

Summary of Planning Scheme Amendments

The following is a **summary** of the amendments to the MBRC Planning Scheme included within Planning Scheme Tailored Amendment No. 1 and Planning Scheme Policies Major Amendment No.1. The summary is grouped under the following topics:

1. General Residential
2. Recreation and Open Space Zone
3. Rural Zone
4. Rural Residential Zone
5. Township Zone
6. Dwelling House Code
7. Residential Uses Code
8. Reconfiguring a Lot Code
9. Works Code
10. Works Criteria
11. Mapping
12. Flood and Coastal Hazard Overlay Codes
13. Service Stations
14. Car Parking Rates
15. Other Guidance Changes
16. Planning Scheme Policies

Acronyms:

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

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

1. General Residential

GENERAL

- New and amended specific outcomes added to the strategic framework to support mixed-use outcomes in proximity to train stations.
- Replaced the minimum density requirements for the Next generation place type in the strategic framework with minimum site density and minimum net residential density requirements.
- Updated references of walking catchment to walking distance in accordance with administrative definition changes in the strategic framework.
- Amended category of assessment to reference new Overlay map - Walking distances (Train station) and clarify the distance is measured from part of the primary frontage.
- Added Shopping centre and Indoor sport and recreation - for a gymnasium to the Retail and commercial activities activity group.
- Added OO for Home based businesses to only establish where the scale and intensity of the activity does not have a detrimental impact on the character and amenity of the surrounding area. Specifically, a home-based business cannot include the sale or restoration of more than 4 vehicles in any calendar year, or undertake mechanical repairs or panel beating activities.
- Amended OO relating to the design, siting and construction of non-residential uses to locate car parking so as not to dominate the street.
- Added RAD to ensure development involving a drive-through facility is not accepted development. The corresponding PO was amended to include the consideration of drive-through facilities in relation to the street environment.
- Amended RAD and E to clarify the use of built to boundary walls.
- Amended POs relating to building height to ensure development considers the street conditions, adjoining properties and positively contributes to the built form of the surrounding area. A new note was added to detail the instances where a visual impact assessment is required.
- Amended PO for side and rear setbacks for non-residential uses to ensure development considers the impact of adjoining properties.
- Amended PO to include the consideration of active frontages in the assessment of car parking and access on retail, commercial and community uses.
- New and/or amended Movement network diagrams added to all precincts except Coastal communities.

NEXT GENERATION NEIGHBOURHOOD PRECINCT

- Amended E in the Next generation neighbourhood precinct to increase Dual occupancy dispersal provisions so that the 20% within the block requirement are also separated by a minimum of one lot not containing a Dual occupancy.

URBAN NEIGHBOURHOOD PRECINCT

- Amended the category of assessment for Office within the Urban neighbourhood precinct to be assessable development - code assessment where meeting certain size and locational criteria.
- Amended the category of assessment for Activity Group - Community Activities in the Urban neighbourhood precinct to be assessable development - code assessment where forming part of a mixed-use building.
- Amended the category of assessment for Activity Group - Retail and Commercial Activities in the Urban neighbourhood precinct to allow changes in tenancy in existing buildings (not on a neighbourhood hub lot) to be accepted development subject to requirements.
- Amended OO in the Urban neighbourhood precinct for mixed-use buildings to provide additional use, location and design provisions.
- Added OO in the Urban neighbourhood precinct to allow large-medium scale offices to establish as a standalone use where within walking distance of high frequency public transport.
- Added OO and PO/E in the Urban neighbourhood precinct to require development to maximise the efficient use of land through appropriate built form and land use intensity.
- Amended PO in the Urban neighbourhood precinct to clarify the minimum density requirements are to be achieved when creating new dwellings.
- Amended PO in the Urban neighbourhood precinct to require new retail and commercial activities to be separated from existing neighbourhood hubs and centres by 1,600m.

- Removed PO relating to standalone retail and commercial uses in the Urban neighbourhood precinct and replaced with new POs providing tailored size and locational provisions for a standalone corner store, mixed-use and office uses.

2. Recreation and Open Space Zone

- Amended the table of assessment to clarify the level of assessment and assessment requirements for land uses being developed on council owned or controlled land.
- Amended Table 1.7.7.1 - Accepted development to reflect changes to table of assessment.

