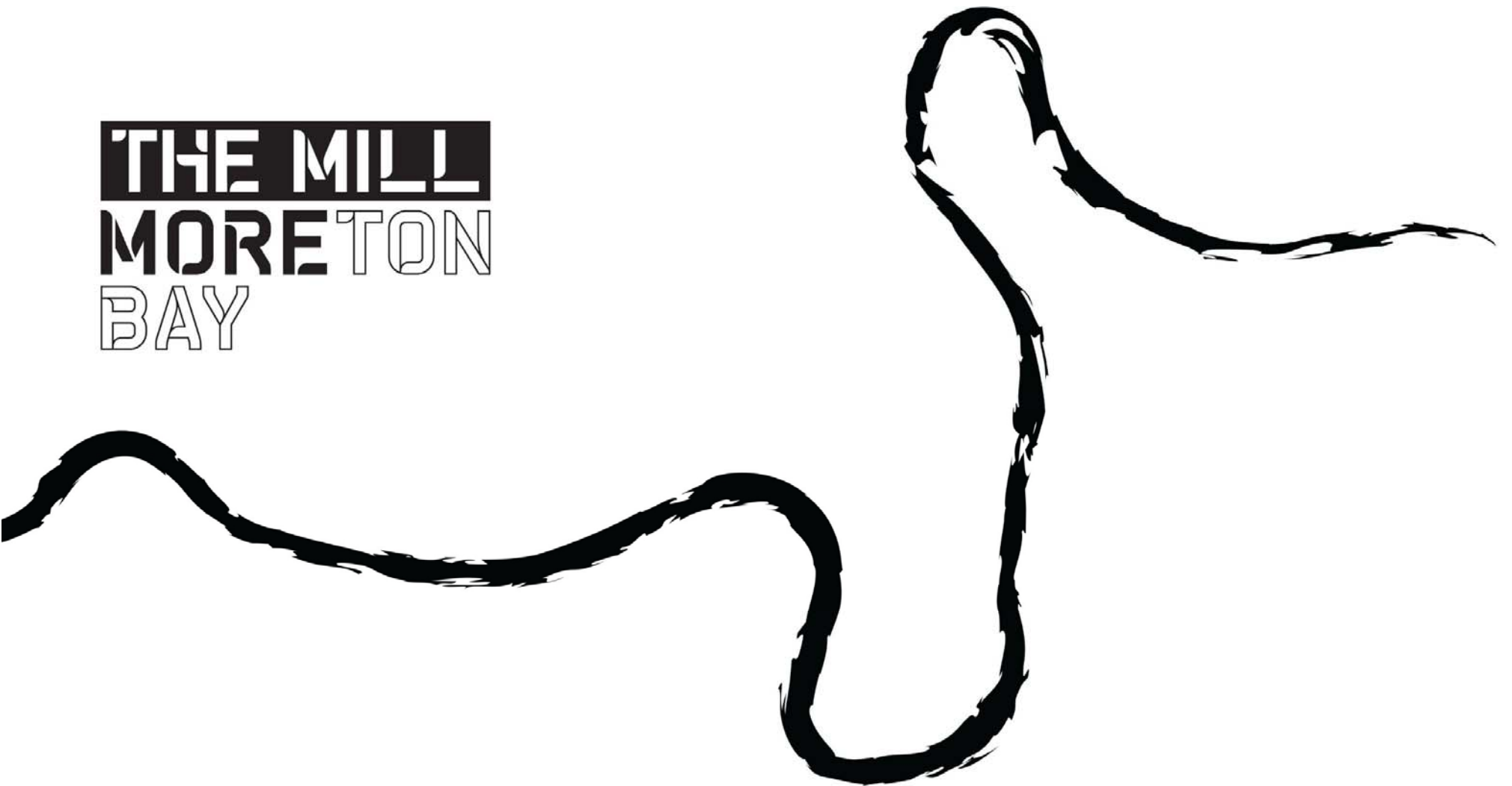


# THE MILL MORETON BAY



## **CONSULTATION REPORT**

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### **Streetscape Guidelines and Civic Space and Park Guidelines**

MILL CENTRAL AND MILL GREEN

November 2019

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## INTRODUCTION

This report has been prepared by Moreton Bay Regional Council (MBRC) to summarise the comments received during consultation for The Mill at Moreton Bay Streetscape Guidelines and Civic Space and Park Guidelines and outlines how Council has responded to the comments raised. The consultation was held between Monday 26 August to 20 September 2019 (20 business days).

