly, integrated and coordinated manner</i></p> <p>To now read:</p> <p><i>providing infrastructure and services in a timely, orderly, integrated, coordinated and <a href="#">cost effective</a> manner</i></p>
13	Section 2.6.1: Mill Central	<p>To clarify the extent of interim uses that would be supported in Mill Central and to provide consistency amongst provisions, amend provision 1 from:</p> <p><i>deliver land uses that promote activity and deliver amenity in the place including markets, pop ups and food vans to encourage start-up businesses and increase visitors to the place</i></p> <p>To now read:</p> <p><i>Deliver land uses that promote activity and deliver amenity in the place including markets, pop up <a href="#">retail and commercial stores</a>, food vans <a href="#">and stalls</a>, and <a href="#">special events including cultural, entertainment and artistic performances</a> to encourage start-up business and increase visitors to the place</i></p>
14	Section 2.6.1: Mill Central	<p>To provide consistency with the framework plan and to clarify intent, replace all references of 'Village Green' with 'Key Civic Space'</p>

15	Section 2.6.1: Mill Central	<p>To provide for better integration between health and education uses, amend provision 2 from:</p> <p><i>on Key Site A, deliver the university foundation facilities, Village Green, a signature building suitable for civic function uses</i></p> <p>To now read:</p> <p><i>on Key Site A, deliver the university campus, a key civic space <del>Village Green</del>, a signature building suitable for civic function uses, a significant anchor facility (e.g. large scale health facility such as a hospital and specialist medical centre) in a signature building(s) and other employment generating commercial uses.</i></p>
16	Section 2.6.1: Mill Central	<p>To reflect amendment 15 (above), remove all references to ‘Key Site C’ from provisions and Framework Plan 1 – Mill Central.</p>
17	Section 2.6.1: Mill Central	<p>To clarify intent around the Moreton Bay centres network, provide a new footnote to provision 2 to read:</p> <p><i>For the role, scale and function of a local centre in the Moreton Bay centres network, refer to MBRC Planning Scheme centre zone code.</i></p>
18	Section 2.6.1: Mill Central	<p>To clarify the intent and provide a greater diversity in sporting facilities, amend provision 7 from:</p> <p><i>Deliver sporting facilities that are of a regional standard (such as aquatic centre, football, rugby, AFL/cricket fields, athletic track and sports courts)</i></p> <p>To now read:</p> <p><i>Deliver sporting facilities that are of a regional standard (such as aquatic centre, football, rugby, AFL/cricket fields, athletic track, <del>basketball/tennis facilities</del> and sports courts)</i></p>

19	Section 2.6.1: Mill Central	<p>To provide consistency in language, amend provision 16 from:</p> <p><i>deliver a mix of residential uses (including student accommodation and retirement living) that achieve a minimum site density of 75 dwellings per ha, in the form of:</i></p> <p>To now read:</p> <p><i>deliver a mix of residential uses (including student accommodation and retirement living), <del>that</del> achieving a minimum site density of 75 dwellings per ha, in the form of:</i></p>
20	Section 2.6.1: Mill Central	<p>To provide clarification of the outcomes sought in Mill Central around public open space, provide a new provision under 'Built form and urban design' to read:</p> <p><i>as part of the key civic space in key site A:</i></p> <ul style="list-style-type: none"> <li><i>a. deliver an activated urban centre that provides equitable public access and a shared space between the university and broader community</i></li> <li><i>b. contribute to an integrated, high-quality open space network that caters for a variety of functions and experiences</i></li> <li><i>c. support interim uses including cultural, entertainment and artistic performances.</i></li> </ul>
21	Section 2.6.1: Mill Central	<p>To clarify intent and to provide a more descriptive outcome, amend provision 32 from:</p> <p><i>integrate and maximise opportunities to address drainage easements</i></p> <p>To now read:</p> <p><i>integrate and maximise opportunities to address drainage paths, including easements that are designed to be attractive</i></p>

22	Section 2.6.1: Mill Central (Levels of assessment)	<p>To clarify intent, amend point 2 in column 1 from:</p> <p><i>Material change of use for any of the following uses where located in an existing premises in</i></p> <p>To now read:</p> <p><i>Material change of use for any of the following uses where located in an existing <del>premises</del> building in</i></p>
23	Section 2.6.1: Mill Central (Levels of assessment)	<p>To ensure Building Work does not trigger permissible development, remove reference to <i>Material change of use</i> in Column 2 PDA self-assessable development.</p>
24	Section 2.6.2: Mill Innovation	<p>To provide for better integration between the Local Recreation Park and Areas of High Environmental Significance, amend provision 3 from:</p> <p><i>provide a Local Recreation Park and open space areas that create active and passive recreation opportunities and demonstrate a relationship with Areas of High Environmental Significance including the adjoining Mill Green</i></p> <p>To now read:</p> <p><i>provide a Local Recreation Park and open space areas that create active and passive recreation opportunities and demonstrate a relationship with, <b>and where possible a connection to</b>, Areas of High Environmental Significance including the adjoining Mill Green</i></p>

25	Section 2.6.2: Mill Innovation	<p>To clarify the extent of interim uses that would be supported in Mill Innovation and to provide consistency amongst provisions, amend provision 5 from:</p> <p><i>provide interim land uses that promote activity and deliver amenity, such as a. at grade car parking areas</i></p> <p>To now read:</p> <p><i>provide interim <del>land</del> uses that promote activity and deliver amenity, <del>such as a. at grade car parking areas b. food and drink stalls c. pop up retail and commercial stores</del> including markets, pop up retail and commercial stores, food vans and stalls, and special events including cultural, entertainment and artistic performances to encourage start-up business and increase visitors to the place</i></p>
26	Section 2.6.3: Mill Urban	<p>To keep the development scheme current, amend provision 4 from:</p> <p><i>Facilitate the continued operation of the existing community centre (Pine Rivers Neighbourhood Centre) at 865 Gympie Road, Lawnton.</i></p> <p>To now read:</p> <p><i>Facilitate the continued operation of the existing community centre (Pine Rivers Neighbourhood Centre) <del>at 865 Gympie Road, Lawnton</del> on Lot 1 on RP98281.</i></p>

27	Section 2.6.3: Mill Urban	<p>To reflect the place intent and to ensure development potential is maximised in the Urban Neighbourhood area, amend provision 8 from:</p> <p><i>where in the Urban Neighbourhood area, achieve a minimum site density of 75 dwellings per hectare with heights generally no greater than 27m</i></p> <p>To now read:</p> <p><del><i>where in the Urban Neighbourhood area, achieve a minimum site density of 75 dwellings per hectare</i></del>  <i>with have building heights generally no greater than 27 metres and not result in an under development of the area, when in the urban neighbourhood area</i></p>
28	Section 2.6.3: Mill Urban	<p>To acknowledge existing infrastructure, add new sub-heading <i>Infrastructure and Site Constraints</i> with new provision 10 to read:</p> <p><i>Development in Mill Urban will provide adequate separation and buffering where in proximity to the Lawnton sewerage pump station.</i></p>
29	Section 2.6.3: Mill Urban (Levels of assessment)	<p>To ensure Building Work does not trigger permissible development, remove reference to <i>Material change of use</i> in Column 2 PDA self-assessable development.</p>

30	Section 2.6.3: Mill Urban (Levels of assessment)	<p>To clarify intent and to provide accuracy, amend point 2 in column 2 from:</p> <p><i>Material change of use for a Home based business where in an existing premises and compliant with the assessment criteria in the General residential zone code, Next generation neighbourhood precinct or Urban neighbourhood precinct in the MBRC Planning Scheme.</i></p> <p>To now read:</p> <p><i>Material change of use for a Home based business where in an existing premises and compliant with the assessment criteria in the General residential zone code, Next generation neighbourhood precinct (where in the Next Generation Neighbourhood area) or Urban neighbourhood precinct (where in the Urban Neighbourhood area) in the MBRC Planning Scheme.</i></p>
31	Section 2.6.4: Mill Transit	<p>To clarify intent around the Moreton Bay centres network, provide a new footnote to provision 2 to read:</p> <p><i>For the role, scale and function of a local centre in the Moreton Bay centres network, refer to MBRC Planning Scheme centre zone code.</i></p>
32	Section 2.6.4: Mill Transit	<p>To reinforce the policy intent and land use locations, amend provision 8 from:</p> <p><i>provide a range of residential buildings achieving a minimum site density of 75 dwellings per hectare with a height generally no greater than 21 metres to maximise the proximity to, and amenity of the Kallangur Station</i></p> <p>To now read:</p> <p><i>where north of Dohles Rocks Road, provide a range of residential buildings achieving a minimum site density of 75 dwellings per hectare with a height generally no greater than 21 metres to maximise the proximity to, and amenity of the Kallangur Station</i></p>

