

# THE MILL MORETON BAY

## THE MILL AT MORETON BAY

### Priority Development Area

Proposed Development Scheme

April 2017



Queensland  
Government



Moreton Bay  
Regional Council



## Queensland Government

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# THE MILL MORETON BAY





The Queensland Government is committed to creating jobs, driving economic growth and building great communities where people can live, work and raise their families.

The declaration of The Mill at Moreton Bay Priority Development Area (PDA) affirms our commitment to the future of the Moreton Bay Region and is a critical component of the Queensland Government's Advancing our Cities and Regions Strategy.

This strategy provides an innovative approach to renewing and repurposing surplus and underutilised state property for community benefit and economic growth.

Over the next 20 years, The Mill will be transformed into a vibrant urban community, with Petrie town centre and the new University of the Sunshine Coast (USC) campus at its core.

The Mill will be an engine room of economic activity, generating \$950 million for the Queensland economy and supporting more than 6,000 jobs by 2036 in fields such as education, technology, health and research.

Through the PDA we will ensure the new University of Sunshine Coast campus, which will lie at the core of a brand new health and knowledge precinct, will be open for business by 2020.

It will also deliver the rejuvenation of the Petrie town centre as well as unlocking the potential of vacant land around Lawnton station and the new Kallangur station on the Redcliffe Peninsula line.

This is a project that will truly transform the region and deliver innovative, exciting places that will attract people to Moreton Bay for generations to come.

We have worked closely with Moreton Bay Regional Council to finalise the proposed development scheme and I look forward to continuing to engage with the Moreton Bay community to realise an exciting future for their region.

JACKIE TRAD MP  
Deputy Premier  
Minister for Infrastructure and Planning  
Minister for Transport



The Mill at Moreton Bay is our region's first priority development area, bringing with it untapped potential for jobs growth, economic prosperity and revitalisation of our region.

The 460 hectare site spanning the suburbs of Petrie, Lawnton and Kallangur is expected to generate up to 6,000 local jobs, 10,000 places for university students in the first 10 years and \$950 million in economic benefit for the Queensland economy.

With connectivity to the Caboolture and Redcliffe Peninsula Lines and easy access to the Bruce Highway, this project has the potential to shift the paradigm in our region's favour.

Currently the higher education rate in our region is around half the national average. As policy makers and community leaders we cannot sit back and let this rate continue.

At the heart of this priority development area is a major new University of the Sunshine Coast campus that will be supported by shared use facilities for the community such as sport and recreation, green and open space, public areas, in addition to commercial and retail shops, residential housing and student accommodation, and wildlife and conservation areas.

It is vital that council, the State and Federal Government work together with our community to deliver this once-in-generation project.

Your feedback will form an important part of how we guide the growth and development of our region's vibrant new hub of economic, study and lifestyle opportunity, called the Mill at Moreton Bay.

ALLAN SUTHERLAND  
Mayor



USC Moreton Bay represents an exciting opportunity to significantly boost the educational ambitions and build capacity within one of the fastest-growing regions of Queensland.

As the centrepiece of the Mill at Moreton Bay Priority Development Area, the new USC campus will be home to up to 10,000 students within its first 10 years.

These students will have access to a full range of undergraduate and postgraduate programs including law, business, creative industries, science and engineering.

They will also join a growing community of students enrolled at USC study locations from Brisbane to the Fraser Coast (expected to reach 20,000 by 2020).

As Australia's newest university campus, USC Moreton Bay will reflect USC's ongoing commitment to environmental sustainability, and will give students access to the most up-to-date learning facilities and technologies.

It will also provide the quality teaching, smaller class sizes and focus on work-integrated learning that have made USC one of the nation's highest-rated universities for overall student experience.

As USC Moreton Bay takes shape, we look forward to working with Moreton Bay Regional Council, industry and residents to ensure our programs and research have real impact in the community, and that our graduates have the skills and knowledge they need to take advantage of future economic opportunities.

We welcome your feedback on how USC Moreton Bay can best serve the needs of the region.

PROFESSOR GREG HILL  
Vice-Chancellor and President  
University of the Sunshine Coast





**CELEBRATING THE MILL'S RICH  
HISTORY AND ROLE IN THE  
GROWTH OF PETRIE**



First Inhabitants

Prior to European settlement, the Pine Rivers area was home to a number of Aboriginal clans belonging to the Turrbal, Kabi (Kabi or Gubbi Gubbi) and Wakka (Wakka Wakka) language groups. These groups enjoyed a considerable amount of social interaction, especially at the time of the bunya feasts in the Blackall Range and the Bunya Mountains.