3. Rural Zone

- Removed the dwelling house setback requirements from the Rural zone code. The Queensland-wide standards (set out in the Queensland Development Code) will now be used instead.
- Added an editor's note to the RADs and POs to provide certainty around provisions that apply to a Dwelling house.
- Amended performance outcome with regards to secondary dwellings to ensure that the relevant precinct of the Rural zone is referred to.
- Amended the table of assessment for short term accommodation to ensure it is assessed against the correct codes.
- Replaced existing requirements for building on sloping sites with new requirements focusing on regulating the extent of earthworks and the impacts these will have on the street and adjoining residents.

4. Rural Residential Zone

- Introduced more generous site cover limits in the form of four lot size categories.
- Amended site cover criteria to measure total roofed area.
- Reduced the minimum side and rear setback distances for dwellings (including domestic outbuildings) greater than 3 metres in height. Changes ensure that walls >3m require a 2m setback and walls >4.5m require a 4m setback.
- Increased the height limit for domestic outbuildings, carports and garages from 4 to 4.5 metres.
- Replaced existing requirements for building on sloping sites with new requirements focusing on regulating the extent of earthworks and the impacts these will have on the street and adjoining residents.
- Removed RAD and PO relating to Community activities group adjoining Community activities and neighbourhood hubs in order to avoid repetition. The same provisions exist under the 'Retail and commercial activities and Community Activities Activity group' heading.
- Changes allow development of Veterinary services, Indoor sport and recreation (gymnasiums), Shopping centres and Agricultural supplies stores on Neighbourhood Hub lots.
- Amended note in RADs referring to the QDC in order to clarify how non-compliance with site cover, setback and building height are assessed by council.
- Added note to secondary dwelling provisions clarifying the way that separation between primary and secondary dwellings is measured.

5. Township Zone

- Amended and added OOs, Es, POs and RADs to maintain rural township character and reference new Planning scheme policy - Township Character.
- Amended Township residential precinct overall outcomes to clarify the existing intention to allow multiple dwellings to occur subject to certain design and siting requirements.
- Amended RADs relating to Dwelling houses to match prior amendments to the Dwelling house code.

- Added all RADs that are relevant to a Dwelling house and Home based business as Examples.
- Removed the 6m setback requirement for dwelling houses in favour of using the Queensland-wide standards (set out in the Queensland Development Code).
- Reduced the minimum front setback in the Industry precinct to 3 metres from 6 metres combined with new considerations around character such as appearance from the street.
- Introduced requirements in the Township residential precinct addressing the design, scale and location of covered car parking spaces and domestic outbuildings to avoid negative impacts on the existing character of the precinct and adjoining properties.
- The maximum height of 3.5 metres for domestic outbuildings in township residential areas was increased to 4 metres maximum with a mean height not exceeding 3.5 metres.
- Changed the maximum area of domestic outbuildings to be based on the roofed area rather than gross floor area.

6. Dwelling House Code

- Amended OOs to include the maximum size of secondary dwellings, ensure garages, carports and domestic outbuildings do not dominate the street frontage and ensure Dwelling houses respond to the natural topography of the site.
- Amended RAD and E to include a reduced front setback for open and unenclosed carports for Dwelling houses built before 2005. The reduced setback is the greater distance of 0.5m or setback distance of the adjoining Dwelling's garage or carport if on the same street frontage. The corresponding PO was amended to ensure the covered car parking space and domestic outbuildings visible from the street are of an appropriate scale, location and built form.
- Added note to setback table for Emerging community zone - Transition precinct (developed lot), General residential zone - Next generation neighbourhood precinct and Caboolture West local plan - Urban living precinct (Next generation neighbourhood sub-precinct) to include a reduced setback of 4.5m to covered car parking spaces on lots with a primary frontage between 7.5m - 10m where there is an appropriate verge width.
- Amended setbacks tables to replace 'as per QDC' with 'Refer to standard as in QDC' for side non-built to boundary walls and rear setbacks; and replaced 'canal' with 'trafficable water body'.
- Amended setbacks table to replace reference to 'Class 10a buildings and structures' with 'domestic outbuildings'.
- Amended RAD and E to clarify the built to boundary wall setback.
- Added note to clarify the provision of the third car parking space can be provided in tandem.
- Amended RAD and E to clarify the maximum garage and carport openings requirements apply where located within 20m of the site frontage.
- Amended RAD and E to increase the maximum garage openings for lots less than 12.5m to 50% of the frontage where appropriately designed.
- Amended the PO relating to garages and carports to remove the requirement for garages and carports location to be separated to facilitate on-street parking.
- Relocated design provisions for driveways and crossovers to Planning scheme policy - Integrated design (Appendix A) and amended RADs, Es and POs to reflect the change.
- Amended RAD and E to clarify driveways and crossovers are to be located in accordance with an approved plan of development or Planning scheme policy - Integrated design.
- Amended RAD and E relating to casual surveillance to provide additional options for the size and design of habitable room windows adjoining public spaces.
- Amended sloping land RAD to include filling excavation in certain instances.
- Removed RAD that did not allow slab on ground for slopes greater than 15%.