33	Section 2.6.4: Mill Transit	<p>To acknowledge this matter is dealt with elsewhere in the development scheme, amend provision 9 from:</p> <p><i>provide for active frontages along the northern end of Gallipoli Way on the Neighbourhood Hub Main Street with a maximum 2,200 m<sup>2</sup> GFA of retail development to service the immediate residential catchment</i></p> <p>To now read:</p> <p><i>provide for active frontages along the northern end of Gallipoli Way on the Neighbourhood Hub Main Street <del>with a maximum 2,200m<sup>2</sup> GFA of retail development to service the immediate residential catchment</del></i></p>
34	Section 2.6.5: Mill Green	<p>To reinforce the place intent of environmental protection and enhancement, amend provision 4 from:</p> <p><i>deliver a Proposed Road Connection linking Mill Central, including the university, to Dohles Rocks Road at Kallangur</i></p> <p>To now read:</p> <p><i>deliver a Proposed Road Connection linking Mill Central, including the university, to Dohles Rocks Road at Kallangur <b>with minimal environmental impact on the place</b></i></p>
<b>Section 3: Infrastructure Plan</b>		
35	Section 3.5 – Table 6	<p>To reflect amendments to the land use plan, remove reference to Village Green and replace with key civic space.</p>

36	Section 3.5 – Table 6	<p>To reflect amendments in the land use plan, amend bullet point 6 from:</p> <p><i>primary pedestrian connection from Petrie Station to key civic space in Mill Central</i></p> <p>To now read:</p> <p><i>primary pedestrian connection from Petrie Station to <a href="#">key site A</a> in Mill Central</i></p>
37	Section 3.5 – Table 6	<p>For accuracy and to reflect intent, amend bullet point 11 from:</p> <p><i>Sport and recreation park within Mill Green</i></p> <p>to now read:</p> <p><i>Sport and recreation park within <a href="#">Mill Central</a></i></p>
38	Section 3.5 – Table 6	<p>To improve interpretation and understanding for users, include asterisk next to the infrastructure items that are identified in the land use plan map 3 structural elements plan. Further to this, add new wording at the bottom of table 6 referring to map 3 structural elements plan.</p>
<b>Section 4: Implementation strategy</b>		
39	Section 4.3 (Delivering exemplar design and innovation)	<p>To further promote smart city concepts in the PDA, amend action 18 to read:</p> <p><i>Promote the delivery of ‘infrastructure as a service’ and ‘smart city’ concepts and incorporate cutting edge technology throughout the PDA. For example explore the following opportunities:</i></p> <p><i>j. digital wayfinding</i></p>

40	Section 4.4 (Optimum development of identified key sites and main streets)	To reflect amendments to the land use plan, remove reference to Key Site C in action 1.
41	Section 4.4 (Optimum development of identified key sites and main streets)	To provide for an efficient street and movement network within Mill Central, add a new action to read: <i>Engage with stakeholders and landowners, including Queensland Rail, to ensure car parking is managed to meet the demands and pressures of the PDA.</i>
42	4.5 (Protecting environmental values and heritage sites)	To provide for recognition of important historical and cultural places, people and groups, add a new action to read: <i>Provide for the recognition and appropriate interpretation of important historical places, people and groups relevant to the area's historical and cultural background.</i>
<b>Section 5: Schedules</b>		
43	Schedule 1 (PDA-wide exempt development) – Building work	To clarify the role of certain development in the development scheme, add the following exemption to Building Work: <i>Carrying out building work associated with the decontamination of land where for a temporary site office.</i>
44	Schedule 1 (PDA-wide exempt development) – Building work	To clarify the role of certain development in the development scheme, add the following exemption to Building Work: <i>Building work identified as exempt in the Building Act 1975.</i>

45	Schedule 1 (PDA-wide exempt development) – Building work	<p>To clarify interpretation, amend exemption wording from:</p> <p><i>Where restoration or reconstruction of a damaged building or structure involving the restoration to its original approved condition of any building that has been accidentally damaged or destroyed.</i></p> <p>To now read:</p> <p><i>Restoration or reconstruction of any building or structure that has been accidentally damaged or destroyed to restore its original approved condition.</i></p>
46	Schedule 1 (PDA-wide exempt development) – Reconfiguring a Lot	<p>To clarify the role of certain development in the development scheme, add the following exemption to Reconfiguring a Lot:</p> <p><i>Access easements required as a condition of a PDA development approval.</i></p>
47	Schedule 1 (PDA-wide exempt development) – Material change of use	<p>To clarify intent, amend Utility installation exemptions from:</p> <p>c. road and retail purposes carried out by or on behalf of MBRC or public sector entity including: activities undertaken for road construction and maintenance</p> <p>To now read:</p> <p>c. road and retail purposes carried out by or on behalf of MBRC or public sector entity including: activities undertaken for road construction, <a href="#">upgrades</a> and maintenance</p>

48	Schedule 1 (PDA-wide exempt development) – Operational work	<p>To clarify intent, amend Filling or excavation exemption from:</p> <p>Filling or excavation where:</p> <p>a. not exceeding 50 m<sup>3</sup> in volume, or  b. top dressing to a depth of less than 100 vertical millimetres from ground level.</p> <p>To now read:</p> <p>Filling or excavation where:</p> <p>a. not exceeding <b>an aggregate volume of 50 m<sup>3</sup></b>;  b. top dressing to a depth of less than 100 vertical millimetres from ground level.</p>
49	Schedule 1 (PDA-wide exempt development) – Plumbing and drainage work	<p>To clarify the role of certain development in the development scheme, add <i>Plumbing or drainage work</i> as exempt development to read:</p> <p><i>Carrying out plumbing or drainage work.</i></p>
50	Schedule 1 (PDA-wide exempt development) – All aspects of development	<p><i>To clarify the intent of a Plan of Development, amend exemption from:</i></p> <p><i>Development identified as exempt in an approved plan of development.</i></p> <p><i>To now read:</i></p> <p><i>Development <del>identified as exempt in</del> <b>consistent with</b> an approved Plan of Development.</i></p>
51	Schedule 1 (PDA-wide exempt development) – All aspects of development	<p>To clarify the application of exemptions to certain types of development under the <i>Queensland Heritage Act 1992</i>, delete item 2 under Building work and item 4 under Operational work and replace with new provision under All aspects of development to read:</p> <p><i>Development for which an exemption certificate has been issued under the Queensland Heritage Act 1992.</i></p>

52	Schedule 2 (Definitions)	Amend Schedule 2 definitions to ensure consistency with the <i>Planning Act 2016</i> in relation to koala protection.
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## Appendix 1 – Online survey statistics

MBRC utilised the ‘Your Say Moreton Bay’ engagement platform to include an online survey seeking feedback on the proposed development scheme and the vision it is looking to realise. The online survey was favoured over the submission form and email as the primary method to make a submission.

In total 213 survey results were received during the public notification period. Table 4 below contains the questions and results and summary of the online survey. See appendix 2 for a detailed summary of the results to the survey questions.