1823

John Oxley first navigated the North Pine River.

1842

Free settlement begins in the Pine Rivers region.

1858

Tom Petrie purchased a large grazing area, now occupied by Mt Maria College and Our Lady of the Way School, and calls it Murrumba.

1868

The opening up of a coastal route to Gympie allowed Cobb and Co. coaches to expand local passenger and mail services. As Tom Petrie's Murrumba homestead was the location for the first change of horses after leaving Brisbane, a mail office and hostelry was established. This was the beginning of what became the North Pine (Petrie) township.

1870

The 1870s saw the establishment of provisional schools in the Pine Rivers area and the commencement of local government.

1879

The North Pine State School, later changed to Petrie State School, opens with 73 pupils and 1 teacher.

Late 1880's

By the late 1880s, dairying had emerged as the economic mainstay of the region.

1911

The Department of Railways changes the name of the North Pine Station to Petrie as a tribute to Tom Petrie who had died the year before. As postal operations were being conducted from the Station at this time, it also became necessary to change postal addresses.

1940'S WW2

During World War II, large numbers of troops were stationed in the Pine Rivers Shire for varying lengths of time.

1951

Construction of the Mill begins.

1952

Electricity is supplied to most areas in the shire (started in 1930's).

1950's & 60's

Australian Paper Manufacturers (APM) purchased large numbers of dairy farms and established large pine plantations (Pinus elliotti).

1957

The Australian Paper Manufacturers (APM) Petrie Mill commenced manufacturing operations, stimulating the economy of the area and causing a surge of population in Petrie.

1961

Lake Kurwongbah was established to support the mill's water requirements and provide Pine Rivers and Redcliffe with town water.

1963

The mill begins installing coating equipment to allow for colourful printed boxes for many supermarket goods.

1974

Computer technology add to the manufacturing process which improved grammage, thickness and moisture content of the paper.

1984 - 2004

Multiple upgrades and in 2004 the Mill was the only coated carton board manufacturer plant in Australia production exceeding 140,000 tonne per annum.

1986

Mills owners name changed to Amcor Cartonboard Mill.

July 2010

The Australian Government, Queensland Government and MBRC signed an agreement to build the Moreton Bay Rail Link, linking Petrie to the Redcliffe Peninsula.

December 2013

The Petrie Paper Mill closed due to economic pressures caused by the global economic crisis.

July 2015

MBRC purchased the Petrie Paper Mill as a key strategic land asset to secure this unique site in public ownership. Later, the University of Sunshine Coast is selected as the preferred Anchor Education Partner following a competitive expression of interest and tender process managed by external consultants.

2016

Works commence to rehabilitate the Paper Mill site, including demolition of much of the paper mill buildings and infrastructure.

September 2016

The Deputy Premier and Minister for Planning, Jackie Trad declares Priority Development Area activation over the former Petrie paper mill site and surrounding areas.

October 2016

The \$1.2 billion Redcliffe Peninsula Line opens (formerly known as the Moreton Bay Rail Link), providing new six new train stations at Kallangur, Murrumba Downs, Mango Hill, Mango Hill East, Rothwell and Kippa-Ring.

2036

By 2036, the area is expected to contain a population of over 7000.





# KEY DRIVERS

In 2013, Regional Development Australia (RDA) and Moreton Bay Regional Council (MBRC) commissioned a study to review the viability of a tertiary education facility within the Moreton Bay Region. The study highlighted a significant demand for a new tertiary education precinct north of Brisbane in an area that was well positioned to service the region.

In response to this finding, in July 2015, MBRC announced that land and site regeneration works had been acquired for \$50.5 million at the former Amcor paper mill site on Gympie Road at Petrie for the purpose of establishing a university. The site comprises of a total area of 200ha with a developable area of 65ha. It is located 28km north-west of the Brisbane CBD adjacent to the redeveloped Petrie Rail Station and the Redcliffe Peninsula Rail Line which officially opened on 4 October 2016.



Moreton Bay Region has a higher than national average drop out rate, and half the national average participation rates.



Up to 3 hrs travel time a day for 90% of students.



No current university in region to meet major demand.



# WHY THE MORETON BAY REGION?

The Moreton Bay Region suffers from a significant under supply of tertiary education options.

In 2014, there were approximately 19,000 students within the Greater Moreton Bay Region with only 6,000 student places at local universities.

Bridging the gap - the number of student places per residents in Greater Moreton Bay Region was 1% in 2014 compared with 7% for inner, Western & Southern Brisbane areas (approx).