## CONSULTATION

The *Economic Development Act 2012* provides no guidance on public notification processes for the making of Guidance Material, however the guidance material will operate in a similar manner to Planning Scheme Policies (PSPs) under the *Planning Act 2016* - in that they support the operation of the Development Scheme.

The public consultation adopted the process for making or amending PSPs under the *Minister's Guidelines and Rules*, and this involved:

- publishing the proposed draft guidelines on the Council website; and
- publishing, at least once in a newspaper circulating in the area of the relevant local government, a notice—
  - (i) stating that the proposed draft guidelines is published on the Council's website and available for inspection at Council's Strathpine and Caboolture offices; and
  - (ii) inviting persons to make submissions, within a period of at 20 business days (the submission period), about the proposed draft guidelines.

Additionally, Council published a video on Council's YouTube, and through Council's media release Channel 7 ran a story about the consultation.

Council undertook consultation from Monday 26 August to 20 September 2019, during which time the community were provided opportunities to make a submission via an online form, post or email.

### Submissions Received

During consultation 30 submissions were received; of these, four were 'not properly made' but have been considered as part of the review process.

## SUBMISSION REVIEW PROCESS

The below outlines the submission review process undertaken by Council.

### Step 1 - Submission received and recorded

1. Council received the submission via, post, email or using the online form.
2. Each submission was checked to:
  - i. Determine if it was properly made.

*Note: For submissions to be 'properly made' the submission must:*

    - *be in writing (including by electronic means);*
    - *include the full name and residential or business address of each person making the submission;*
    - *state a postal or electronic address for service of a response to the submission;*
    - *be signed by each person making the submission (unless made electronically);*
    - *state the grounds of the submission and the facts and circumstances relied on in support of the grounds;*
    - *be made to Moreton Bay Regional Council; and*
    - *be received by Council on or before 20 September 2019.*

Despite this, all submissions received have been considered with responses recorded in this report.
  - ii. Ensure it was not a duplicate.

*Note: Where a duplicate was identified it was identified as a secondary submission.*
3. Each submission was recorded in Council's database

### Step 2 - Submission summarised and themed

1. Each submission was reviewed in detail and a high-level summary of the matters raised was prepared.
2. Each submission was then allocated a 'theme' or number of themes depending on the matters raised, so that similar issues or concerns could be considered together. The themes used related to the guidelines and are as follows:

Streetscape Guidelines

- Theme 1 - Streetscape
- Theme 2 - Not Guideline Related

#### Civic Space and Park Guidelines

- Theme 3 - Environment
- Theme 4 - Facilities
- Theme 5 - Not Guideline Related

#### Both Guidelines

- Theme 6 - Planting
- Theme 7 - Equitable Access
- Theme 8 - Parking
- Theme 9 - Not Guideline Related

### **Step 3 - Submission issue identification**

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

Each submission was then summarised for consideration.

### **Step 4 - Changes**

Each submission issue was then considered in relation to the proposed guidelines to determine if a change or improvement could be made. Not all submission issues resulted in a change or improvement.

Responses to each issue raised were categorised as follows:

- Change - Guideline related;

- No change - Guideline related; or
- No change - Not guideline related

To ensure appropriate community consultation and transparency around changes to the guidelines, the Queensland Government's Minister's Guidelines and Rules (MGR) includes limits to the matters Council can change post consultation. The changes proposed to the guidelines were within these limits.

Issues that Council determined did not relate to the purpose or intent of the guidelines resulted in no changes.

## **Step 5 - Responses**

A response to each submission matter was then prepared.

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## SUMMARY OF ISSUES RAISED AND COUNCIL RESPONSE

### Streetscape Guidelines

#	Theme	Issue raised by	Summary of issue	Response	Change Proposed (Yes or No)
1	Theme 1 - Streetscape	A19124243	<b>Support for prioritising pedestrian and cycle movements</b>	Support noted.	No change - Guideline related
2	Theme 1 - Streetscape	A19124243	<b>Bicycle infrastructure changes.</b> Move cycle lane on Main Street typology to between parking and footpath (within the carriageway) as per DTMR Traffic and Road Use Management Manual (TRUM) (July 2018).	There are concerns that this change of street typology could represent a hazardous risk as drivers, cyclists and pedestrians are unfamiliar with it. It has been advised that this change would be supported if there is separation between vehicles and cycles, and the cyclists were on the verge and not the carriageway.	No change - Guideline related
3	Theme 1 - Streetscape	A19124243	<b>Bicycle infrastructure changes.</b> Change "Bicycle Awareness Zones" to "Advisory Bicycle Lanes" as per TRUM.	"Advisory Bicycle Lanes" have only been used on rural streets or overseas. There are concerns that this change of street typology could represent a hazardous risk as drivers are unfamiliar with it, and it has not been tested on the levels of vehicles predicted.	No change - Guideline related
4	Theme 1 - Streetscape	A19124243	<b>Cycle Streets.</b> For typologies under 30km/hr make reference to "Cycle Streets" as per TRUM.	This suggestion is supported, and changes have been made to the relevant laneway typologies including 5.11 Mid-Block Laneway and 5.13 Shared Laneway.	Change - Guideline related
5	Theme 1 - Streetscape	A19124243	<b>Separated Bike Lanes.</b> Suggest a new typology illustrating separated bike lanes (within the verge).	This suggestion is supported, and alternate, additional typologies have been added for Entry Street (Typology A2) and Main Street (Typology B2).	Change - Guideline related