- Added note to RAD and E to detail how to measure the separation distance between primary and secondary dwellings.
- Amended RAD and E to include a designated car parking space for secondary dwellings that is co-located with the parking for the primary dwelling or on a different frontage for a corner lot.
- Added an editor's note to the administrative definition of Secondary dwelling to establish what constitutes 'subordinate' in the context of this definition and what should be considered.
- Added PO12 (casual surveillance) to the conversion table for RAD20 (secondary dwelling siting and design).
- Amended RAD and E to include a 3.3 maximum height and 2.7m maximum mean height for carports located within the front setback.
- Amended RAD and E to detail domestic outbuildings are not located within the trafficable water body setbacks.
- Added editor's note to detail the calculation of mean height as defined in the QDC.

7. Residential Uses Code

- Amended 'Requirements for accepted development - Multiple Dwelling' heading to 'Requirements for accepted development - Residential uses other than a Dual occupancy'.
- Amended RAD and E to clarify the minimum open space area is to be clear of any utilities and non-recreational areas or structures.
- Amended RADs to ensure that multiple driveway crossovers on the same street frontage are paired and separated to allow for on-street parking and street trees.
- Amended RAD and E to allow shared driveways for residential uses other than a Dual occupancy to be 1.0m from side boundary where there is a ground floor dwelling.
- Added RAD and E to require Multiple dwellings to provide landscaping between the side boundary and a shared driveway if the driveway is within 3m of the side boundary.
- Amended RAD and E for residential uses other than a Dual Occupancy to include a maximum shared driveway width of 5.5m.
- Amended RAD relating to casual surveillance to provide additional options for the size and design of habitable room windows adjoining public spaces.
- Amended RAD to cater for communal bin storage areas.
- Amended PO to cater for ground floor private open space to adjoin an access street, unconstructed road, laneway or public space where it is appropriately designed and screened.
- Removed E's relating to bicycle parking and end of trip facilities for non-residential uses.
- Amended E relating to fencing within the primary and secondary frontage to be consistent with the RAD.
- Amended PO to ensure development does not include high perimeter fences or walls adjoining roads or public spaces that are detrimental to the development's integration with the surrounding neighbourhood or reduce casual surveillance.
- Added PO/E for large scale residential development to prepare an integration plan to ensure they integrate into the surrounding neighbourhood.
- Added PO/E for building articulation requirements.
- Amended PO/E to ensure storage areas are provided in addition to bicycle storage, are not visible from the street or public space, and have a minimum dimension of 0.5m in all directions.
- Amended E's relating to car parking and landscaping to provide relevant criteria for Short-term accommodation and Tourist park land uses in the Rural context.
- Added note to the landscaping E that clarifies the landscaping strip is to enhance the streetscape and character of the area and is not for screening purposes.

8. Reconfiguring a Lot Code

- All references to Requirements for accepted development associated with Reconfiguring a lot has been removed across all zones, to align with the *Planning Act (2016)*.
- New PO and E in the Emerging community zone - Transition precinct to mitigate potential amenity issues when adjoining Rural residential zoned land. An example of a mitigation measure is provided being a 1.8m high solid screen fence on any boundary between land in the Emerging community zone - Transition precinct and land within the Rural residential zone.