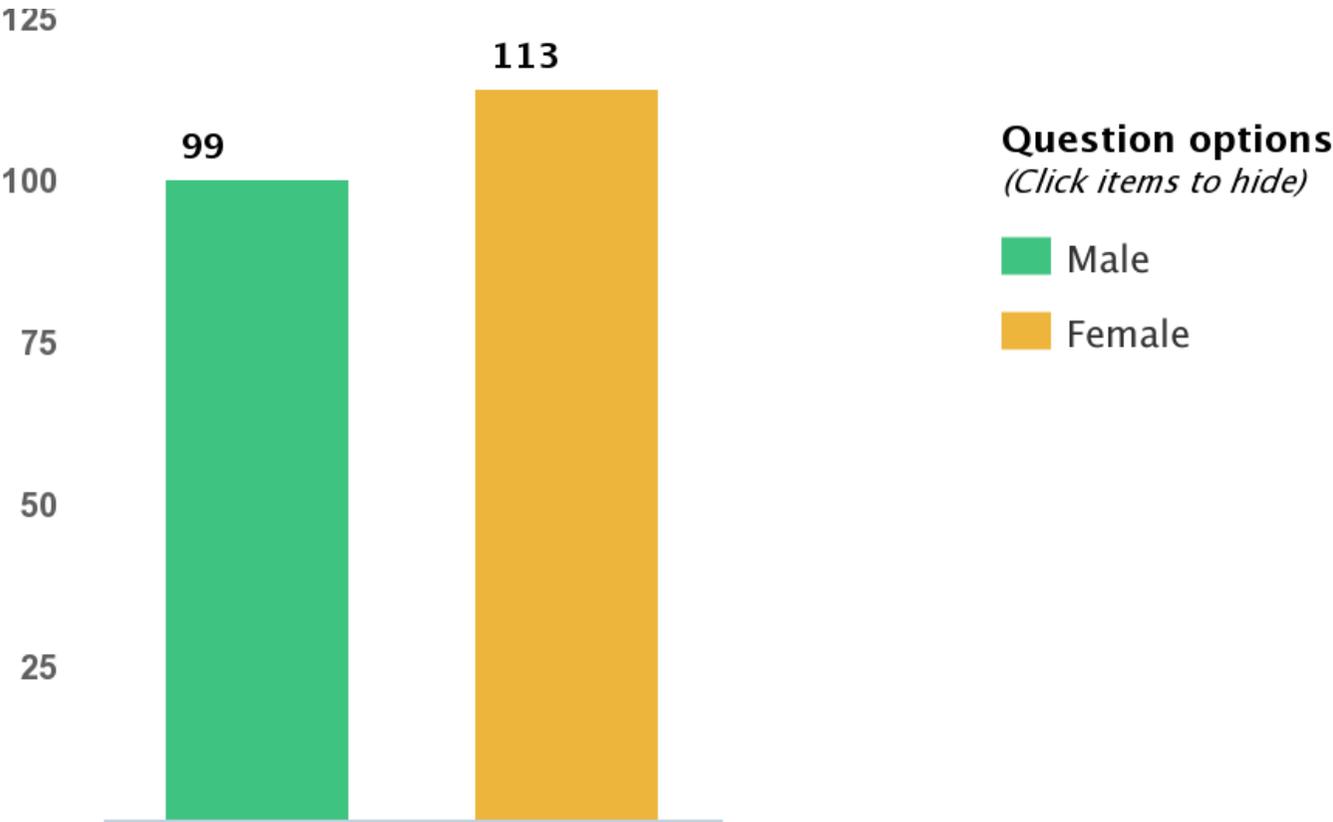
**Table 4: Breakdown of survey responses by survey questions**

Q#	Question	Results and summary
1	Gender	53% of respondents were females and 47% male.
2	Age	The most prevalent age group was 31–40 years, followed by 51–70 years and 41–50 years.
3	Are you a resident of the Moreton Bay region?	90% of respondents are a resident of the Moreton Bay region.
4	Do you run a business or work in the Moreton Bay region?	45% of respondents run a business or work in the Moreton Bay region.
5	Are you a student living or studying in the Moreton Bay region?	15% of respondents are students living or studying in the Moreton Bay region.
6	Do you support USC establishing a new full service campus within the region?	92% of respondents support USC establishing a new full service campus within the region. This is consistent with the level of support received pre-PDA declaration when MBRC consulted on the Moreton Bay Region University Project.
7	Do you support the PDA’s proposal to see Petrie Town Centre revitalised?	93% of respondents support the PDA’s vision to see Petrie Centre revitalised.
8	Would you come to visit The Mill at Moreton Bay?	92% of respondents would visit The Mill at Moreton Bay.
9	If you were to travel to The Mill how would you travel there?	Most respondents would prefer to travel to The Mill by car, followed by train.
10	Besides the University, the area will support a range of complementary uses. From the list	The top three complementary uses respondents are looking forward to seeing established in The Mill are:

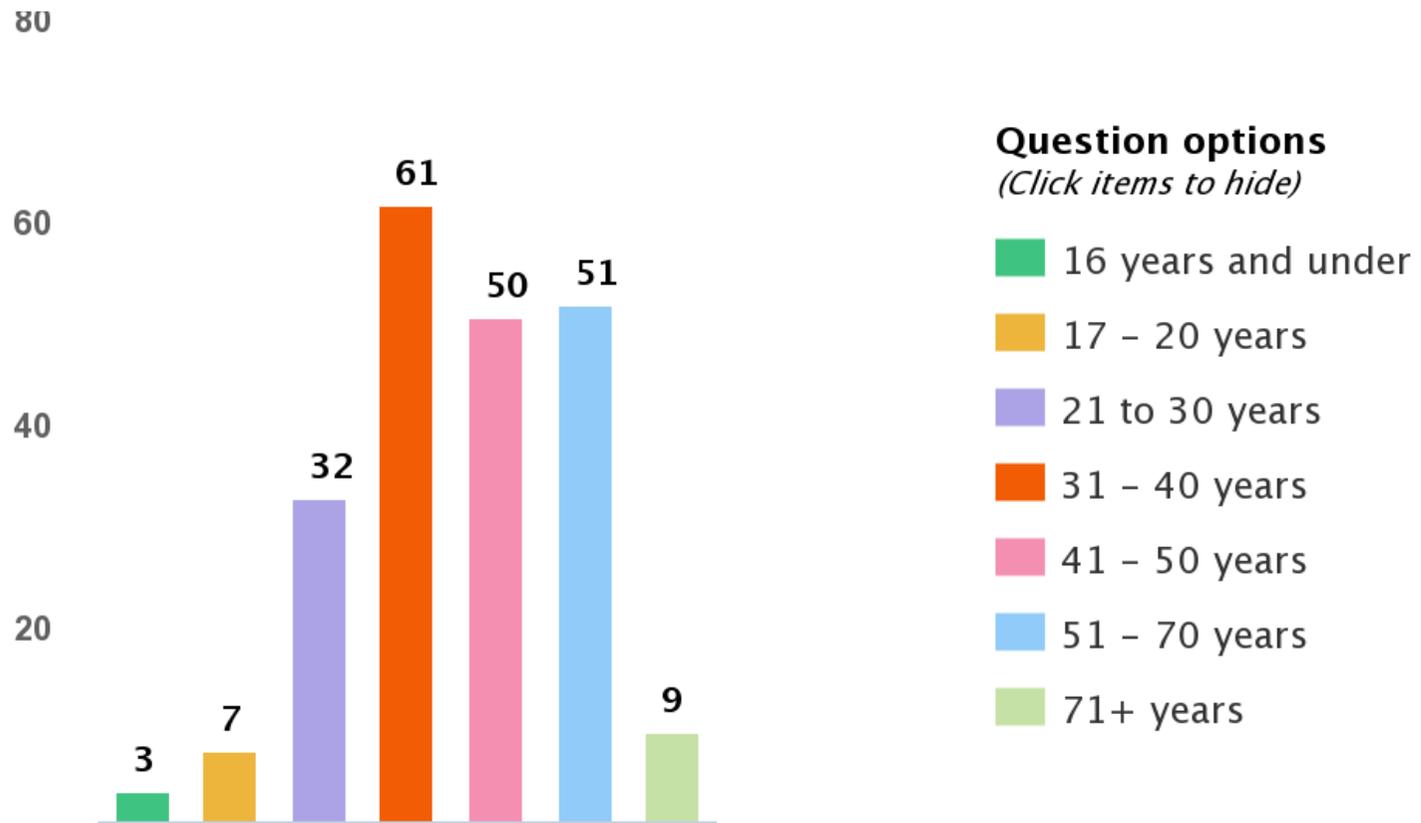
	below please nominate the top three complementary uses you are looking forward to seeing happen in The Mill.	<ol style="list-style-type: none"> <li>1. regional parkland</li> <li>2. new retail opportunities</li> <li>3. markets and community events</li> </ol>
11	How do you think the development of The Mill will benefit you the most?	A general boost to the regional economy, education opportunities and employment opportunities were the top three things that will benefit respondents the most.
12	Tell us how about the images above? (Refer Appendix 2 – Community consultation survey data for images).	50% of respondents said the renders of development in the PDA look great and would love to see them established in the precinct. 26% liked the concepts, 12% were not sure, and 12% did not like the concepts.
13	How do you feel about building height?	Most respondents are happy to see greater height to ensure the maximum area of open space and environmental areas are maintained and support greater height in and around the train station and the Petrie centre.
14	Do you support The Mill at Moreton Bay being divided into five places?	89% of respondents support The Mill at Moreton Bay being divided up into five places.
15	One of the future places for the site is Mill Innovation. What ideas do you have for Mill Innovation? What do you think would contribute to the local economy and increase employment opportunities for residents.	Respondents suggested a varied range of uses and activities (see section 4.3)
16	What do you believe is key to making The Mill at Moreton Bay a success?	A majority of respondents believe the USC Moreton Bay campus opening in 2020 is the key to making The Mill at Moreton Bay a success. Creating opportunities for the area to be active weekdays and weekends and seeing a revitalised Petrie Town Centre would also constitute success.

