

1. Growth and change in the Moreton Bay region



Is the Moreton Bay region experiencing more growth than other South East Queensland council areas?

The Queensland State Government requires Moreton Bay Regional Council to plan for some of the population, housing and jobs growth expected in the South East Queensland (SEQ) region by 2041.

The Moreton Bay region is one of 12 local government areas making up SEQ, along with Brisbane, Gold Coast, Ipswich, Lockyer Valley, Logan, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba.

Between 2016 and 2041, SEQ is expected to grow to be home to an additional 1,885,600 people and 793,700 dwellings. This growth will be shared proportionally across the 12 local government areas.

Most of this population and dwelling growth is forecast to be in Brisbane, Gold Coast, Ipswich and Logan. The Moreton Bay region will be required to accommodate 12% of the total population growth and 11% of the total dwelling growth.



Can Council limit or 'cap' population growth?

The State Government sets population growth and dwelling targets for each council in SEQ through the South East Queensland Regional Plan 2017 (*ShapingSEQ*). *ShapingSEQ* guides future growth and development in SEQ.

Council is bound by these growth targets and must demonstrate they can be met through more detailed local planning. Council is obliged to plan for this growth under *ShapingSEQ*.



Is there enough land in the Moreton Bay region to meet future growth?

It is important that the Moreton Bay region has land supply available to meet housing growth and demand, while keeping our communities affordable and liveable.

Under *ShapingSEQ*, Council's local planning must always ensure at least 15 years' supply of land for future growth. This growth will be split between new and

existing areas in our region. The Moreton Bay region currently has 17 years' supply of land in our new areas alone. The minimum 15-year supply is an ongoing requirement for the life of *ShapingSEQ* (subject to its review and update).

Council monitors available land supply and the rate of development activity by measuring how many years of land we have and what development is taking it up, and comparing it against the State Government's targets.

2. Planning for future growth



How much 'say' does Council have in planning?

Council's planning and its planning decisions must be consistent with the State Government's planning legislation, the *Planning Act 2016*. This Act provides the legal system for local councils across Queensland to follow when making their plans, assessing development and providing infrastructure.

The State Government has many interests in planning. These are outlined in the *State Planning Policy* and, for the SEQ region, in *ShapingSEQ*. Council's local planning must reflect these state interests and directions.

The state's Planning Minister has certain powers in local planning and is required to review and sign-off on Council's plans. The Minister can also give directions on Council's plans or take actions on proposed development where state interests are involved.



Does Council have a plan to manage growth and change in our region?

The *Moreton Bay Regional Council Planning Scheme 2016* is Council's primary local plan to manage future development over the long-term. This plan communicates the "big picture" intentions for our region as it grows and changes. It also explains how development will respond.

Council uses this plan to guide the planning decisions we make in our region. This plan works alongside a range of other local and state plans that, together, tell the story of how our region and specific areas will grow. In our region, we also have:

- the *Mango Hill Infrastructure Development Control Plan*, which guides development in North Lakes
- *The Mill at Moreton Bay Priority Development Area Development Scheme*, which directs development outcomes in The Mill at Petrie

- *Temporary Local Planning Instrument - Narangba Innovation Precinct (East)*, which provides a temporary planning response for industrial development in Narangba.



What is a planning scheme and what does it do?

A planning scheme is a legal document prepared by all councils in Queensland. It is a plan that describes how future development and growth will be managed. A planning scheme looks at a 20-year horizon and is reviewed every 10 years.

The planning scheme:

- sets the future direction for the region and how it will grow
- regulates development and the outcomes expected
- reflects state and regional policies and the community's needs
- categorises land (using "zones" and "local plans") and identifies its values and constraints (using "overlays")
- contains a Local Government Infrastructure Plan (LGIP).



Can I have a say when a planning scheme is made or amended?

Council consults with the region's communities when a planning scheme is made or amended. The process of making or amending a planning scheme is complex and can take many months, with opportunities along the way for you to have your say.