9. Works Code and Site Earthworks Code

STREET NETWORK AND ACCESS PROVISIONS

- New and amended E's requiring streets, roads and street networks are designed and constructed in accordance with PSP - Integrated design, PSP - Operational works inspection, maintenance and bonding procedures and PSP - Neighbourhood design.
- New E requiring sealed temporary turnaround areas are provided at the end of all roads that are to be extended as part of future development.
- New E requiring street trees are provided in accordance with PSP - Integrated design.
- Amended E confirming kerb and channel is not required in the Rural zone.
- Amended PO and associated E's requiring the existing road network is upgraded where necessary to cater for potential traffic impacts from the development.
- Amended E requiring access roads to remain safely trafficable during major storm events (i.e. 1% AEP).
- New POs and Es to ensure flood free road access is available to the site from the nearest arterial or sub-arterial road during storm events.

STORMWATER

- New PO and E requiring stormwater and overland/surface flows do not cause a nuisance or annoyance to any person or premises, even where not mapped on Overlay map - Overland flow path.
- New PO and E requiring surface and sub-surface drainage avoids water seepage, concentration of run-off and ponding of stormwater on adjacent land.
- New PO to ensure stormwater pipes and structures in private land are protected by easements in favour of Council, with corresponding E containing minimum pipe diameter and easement widths.
- Amended PO aligning "deemed to comply" solutions published in Water by Design and the development triggers within Council's Total Water Cycle Management Plan.
- Amended POs and Es to align requirements with new Schedule 10 of the Planning Scheme.
- Removed the requirement for roof drainage infrastructure to be provided in accordance with the relevant level as identified in QUDM. This is regulated under the building assessment provisions.

ACCESS

- New and amended RADs, POs, and Es requiring access easements and access driveways, including for rear lot access, to be designed and constructed to a standard appropriate for the intended use. Design requirements were formerly listed within a Planning scheme policy.

EARTHWORKS

- Numerous new and amended RADs, POs and Es relating to earthworks design and construction. All retaining structures are to be certified as being designed and constructed in accordance with relevant standards.
- New PO and E in the Works code to ensure filling and excavation does not have an adverse impact on Council or public sector entity infrastructure. Amended E in the Site Earthworks code for consistency.
- New and amended RADs, PO and E requiring earthworks not to impact existing utilities or effluent disposal areas.

- Clarified that building work covered by QDC MP1.4 is excluded from the assessment of filling or excavation in the Planning Scheme.

SITE WORKS AND CONSTRUCTION MANAGEMENT

- New RAD, PO and E requiring development works to be carried out at a time which minimises noise impacts to residents.
- New and amended RAD, PO and E ensuring construction traffic and haulage routes use the highest road classification available; works undertaken on existing roads maintain practical access, safety and usability for the public; and access to the development site is obtained via an existing lawful access point.

10. Works Criteria

UTILITIES:

- Consolidated requirements for utility connection to be in accordance with Planning Scheme Policy - Integrated design (Appendix A).

ROADS, STREETS, SITE ACCESS:

- New RAD, PO and Es to ensure all frontage roads are constructed to Council standards.
- New and amended POs and Es relating to upgrading existing road network, intersection design, intersection spacing and upgrading frontage roads in accordance with relevant standards and policies.
- New and amended POs and Es requiring streets to be designed in accordance with Planning Scheme Policy - Integrated design and Planning Scheme Policy - Operational works inspection maintenance and bonding procedures.
- New and amended movement network diagrams added to Part 6 and Part 9. New and amended POs and Es requiring development to address Movement network diagrams.
- New and amended POs and Es clarifying when an Integrated Transport Assessment is required.
- Additional criteria requiring site access to be designed and constructed in accordance with all relevant standards and policies.

STORMWATER:

- New RAD and amended PO providing "deemed to comply" solutions published by Water by Design and the development triggers found in Council's Total Water Cycle Management plan.
- New PO requiring stormwater quality management systems to meet the design objectives outlined in the new Schedule 10 - Stormwater design objectives, when triggered by development.
- New PO requiring stormwater infrastructure in private land be protected by easements in favour of Council. E provides pipe diameter and easement widths.
- New guidelines for stormwater systems to safely and adequately convey stormwater flows.