# Appendix 2 – Community consultation survey data

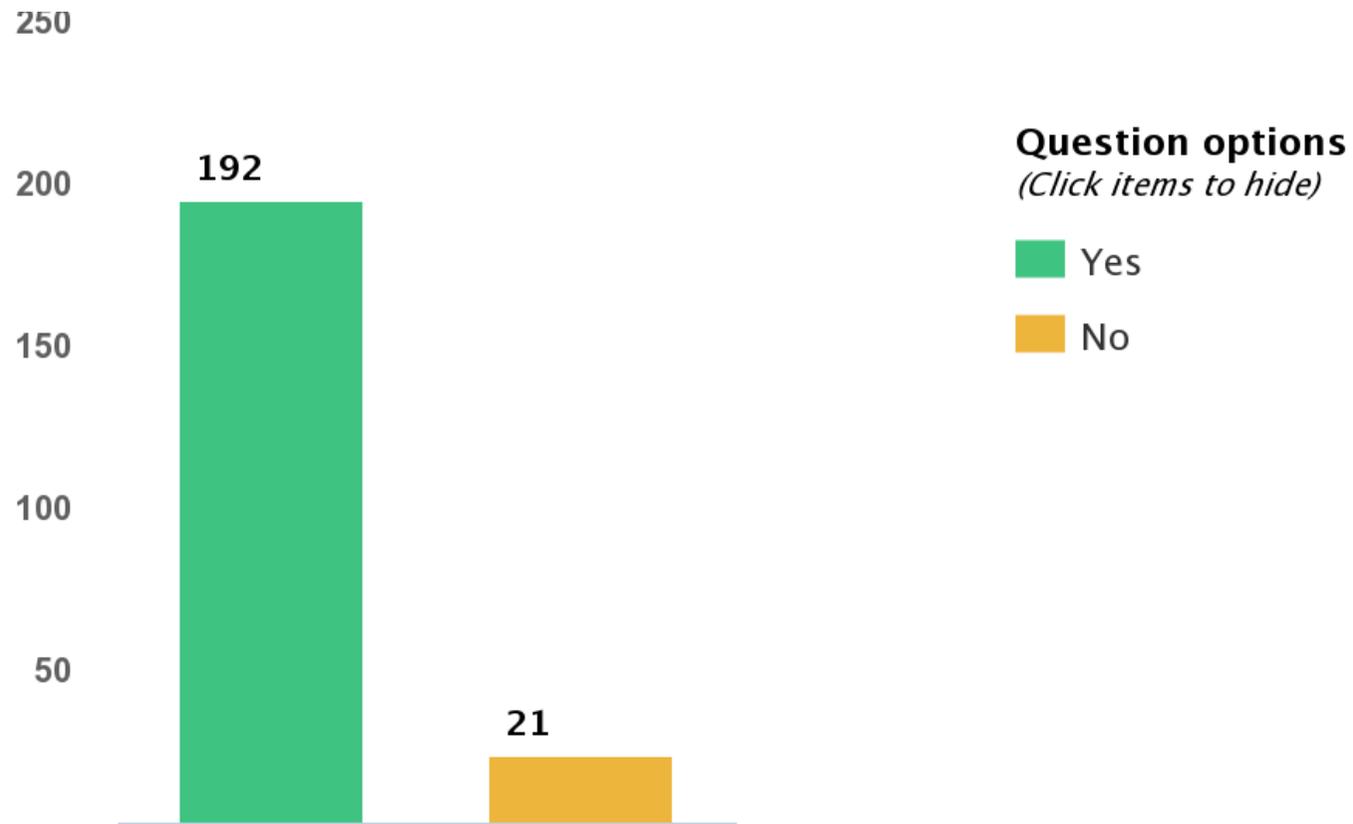
## Q1. Gender?



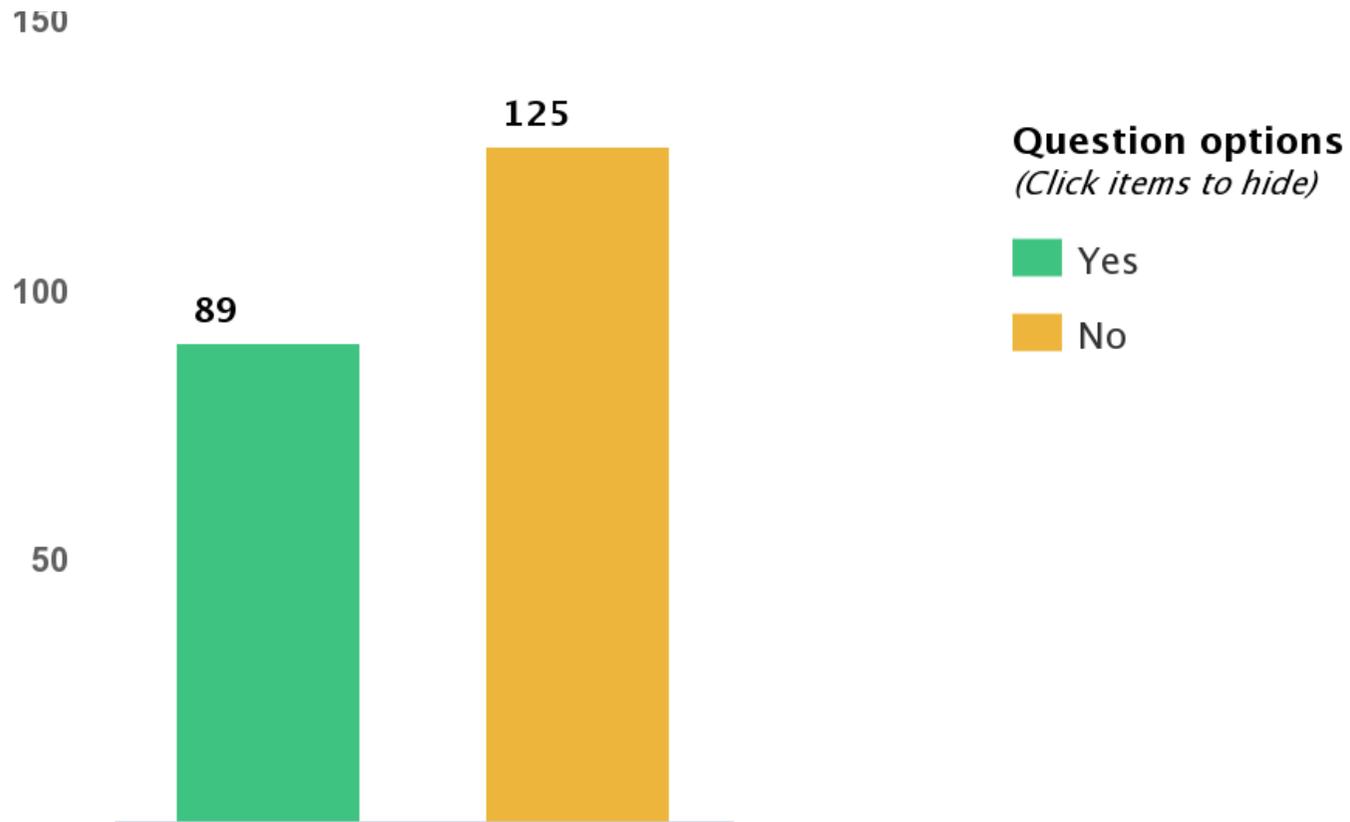
## Q2. Age?