#	Theme	Issue raised by	Summary of issue	Response	Change Proposed (Yes or No)
6	Theme 1 - Streetscape	A19050744	<p><b>Streetscapes seem car centric.</b> There are public transport opportunities at Petrie and an opportunity to encourage modal change from the very start to reduce single vehicle trips into a congested area.</p> <p>Do not create streetscape outcomes like Brays Road or Dohles Rocks Road.</p>	<p>The streetscapes have been designed to be pedestrian friendly, and include, where appropriate:</p> <ul style="list-style-type: none"> <li>• generously sized pedestrian verges that include dedicated pedestrian zones;</li> <li>• generous planting zones with shade trees;</li> <li>• awnings for shade and weather protection;</li> <li>• public art;</li> <li>• innovative suggestions to close Main Street easily for events; and</li> <li>• pedestrian crossings such as shared zones.</li> </ul> <p>The carriageway attributes such as traffic lanes are as per engineering requirements and have considered the projected traffic numbers in Mill Central and Mill Green. The projected traffic numbers have considered the proximity to Petrie Train Station and have considered the modal change.</p> <p>In response to this submission, additional pedestrian friendly elements have been added to Main Street, which is intended to be the most attractive typology for pedestrians. These changes include options for:</p> <ul style="list-style-type: none"> <li>• no bike lanes (where supported by the cycle network);</li> <li>• flush kerbs; and</li> <li>• increased verge width on Main Street where there is increased outdoor dining.</li> </ul>	Change - Guideline related
7	Theme 2 - Not Guideline Related	A19124243	<p><b>Request for “overarching road hierarchy and network plan”</b> as per Development Scheme Criteria 2.5.3. Also identify a potential future bus route.</p>	<p>It is not the intent of the guidelines to provide this level of detail.</p> <p>The application of Streetscape Typologies can be discussed with Council at a Pre-lodgement meeting or the Development Application stage.</p>	No change - Not guideline related



## Civic Space and Park Guidelines

#	Theme	Issue raised by	Summary of issue	Response	Changes Proposed
8	Theme 3 - Environment	A19014283 A19019991 A19008515	<p><b>Concerns about Environmental Impacts</b> that have already occurred on site and will occur in the future.</p> <p>Question about what the plans are for the future of the wildlife/koala areas as development grows.</p>	<p>The Civic Space and Park Guidelines supports The Mill at Moreton Bay Priority Development Area Development Scheme (August 2017) available on Council's website at <a href="https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/The-Mill-PDA">https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/The-Mill-PDA</a></p> <p>The Development Scheme states that the Priority Development Area will provide an estimated 110 hectares of conservation and koala habitat. The Structural Elements Plan and Place Framework Plans identify environmental and park areas in the Development Scheme.</p> <p>The guidelines do not make any changes to the plans in the Development Scheme. They further support these plans by mentioning appropriate parks for koala food trees.</p>	No change - Guideline related
9	Theme 4 - Facilities	A19008515	<b>Request for plenty of toilets</b>	The Mill 'Civic Space and Park Guiline' outlines what civic spaces and parks public toilets are required and what facilities are expected (such as unisex toilets, disabled toilets and parent facilities).	No change - Guideline related
10	Theme 4 - Facilities	A19008515	<b>Request for Dog Friendly Areas</b>	The guidelines do not restrict potential dog friendly areas, such as off-leash areas. Any future dog friendly areas will need to be considered in relation to the extensive koala habitat in Mill Green.	No change - Guideline related
11	Theme 5 - Not Guideline Related	A19011932 A19014273 A19014280 A19014281 A19014283 A19014293 A19014296 A19014300 A19014305	<b>Request for a Cycle Criterium Track</b> like those in Nundah and Ipswich.	<p>It is not the intent of the guidelines to provide this level of detail.</p> <p>The interest in a cycle criterium track has been noted by Council and referred to Council's Community Services, Sport and Recreation Department for future consideration.</p>	No change - Not guideline related