EARTHWORKS:

- New RAD and amended E requiring fill placed on-site is limited to that necessary for the approved use and is clean and uncontaminated.
- New RADs relating to cut and fill batters and stabilisation measures.
- New RAD to ensure no filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.
- Amended RAD and E to ensure filling and excavation does not prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on or adjacent to the site.
- New RAD to ensure development does not have an adverse impact on stormwater flows.
- Clarified that building work covered by QDC MP1.4 is excluded from the assessment of filling or excavation in the Planning Scheme.

SITE WORKS AND CONSTRUCTION MANAGEMENT

- New RAD, PO and E requiring development works to be carried out at a time which minimises noise impacts to residents.

- New and amended RAD, PO and E ensuring construction traffic and haulage routes use the highest road classification available; works undertaken on existing roads maintain practical access, safety and usability for the public; and access to the development site is obtained via an existing lawful access point.

11. Mapping

STRATEGIC FRAMEWORK CHANGES:

- Strategic framework map 3.6.1 – Settlement Pattern - Added District centre icon to reflect zone changes for 743, 759 and 761 Deception Bay Rd, Rothwell.
- Removed hatching identifying 'The Mill' as an investigation area in the following places:
 - Strategic framework map 3.6.1 – Settlement Pattern
 - Strategic framework Map 3.13.3 - Place Types - North Lakes-Redcliffe - MBR Corridor Planning Area
 - Strategic framework Map 3.13.4 - Place Types - Strathpine Planning Area
 - Strategic framework Map 3.14.1 - Allocation of place types

ZONES AND PRECINCTS:

- 1273 Bribie Island Road, Ningi - changed zone from Rural zone to General residential zone.
- Wagner Rd, Griffin - changed zone of part of site from General residential to Environmental management and conservation and related change to Overlay map - Building heights from 'Max 12m' to 'Not specified'.
- 62 Gordons Crossing Rd, Joyner - changed zone from General residential to Recreation and open space zone.
- Sheehan St, Ann St, Jabonica St, Holborn St, Kallangur - changed place type and zone precinct from Suburban neighbourhood to Next generation neighbourhood and related change to Overlay Map - Building heights from 'Max 8.5m' to 'Max 12m'.
- Seabreeze Circuit and Brisbane Crescent, Deception Bay - changed place type and zone precinct from Suburban neighbourhood to Next generation neighbourhood and related change to Overlay Map - Building heights from 'Max 21m & Min 5m' to 'Max 12m'.
- Woodfordia, 87 Woodrow Rd, Stanmore - removed Limited development zone within local plan boundary and changed to Community facilities zone.
- 312 Morayfield Rd, Morayfield - changed zone precinct from Specialised centre to Morayfield centre precinct and related change to Overlay map - Building heights from 'Max 12m' to 'Max 15m' and added surrounding area to Overlay map - Walking distance (Centre)
- 42-48 Cliff St, 19 Highet St, 33 and 45 Blazey St, Kallangur - changed zone from General residential to Recreation and open space zone.
- Shoreview Boulevard and Dohles Rocks Rd, Griffin - changed zone from General residential zone to Environmental management and conservation zone and related change to Overlay map - Building heights from 'Max 12m' to 'Not specified'.
- Lot 4 Mt Mee Rd, Mount Mee - included road closure (unzoned) adjoining 1369 Mt Mee Rd in the Recreation and open space zone and related change to Overlay map - Building heights from 'Not specified' to 'Max 8.5m'.
- 49 and 51 Dinterra Ave, Arana Hills - changed in part from the Environmental management and conservation zone to the Recreation and open space zone and related change to Overlay map - Building heights from 'Not specified' to 'Max 8.5m'.
- Pitt Rd and Phillips Rd, Burpengary - changed zone from Emerging community to the Rural residential zone and Strategic framework map SC 2.2 (Place types and regional planning areas) changed from Next generation neighbourhood to the Rural residential place type. Overlay map - Building heights changed from 'Max 12m' to 'Max 8.5m'. Also amended the Rural residential lot sizes overlay to 'No further reconfiguration'.
- 171 Morayfield Rd, Morayfield (Morayfield Shopping Centre) - removed Limited development zone from the site and replaced with Centre zone - Morayfield centre precinct.
- 743, 759 and 761 Deception Bay Rd, Rothwell - changed zone precinct from Specialised centre to District centre precinct. Also, amended the Overlay map - Walking distance (Centre) to identify 400m and 800m walking distances from the centre.