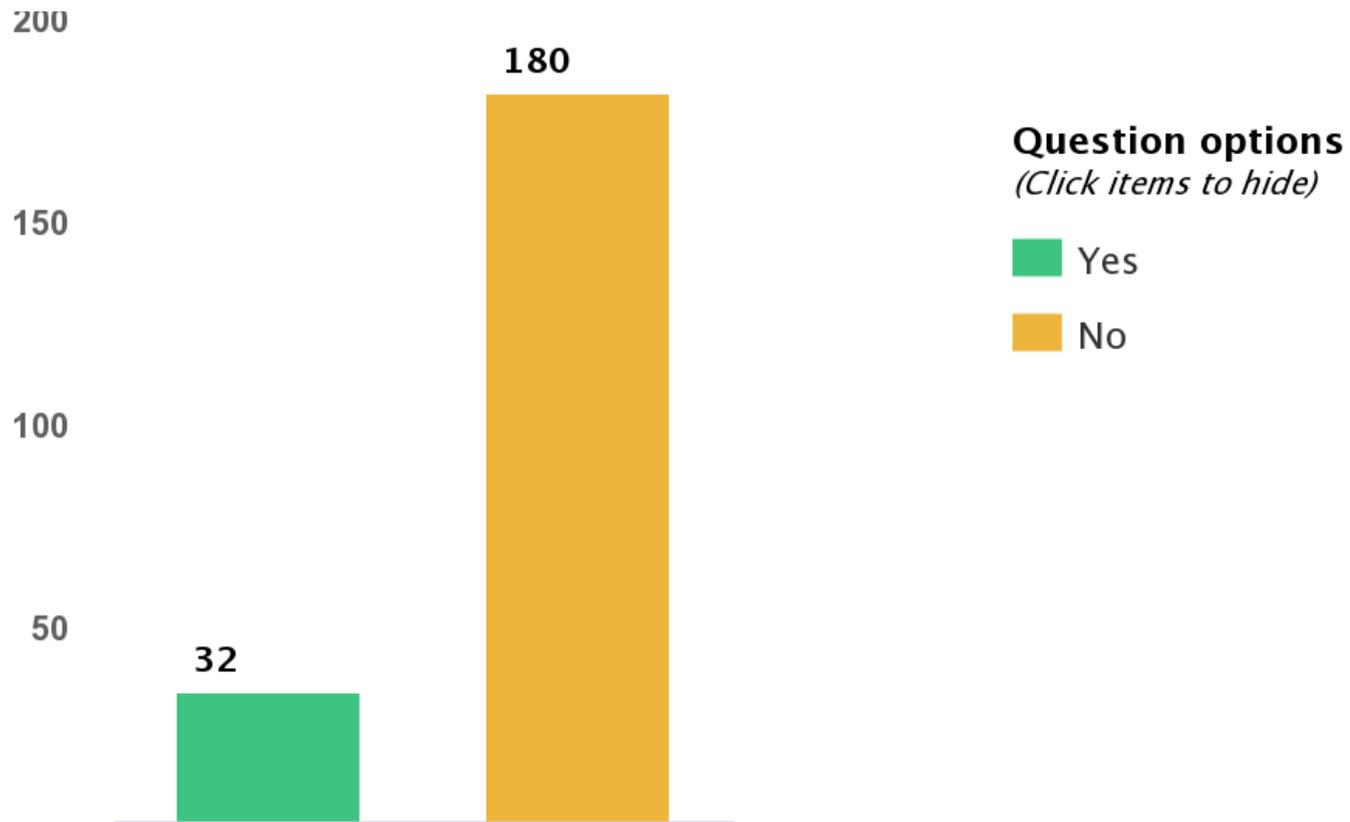
### Q3. Are you a resident of the Moreton Bay region?



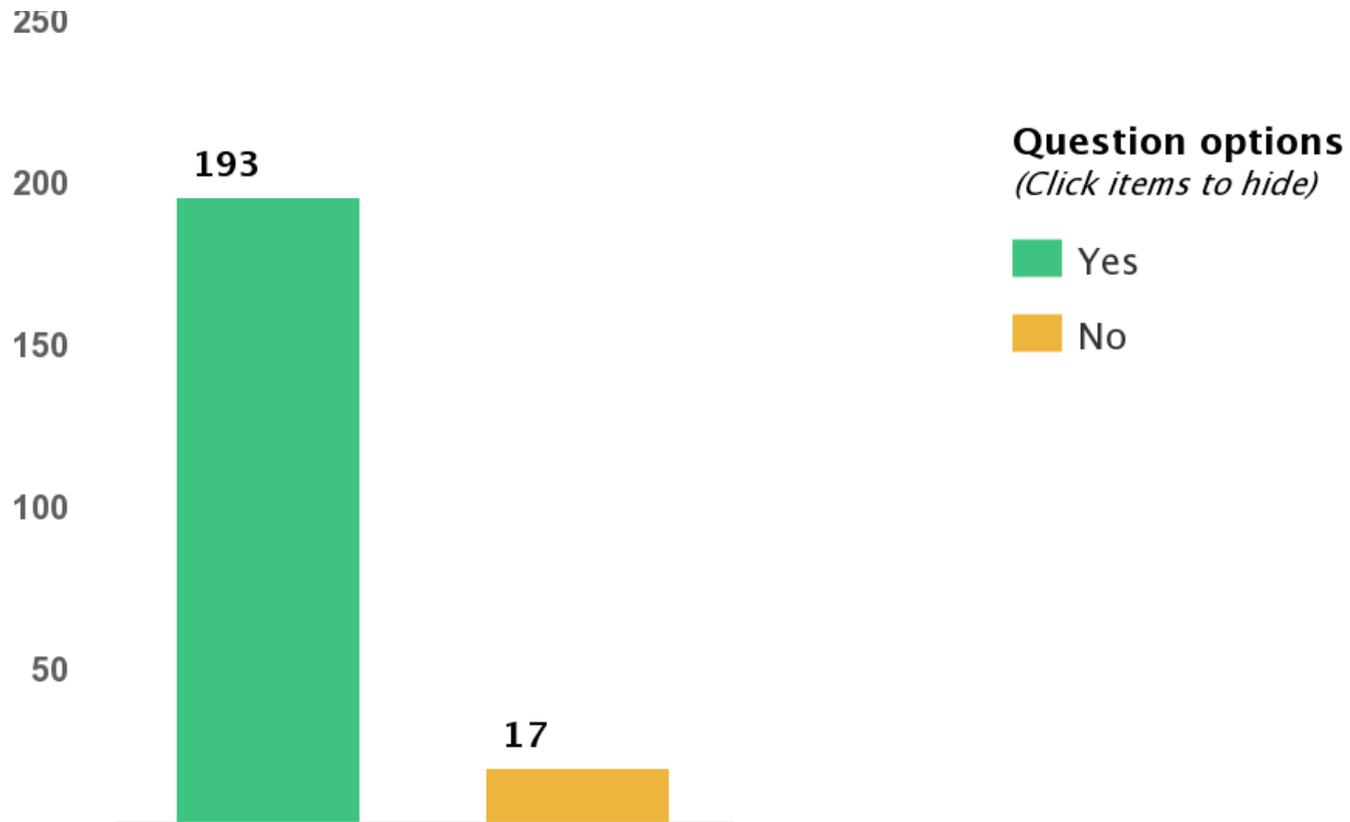
#### Q4. Do you run a business or work in the Moreton Bay region?



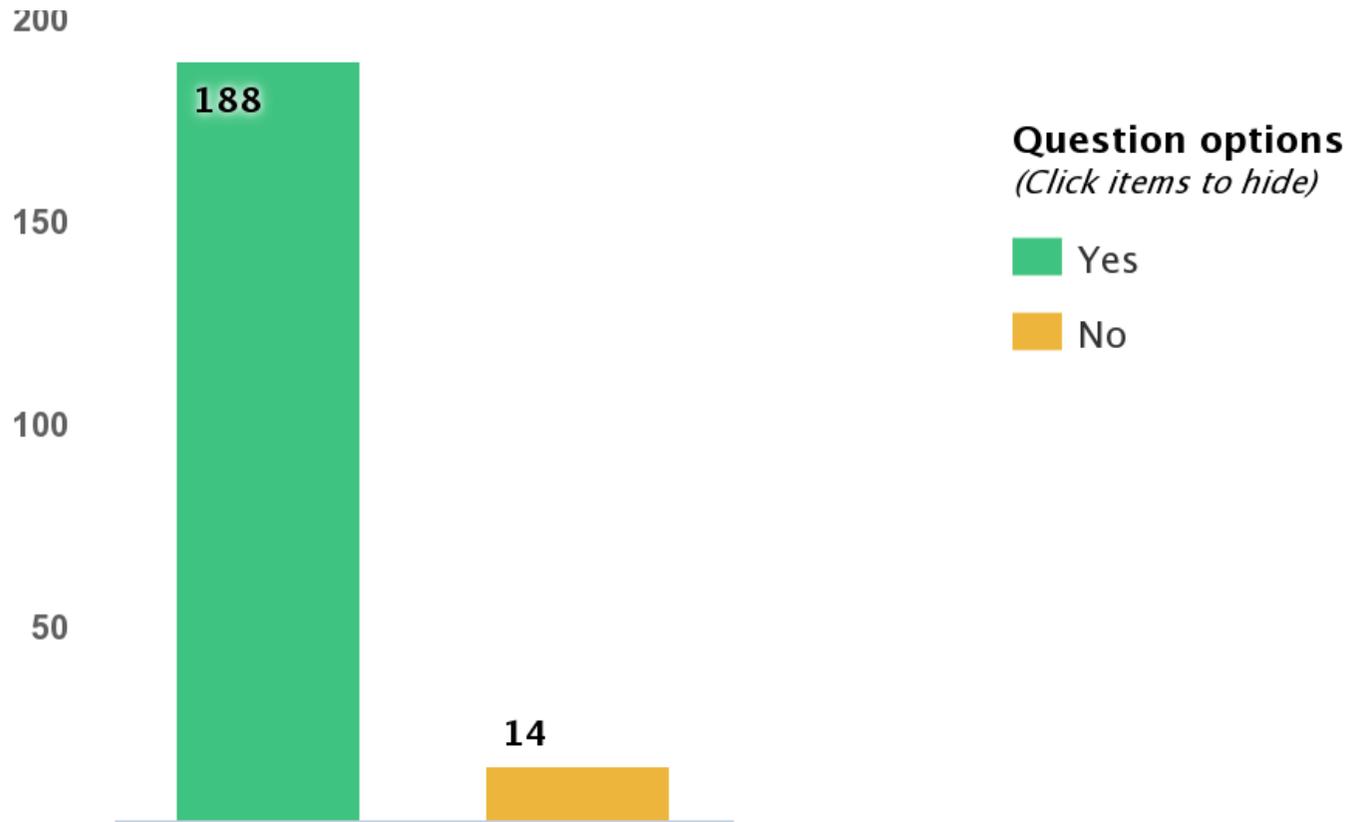
### Q5. Are you a student living or studying in the Moreton Bay region?