#	Theme	Issue raised by	Summary of issue	Response	Changes Proposed
		A19014309 A19014315 A19015880 A19016784 A19018341 A19019989 A19031130 A19031132 A19115683 A19115689 A19115695 A19115749 A19115750 A19124241			
12	Theme 5 - Not Guideline Related	A19016784	Would like to see <b>triathlon training facilities</b> and related support services such as café, toilets and showers.	It is not the intent of the guidelines to provide this level of detail.  The interest in triathlon training facilities has been noted by Council and referred to Council's Community Services, Sport and Recreation Department for future consideration.	No change - Not guideline related
13	Theme 5 - Not Guideline Related	A19014301	Would like to be involved with <b>partnerships</b> to utilise USC sporting facilities.	It is not the intent of the guidelines to provide this level of detail.  This sporting group's interest has been noted by Council and referred to Council's Community Services, Sport and Recreation Department for future consideration.	No change - Not guideline related

## Both Guidelines

#	Theme	Issue raised by	Summary of issue	Response	Changes Proposed
14	Theme 6 - Planting	A19008515	<b>Request for native plants that are drought tolerant.</b>	<p>Council agrees that native plants are important in the future Mill Central and Mill Green streets, civic spaces and parks. The Streetscape Guidelines, page 11, states that:</p> <p><i>Select tree and other plant species that are culturally significant to the site, the suburb of Petrie and North Pine area, or native. Do not use invasive or weed species.</i></p> <p>Council agrees that drought-tolerant plants are important in the future Mill Central and Mill Green streets. The Streetscape Guideline, page 11, states that:</p> <p><i>Select species that require less watering post-establishment, or that can be passively irrigated.</i></p> <p>Each typology in the Civic Space and Park Guidelines includes information about planting under a "Softscape" heading. Native trees are required for Local Park, Recreation Park, and Sport Park. Only the Sport Park includes koala attracting trees.</p>	No change - Guideline related
15	Theme 7 - Equitable Access	A19124243	<b>Equitable Access</b> Make references to standards and legislation regarding equitable access to public passenger transport.	<p>This recommendation is supported.</p> <p>New text has been added to Streetscape Guidelines (page 11) and Civic Space and Park Guidelines (page 5) referring to standards, legislation and best-practice equitable access to public passenger transport.</p>	Change - Guideline related
16	Theme 8 - Parking	A19008515 A19019991	<b>Parking</b> Request for plenty of parking  What are the plans for parking?	<p>Details regarding parking are included in The Mill at Moreton Bay Priority Development Area Development Scheme (August 2017) available on Council's website at <a href="https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/The-Mill-PDA">https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/The-Mill-PDA</a></p> <p>Development, page 17 states that:</p>	No change - Guideline related

#	Theme	Issue raised by	Summary of issue	Response	Changes Proposed
				<p><i>Development delivers a high-quality street and movement network as well as related infrastructure for pedestrians, cyclists and vehicles that:</i></p> <p><i>9. provides car parking at a rate that:</i></p> <ul style="list-style-type: none"> <li><i>a. meets the functional requirements of the PDA</i></li> <li><i>b. encourages the use of active and public transport</i></li> <li><i>c. increases land use efficiency</i></li> <li><i>d. improves development feasibility</i></li> <li><i>e. does not result in an oversupply</i></li> </ul> <p>Further guidance on car parking rates is provided in the Moreton Bay Regional Council Planning Scheme.</p>	
17	Theme 9 - Not Guideline Related	A18988419 A19008508	<b>Request for edible gardens and fruit trees.</b>	<p>This level of detailed guidance on plant species has not been included in the guidelines.</p> <p>It is not the intent of the guidelines to provide this level of detail.</p>	No change - Not guideline related
18	Theme 9 - Not Guideline Related	A19008515	<b>Request for bird attracting plants.</b>	<p>This level of detailed guidance on plant species has not been included in the guidelines.</p> <p>It is not the intent of the guidelines to provide this level of detail.</p>	No change - Not guideline related
19	Theme 9 - Not Guideline Related	A19050744	<p><b>Detailed landscape queries.</b></p> <p>How will the pavers be maintained and has this been costed?</p> <p>Will seats have arms?</p> <p>Will the pavers cause trip issues?</p> <p>Will planting be kept low?</p>	<p>Specific detailed landscape guidance has not been included in the guidelines.</p> <p>It is not the intent of the guidelines to provide this level of detail.</p>	No change - Not guideline related

End.