Around 90% of students in the Moreton Bay Region travel an average of three hours a day to attend university.

The Mill at Moreton Bay PDA is centrally located in the Greater Moreton Bay Region with rail and motorway access.

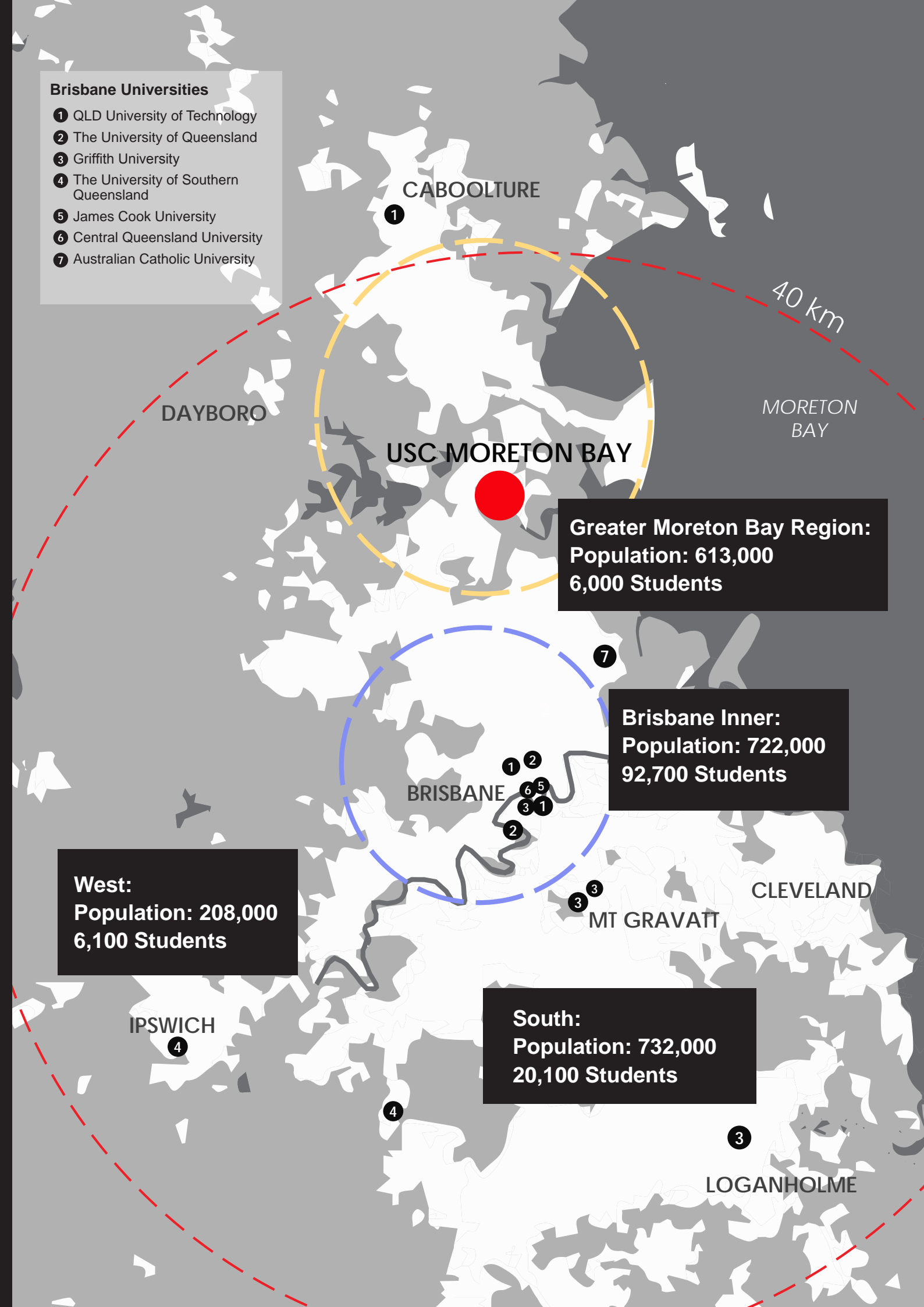
In 2013, there are expected to be around 67,000 18-24 year old living in the Greater Moreton Bay Region. There are 6 secondary schools within a 5km radius of the site.

The number of university students in Australia increased by an average of 36,000 every year over the decade to 2014. There were almost 25% more university students in 2014 when compared to 2008.

The Mill at Moreton Bay PDA will deliver a university (with up to 20,000 students), healthcare, residential and supporting infrastructure.