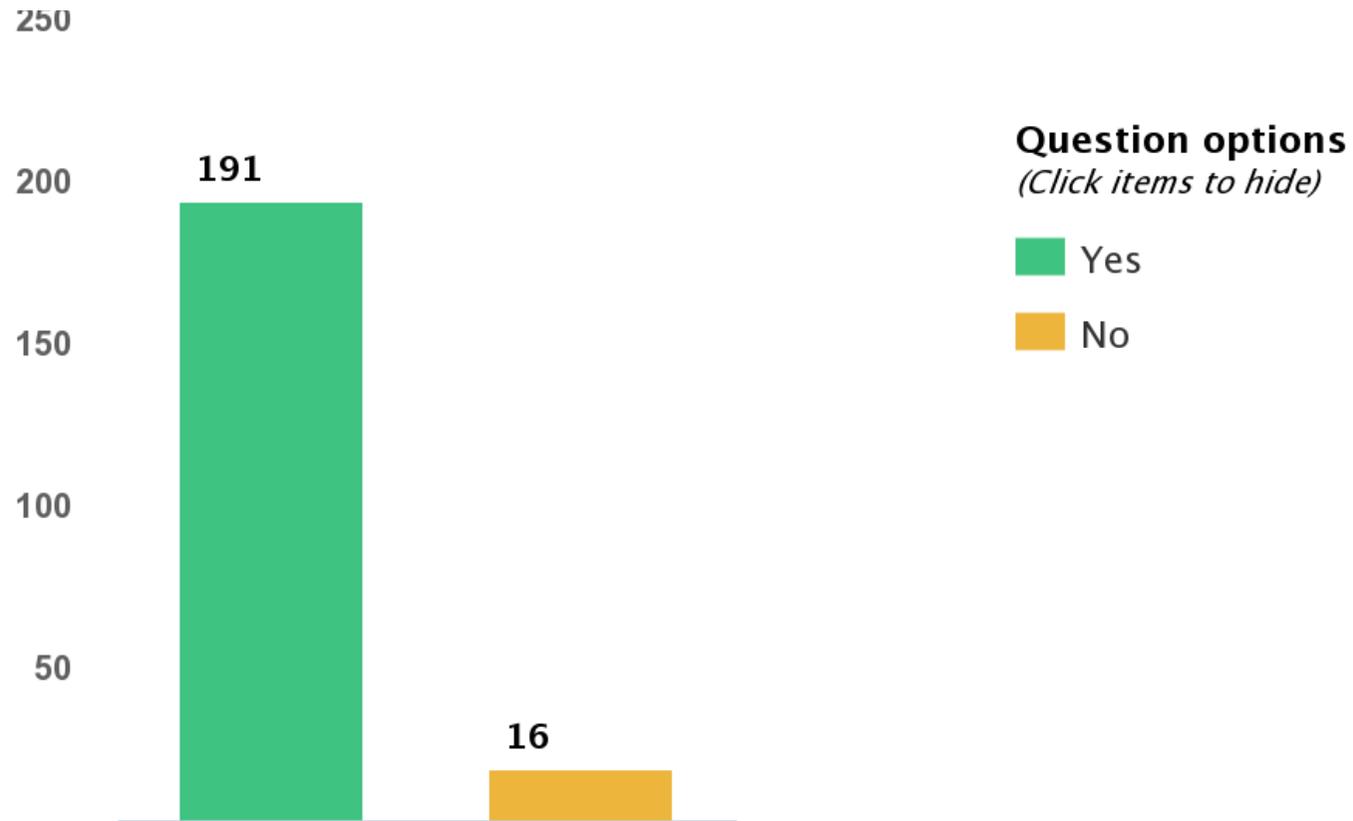
**Q6. Do you support USC establishing a new full service campus within the region?**



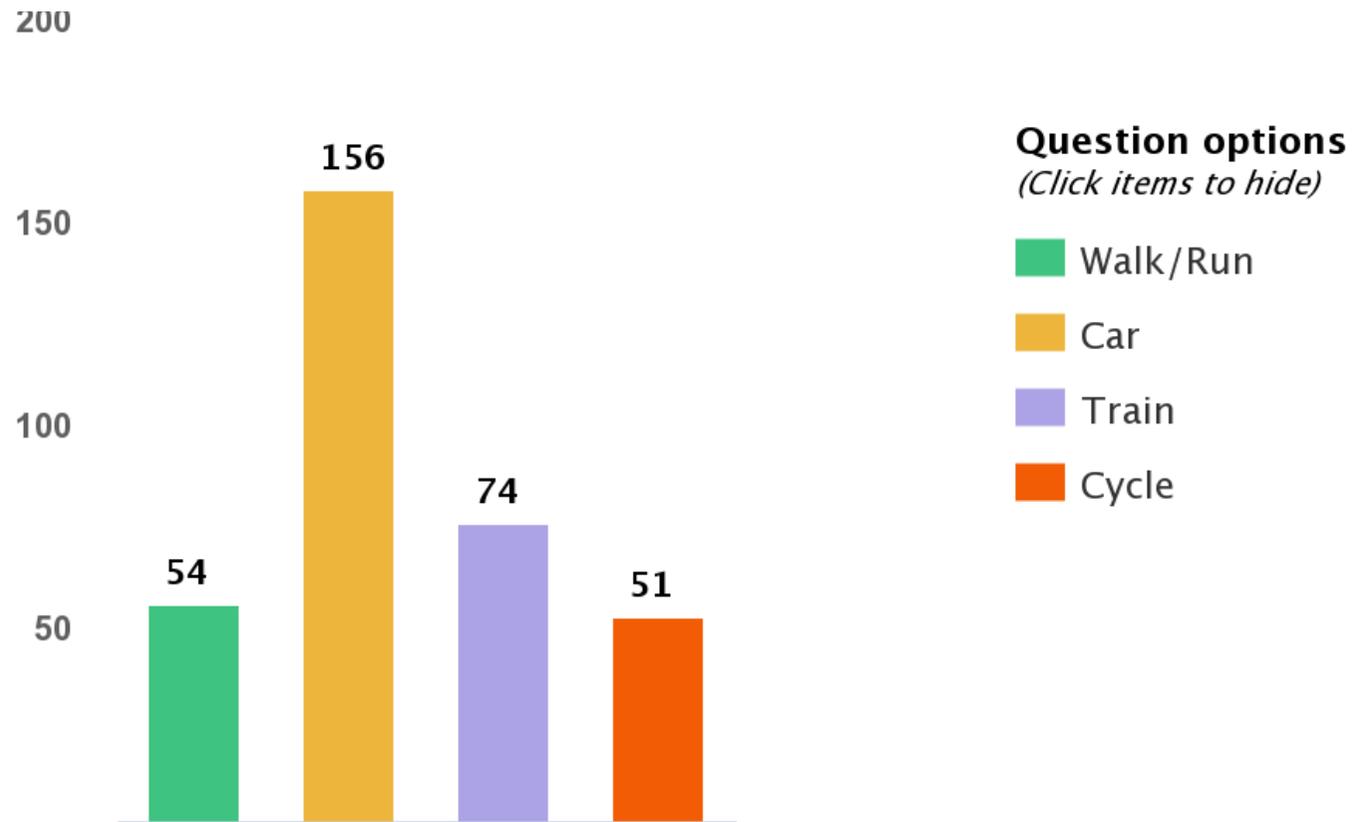
### Q7. Do you support the PDA's proposal to see Petrie Town Centre revitalised?