Our communities are invited to make written submissions on a new planning scheme or amendment, and Council reviews every submission and decides if further changes are needed in response. Council then reports on how it has addressed each submission in a "consultation summary report", which is provided to the State Government and made available on Council's website.

Council's last major consultation was in 2015 before the *Moreton Bay Regional Council Planning Scheme 2016* was adopted. Council has also consulted on amendments made since then.

Most importantly, we want you to have your say and will advertise upcoming opportunities to comment on future planning scheme amendments and on any new planning scheme.

3. Assessing development proposals



Can Council approve a development application if it does not comply with the planning scheme?

Council is legally required to consider every properly made development application received and must assess development applications against the outcomes and requirements in the planning scheme and other relevant state plans.

There are often many ways to achieve these outcomes and the planning scheme gives some examples. Importantly, the state's planning framework requires that examples in the planning scheme are not the only way a development can demonstrate compliance with the outcomes in the planning scheme.

Certain development applications can be approved when they do not meet all the outcomes and requirements in the planning scheme, but there must be specific circumstances to justify this. These are known as "relevant matters".

Council, and sometimes the Planning and Environment Court, will look at these matters on a case-by-case basis and decide if good planning outcomes can still be achieved - one that balances the environment, economy and wellbeing. This is known as a balanced decision in the public interest.



When will I be notified and consulted about a development application?

Development applications lodged with Council can be viewed through Council's [DA Tracker](#) or [Development Explorer](#).

Anyone can formally submit comments to support or oppose a development application. However, the legal right to appeal Council's decision is only possible on impact assessable development applications.

Consultation on **impact assessable** development applications occurs during the assessment process via:

- a sign on the land
- letters to adjoining owners
- advertisement in the local newspaper.

The period of consultation is generally for 15 business days and, in some instances, 30 business days. You can have your say by making a properly made submission to Council during the public notification period. Council

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must consider all properly made submissions received before deciding the development application.

Code assessable development applications are not required to be publicly advertised. This is because the development is of a type that would be expected to occur within the zone, provided it meets the standards expected by the planning scheme. During consultation on the planning scheme, there were opportunities for the community to have their say on the types of development generally suitable in each zone and the development standards for these.



What is a properly made submission?

The *Planning Act 2016* defines what a submission needs to include for it to be “properly made”. It must:

- be signed by each person making the submission
- be received during the public notification period
- include the name and address of all submitters
- have one postal or electronic address for correspondence for all submitters
- include the reasons for the submission and the evidence relied on
- be made to the person to whom the submission is to be directed.

You will have the opportunity to make submissions on many different planning and development matters, and guidance will be provided on how to make a properly made submission each time.



Is the development I'm seeing “on the ground” at the moment from the current MBRC Planning Scheme 2016?

While some development in our communities has been assessed under the current planning scheme, we are still seeing development in our communities that was approved under previous planning schemes (*Caboolture Shire Plan 2005*, *Redcliffe City Planning Scheme 2005* and *Pine Rivers Plan 2006*). There are a couple of reasons for this.

A development approval is valid for a certain length of time. The *Planning Act 2016* sets these timeframes, which can be two, four or six years depending on the type of development. This means development is not required to start straight after the approval is given.

The *Planning Act 2016* also includes the option to make a development application under a previous planning scheme - but only up to one year after its end date. This is known as a “superseded planning scheme application”. Council must consider these requests, and if accepted, the superseded planning scheme will be used to assess and decide the development application.

Council may be subject to claims for compensation if it refuses a request for a development application to be assessed and decided against a superseded planning scheme.



Who can I contact for more information?

There can be many questions about development, and these are often specific to a location. For example:

- Is what you want to do ‘development’?
- Is the type of development you are interested in allowed on your land?
- Is an approval needed?
- What outcomes will Council look for?

Please contact Council’s Development Services team to discuss your proposal and to find out more (contact details below). You can also request a pre-lodgement meeting, talk to a planner or get some written advice.

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