- Amended various maps to reflect the Development Scheme for The Mill PDA (e.g. the outline of the area and removing overlay information that is covered in the Development Scheme). Changed references in the maps to 'The Mill at Moreton Bay Priority Development Area - Refer to 10.2'.
- 506 Moorina Road, Moorina - changed part of the lot from Extractive industry zone to Rural zone and related change to Overlay map - Building heights from 'Not specified' to 'Max 8.5m'.
- 148-158 King Street, Caboolture - changed the zoning for the majority of the site from General residential zone to Community facilities zone - Utilities precinct, except the western portion facing Wararba Crescent which remains in the General residential zone and excluding the Limited development zoned area which is to remain unchanged. Building height for areas in the Community facilities - Utilities and Limited development zones to change from 'Max 8.5m' to 'Not specified'.
- Various sites along Moreton Bay rail line - changed zone to Community facilities - Utilities precinct consistent with final alignment of Moreton Bay rail line and related change to Overlay map - Building heights from various heights to 'Not specified'.
- Mango Hill train station - changed surplus rail land to General residential zone - Urban neighbourhood precinct and related change to Overlay map - Building heights from 'Not specified' to 'Max 21m and Min 5m'.
- Kremzow Rd, Brendale (land adjoining rail line for rail purposes) - changed zone from Industry to Community facilities zone - Utilities precinct and related change to Overlay map - Building heights from 'Max 15m' to 'Not specified'.
- Buchanan St, Rothwell - changed surplus Moreton Bay rail line land from Community facilities zone - Utilities precinct to General residential zone - Next generation neighbourhood precinct and Environmental management and conservation zone. Related change to Overlay map - Building heights from 'Not specified' to 'Max 12m' for land being zoned General residential zone - Next generation neighbourhood precinct.

OVERLAY MAP CHANGES:

- Included new overlay map called 'Overlay map - Walking distance (Train station)'.
- Changed existing 'Centre walking distances' overlay map name to 'Walking distance (Centre)'.
- Overlay map - Active transport - Amended the Samford-Ferny Hill Trail to reflect current information about the Samford to Ferny Grove Rail Trail.
- Overlay map - Building heights; changes documented in the zone/precinct changes above.
- Overlay map - Centre walking distances; corrected error in walking distance from Centre zone - District centre precinct at 418-446 Deception Bay Rd.
- Overlay map - Community activities and neighbourhood hubs; the following sites have been identified:
 - 25-27 Raymond Terrace, Deception Bay as a community activity
 - 1 Cairns Road, Griffin as a community activity
 - 193 and 195 Redcliffe parade, Redcliffe as a community activity
 - 27 Paradise Road, Burpengary as a community activity
 - 10-16 Madeline Drive, Morayfield as a community activity
 - 25-27 Raymond Terrace, Deception Bay as a community activity
 - 101 Lear Jet Drive, Caboolture as neighbourhood hub
 - 326 Meldale Rd, Meldale as neighbourhood hub
 - 261 Victoria Av, Redcliffe as a neighbourhood hub
 - 16 additional neighbourhood hubs on the Redcliffe Peninsula.
- Overlay map - Heritage and landscape character: Station Rd, Lawnton - relocated Heritage area ID number 193 (historical grape vine) from eastern to western side of rail line.

12. Flood and Coastal Hazard Overlay Code

COASTAL HAZARD OVERLAY CODE

- Amended the Fill requirements table to allow fill within the high-risk storm tide inundation area where for stormwater infrastructure (e.g. detention basins).
- Additional provision for the location of essential electricity services added.

- Overall outcomes amended to ensure new lots in rural subdivisions in the High Risk area outside of the Limited development zone and Medium risk areas have an appropriate area for development.
- Clarified that where filling is allowed, it is to the year 2100 Highest Astronomical Tide level or Flood Planning level as a minimum.