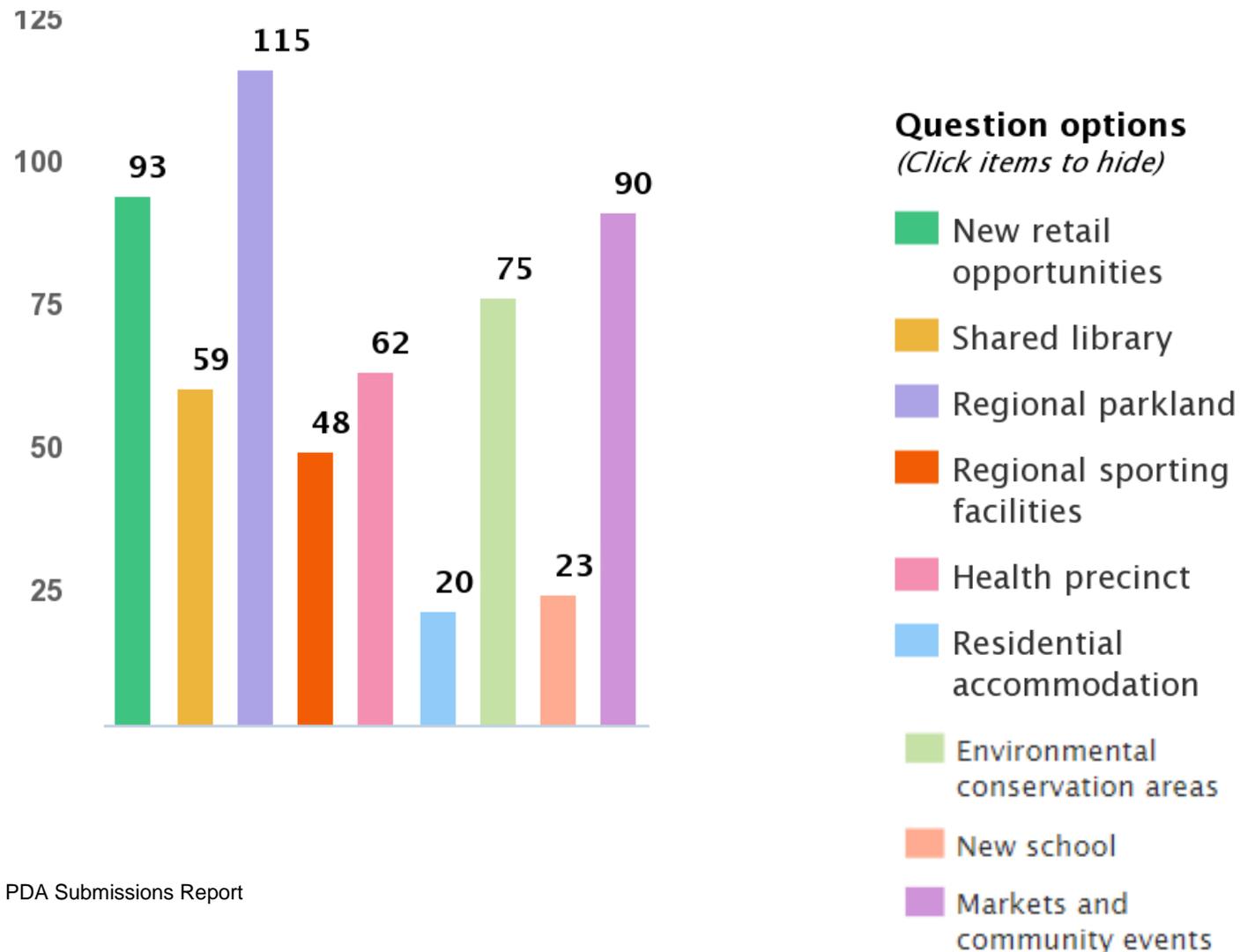
## Q8. Would you come to visit The Mill at Moreton Bay?



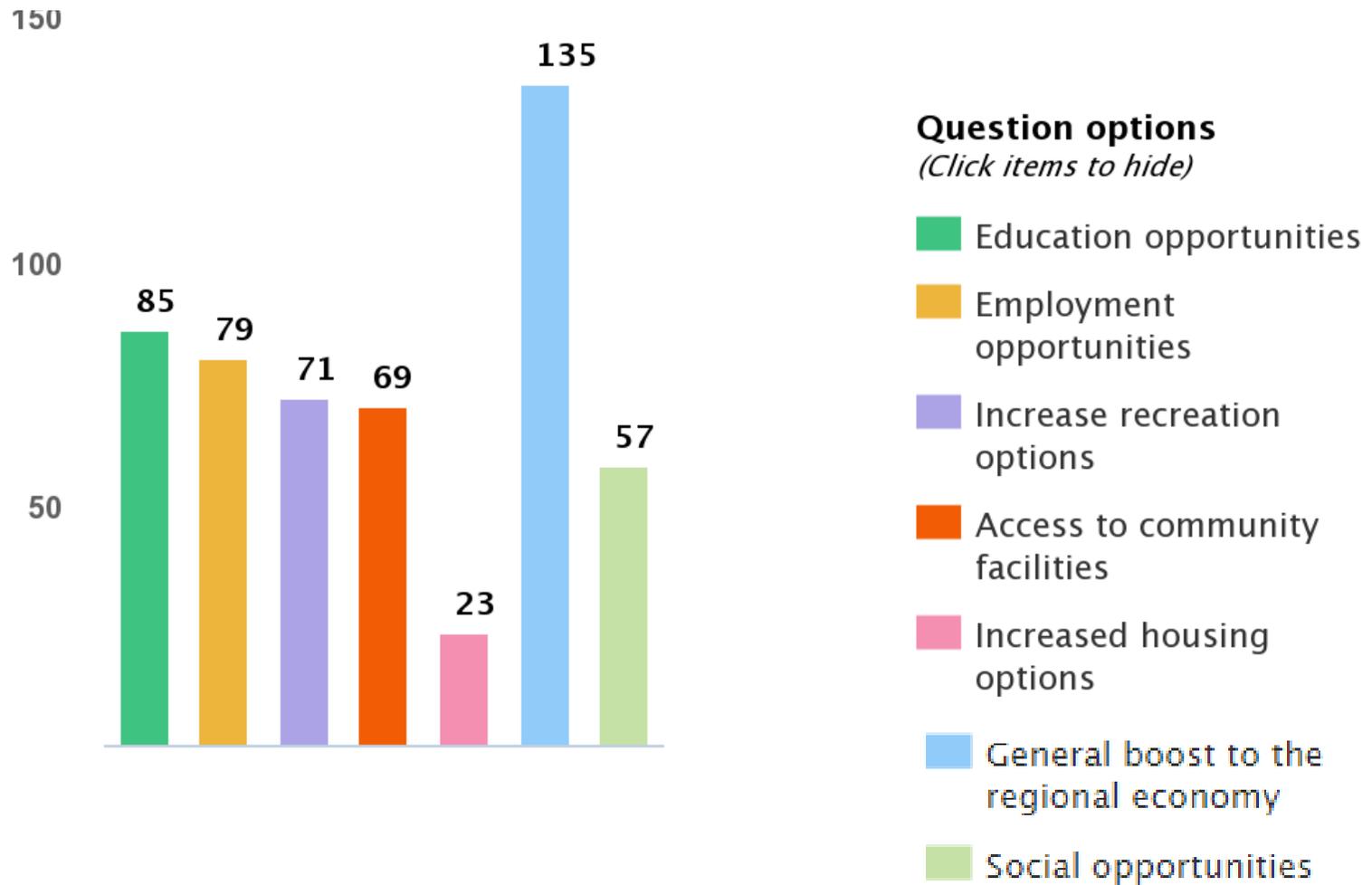
## Q9. If you were to travel to The Mill how would you travel there?



**Q10. Besides the University, the area will support a range of complementary uses. From the list below please nominate the top three complementary uses you are looking forward to seeing happen in the area?**

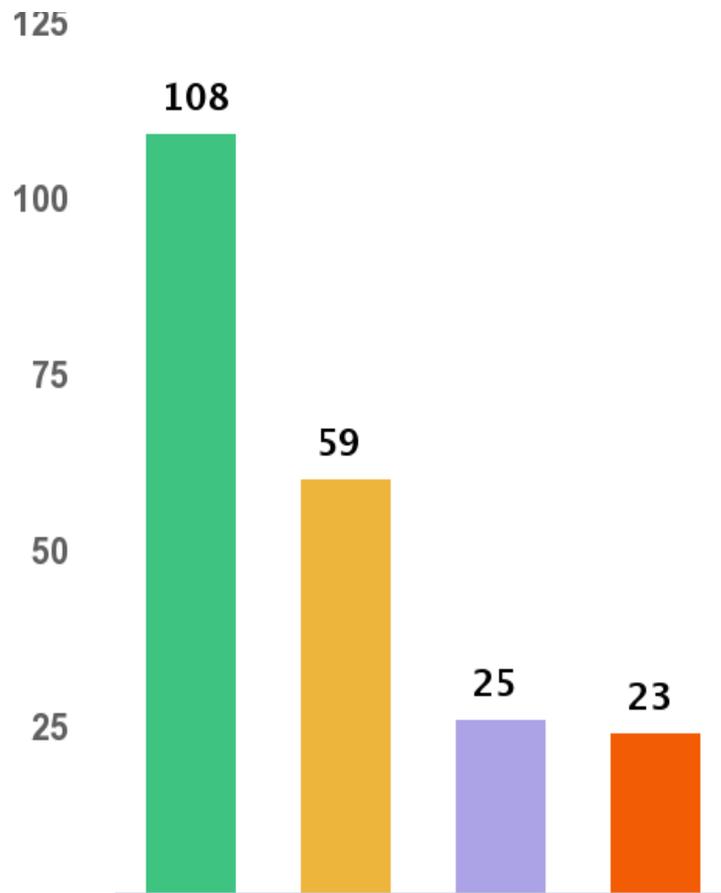


### Q11. How do you think the development of The Mill will benefit you the most?



**Q12. Tell us how you feel about the image below?**



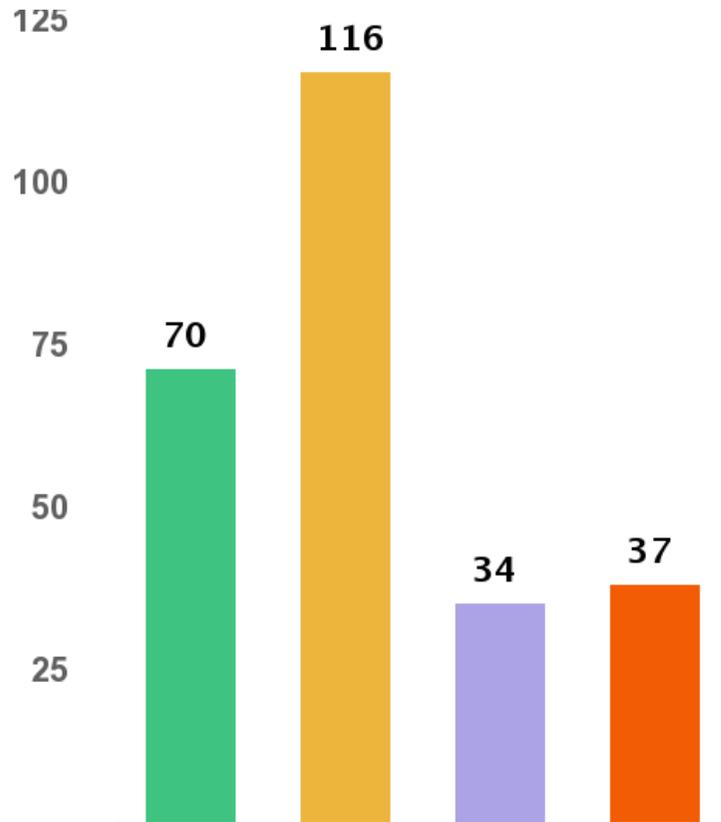


### Question options

*(Click items to hide)*

- They look great. I would love to see this established in the precinct
- I like the concepts
- I'm not sure
- I do not like the concepts

### Q13. How do you feel about building height?



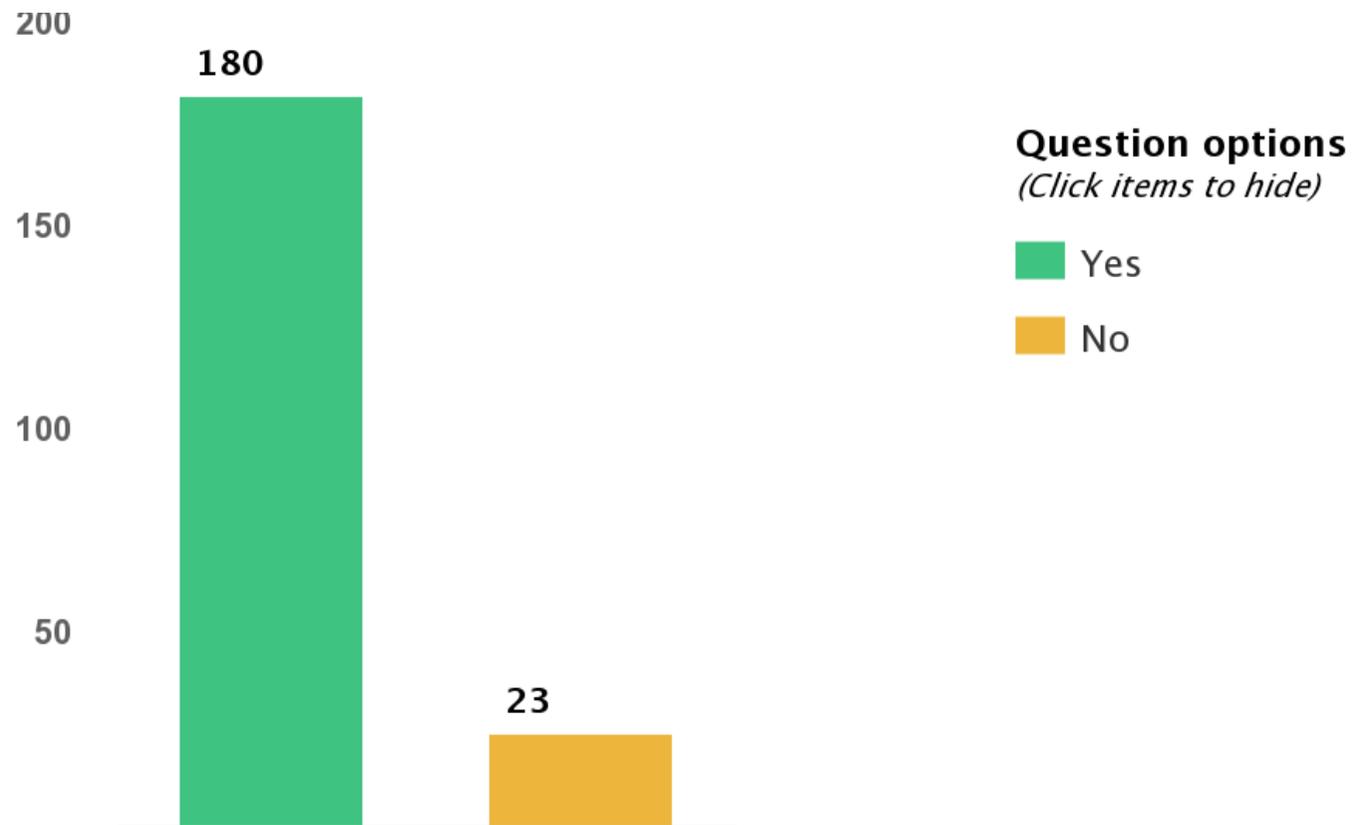
#### Question options

*(Click items to hide)*

- I support greater height in and around the train station and the Petrie centre
- I am happy to see greater height to ensure the maximum area of open space and environmental areas are maintained
- I support provided there are podiums, with the highest parts of building set back from the street
- Height should be limited no matter where the buildings are located

## Q14. Do you support The Mill at Moreton Bay being divided into five places?





**Q15. One of the future places for the site is Mill Innovation. What ideas do you have for Mill Innovation? What do you think would contribute to the local economy and increase employment opportunities for residents?**

Refer section 4.3.

## Q16. What do you believe is key to making The Mill at Moreton Bay a success?