FLOOD HAZARD OVERLAY CODE

- Fill is permitted within the High risk area not included in the Limited development zone and Medium risk area and not located in a Drainage investigation area where for stormwater infrastructure (e.g. detention basins).
- Overall outcomes amended to ensure new lots in rural subdivisions in the High Risk area outside of the Limited development zone and Medium risk areas have an appropriate area for development.
- Clarified when a structural engineering design and report is to be submitted for new buildings in the Medium and High risk area. Removed and/or amended boundaries of drainage investigation areas (DIA) in seven of the Drainage Masterplan area figures; Clontarf, Woody Point, Margate, Redcliffe-Scarborough, Scarborough, Deception Bay and Caboolture.
- New administrative definition for 'Flood planning level' added.

13. Service Station

- Introduced locational criteria for new service stations in the General residential and Centre zones.
- Increased the level of assessment for service stations to impact assessable in all General residential and Centre zone precincts, except for the Specialised centre precinct.
- Introduced provisions that stipulate what the design and orientation of service stations should be.

14. Car Parking Rates

- New note added within Schedule 7 (Car parking) stating that car parking rates do not include car parking spaces for people with a disability.
- Amended car parking rates for:
 - Outdoor sport and recreation
 - Indoor sport and recreation (include a different rate for with or without courts)
 - Service station
 - Child care centre
 - Sales office
 - Resort complex
 - Retirement facility
 - Short-term accommodation
 - Hotel
 - Residential care facility
 - Rooming Accommodation
 - Warehouse - (includes a different rate for a warehouse with self-storage and without storage).

15. Other Changes

CHAPTER 1 - ABOUT THE PLANNING SCHEME:

- Clarification has been provided on what is considered Accepted development when undertaking Operational work involving clearing vegetation not associated with a Material change of use or Reconfiguring a lot.
- A note has been amended to stipulate that where a site is located within the medium or high risk flood areas but has been filled in accordance with a MBRC Drainage master plan, then buildings are not required to comply with the requirements of QDC MP3.5 - Construction of buildings in flood hazard areas.

CHAPTER 3 - STRATEGIC FRAMEWORK:

- The Strategic framework has been updated to acknowledge the new District Centre in Rothwell.
- The Mill at Moreton Bay Priority Development Area Development Scheme is now recognised within the Strategic framework.
- Clarity has been provided for the minimum site density and minimum net residential density requirements within the Next generation neighbourhood place type.
- Clarified that large-medium scale office uses within the Urban neighbourhood place type are supported where within walking distance of high frequency public transport.

CHAPTER 5 - TABLES OF ASSESSMENT:

- Home based business within the Community facilities - Airfield precinct has changed from Accepted subject to requirements to Impact assessment.
- Clarification has been provided as to when Building works trigger assessment by Council as a concurrence agency.
- The category of assessment for Office and Shop uses within the Industry zone - General industry precinct has been amended to be either Accepted subject to requirements or Code assessment when located on a site that is also identified as a Neighbourhood hub within the Community activities and neighbourhood hub overlay.

CHAPTER 6 - ZONES:

- Performance outcomes and Examples have been included within most zone and precinct codes requiring development to be in accordance with Planning scheme policy - Waste.
- Clarification has been provided to identify food businesses licensable by local government that only involve the manufacturing of non-potentially hazardous food are supported within some zones as a Home based business.

PETRIE MILL:

- References to the Centre zone - Petrie Mill precinct have been removed from numerous locations throughout the Planning scheme.
- References to The Mill at Moreton Bay Priority Development Area Development Scheme have been included where relevant throughout the Planning scheme.

DEFINITIONS:

(Note: Where a definition is provided in the Planning Regulation 2017, the definition in the Regulation prevails.)

- Amended column 4 of the 'Home based business' definition to clarify that cosmetic tattooing can be a Home based business.
- Amended Administrative definitions to aid comprehension, including; 'Active frontage', 'High order centre', 'Motor vehicle', 'Secondary dwelling', 'Site density', 'Main street', 'Primary frontage', 'Main Building Line', and 'Net residential density'.
- New Administrative definitions have been added, including; 'Non-tidal artificial waterway', 'Water allocation side boundary', 'Canal', 'Constructed water body', 'Topsoil', 'Trafficable waterbody', 'Walking distance', 'Development foot print (flood and coastal)', 'Flood planning level', 'Ground floor dwelling' and 'Integration plan'.

16. Planning Scheme Policies

ADVERTISING DEVICES:

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

CENTRE AND NEIGHBOURHOOD HUB DESIGN:

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

ENVIRONMENTAL AREAS AND CORRIDORS:

- Various sections of the policy have been relocated.
- New text explains the importance of MBRC Environmental areas.
- Clarification that when an inconsistency between provisions occur in the planning scheme, the overlays prevail for the extent of the inconsistency.
- Clarifies that clearing native vegetation in High Value areas which are not prohibited by State law or the planning scheme will require an offset in accordance with the Queensland Environmental Offsets Policy.
- Clarified waterway buffer distances to stream orders.
- Amended the table identifying when an Ecological assessment report/plans may be required to be submitted as part of the development assessment process.
- New text stating development is to avoid significant impacts on matters of national environmental significance (MNES).
- New text identifying the importance of scattered and isolated koala habitat trees.
- New text regarding avoidance, mitigation and offset measures for environmental impacts.
- Amended ecological assessment report and associated plan requirements.
- Amended details for compiling an ecological assessment report.
- Amended the survey and monitoring techniques section to identify qualification requirements for persons undertaking the work.
- New text states that requests to change koala habitat values can be made in accordance with the Planning Regulation 2017.
- Amended details for compiling a:
 - fauna management plan
 - vegetation management plan
 - habitat tree management plan
 - nest box management plan
 - ecological restoration plan
- Additional information has been provided on the delivery of environmental offsets.
- The glossary has been amended.
- The environmental assessment report template and map change amendment form have been removed from the Appendices.
- New text clarifies that Appendix 6 - Koala Food and Habitat Trees is not a complete and exhaustive list and provides information where further information can be found.

FLOOD HAZARD COASTAL HAZARD AND OVERLAND FLOW:

- Details have been updated to generally align with the planning scheme Flood hazard and Coastal hazard overlay requirements.
- Updated detail on a Site Based (Localised) Flood Report.
- Amended requirements for a Structural Engineering Design Report (coastal and flooding hazards).
- Updated requirements for Site Based (Localised) Flood Report.
- States the conditions that define an adverse off-site impact.

- Identifies a future drainage investigation area (Male Road, Caboolture).
- New details provided on computer modelling, including hydrological, hydraulic and regional floodplain database model packages.
- Amended fill level requirements for Coastal and Flood hazard overlay areas.
- Adopted Drainage Master Plans included in Appendix 1 for Woody Point, Margate, Scarborough and Burpengary.

HERITAGE AND LANDSCAPE CHARACTER:

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

INTEGRATED DESIGN - APPENDIX A STREETS, ROADS AND UTILITIES:

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

INTEGRATED DESIGN - APPENDIX B OPEN AND CIVIC SPACE DESIGN:

- Amended requirements for public art, including maintenance requirements, scale and safety.
- Added new design considerations for parks, playgrounds, public art, vegetation, earthworks, retaining walls and shade.
- Added new requirement to consider artificial lighting impacts on wildlife in ecologically sensitive areas.

INTEGRATED DESIGN - APPENDIX C STORMWATER MANAGEMENT

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

INTEGRATED DESIGN - APPENDIX D LANDSCAPING

- New information provided for what should be included in a landscape plan.
- Added details to the recommended plant type, pot size, density and layout requirements.
- Clarified the purpose of edging and that the preferred edging material is concrete.

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

INTEGRATED DESIGN - APPENDIX G RECOMMENDED BEST DESIGN PRACTICE GUIDELINES

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

INTEGRATED DESIGN - APPENDIX H STANDARD DRAWINGS

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

LANDSLIDE HAZARD

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

NEIGHBOURHOOD DESIGN

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

NOISE

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

OPERATIONAL WORKS INSPECTION, MAINTENANCE AND BONDING PROCEDURES

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

RESIDENTIAL DESIGN

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

STORMWATER MANAGEMENT

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

TOWNSHIP CHARACTER

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

WASTE

- Additional detail for bulk bin size requirements added.