Ultimately, this project will create significant cultural, sporting, recreational and environmental community-owned facilities that the region can be proud of.

**“TO PROVIDE  
TERTIARY EDUCATION  
AND EMPLOYMENT  
OPPORTUNITIES”**





# WHAT'S ON OFFER

THE MILL HAS EVERYTHING YOU NEED IN ONE PICTURESQUE PLACE.

THE MILL

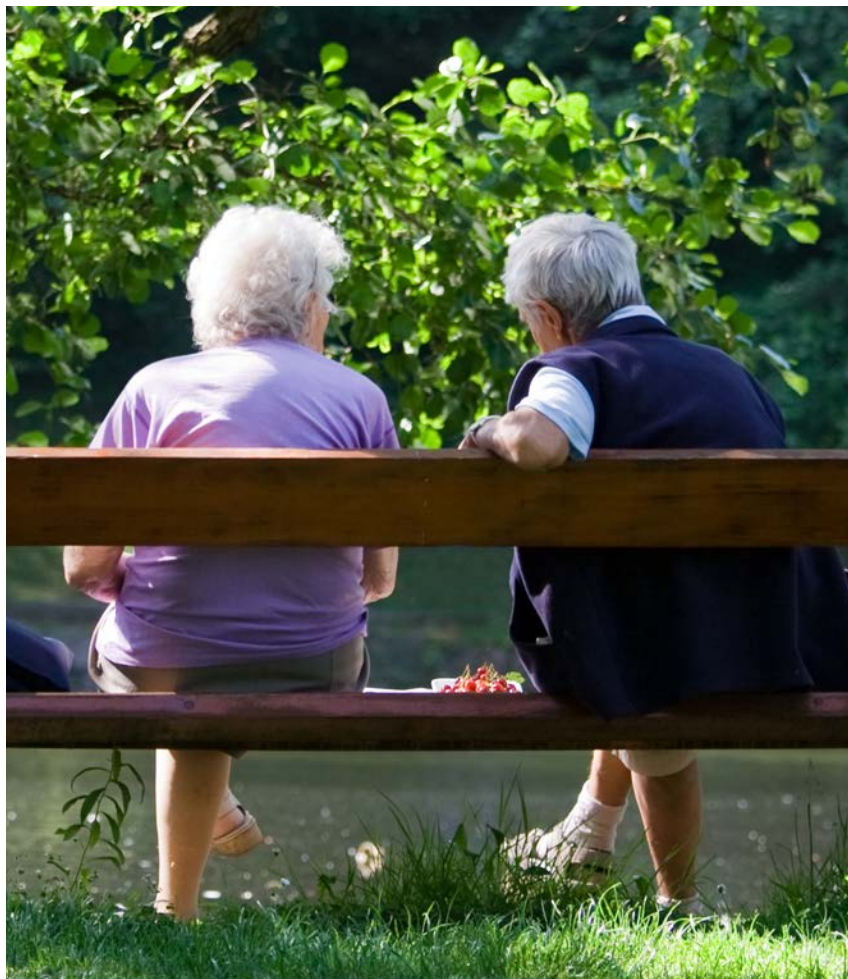


## SHOPPING

Whether you need groceries for school lunches, the perfect gift for someone special or a new wardrobe THE MILL will have it all. From supermarkets, butchers, bakers and specialty stores to high-end retail you will be spoilt for choice.

## HOME

Whatever your stage of life you will find a place to call home. From a studio apartment, terrace house with a ground floor business space for a live/work lifestyle, family home with access to parks for the kids, retirement living does not mean that you have to sacrifice.



## LIFELONG LEARNING

With education at its heart, THE MILL compliments existing educational facilities in the area to provide a full spectrum of learning opportunities. From child care and kindy, to primary and high school to tertiary education. Lifelong learning will be found in and around THE MILL.

## TRANSPORT

Moving around is easy. Whether you are coming or going from the university, to the shops or anywhere in between THE MILL is as accessible as it gets. With 3 rail stations within easy walking distance, not to mention its proximity to the port, airport and the Bruce Highway as well as generous carriageways with footpaths and bicycle lanes, whatever mode you choose your journey awaits...







### **JOBS**

The university and revitalised Petrie centre will provide countless opportunities for business innovation and employment opportunities.

### **SOCIAL**

With dining options galore it is easy to find the perfect feasting option whatever the occasion. From markets and food vans, to cafes, bars and restaurants you will have to try them all.



### **ENTERTAINMENT**

It's play time - no matter your age. Sit back relax and be entertained with the latest production from the university's theatre company, a family movie in the park or a stroll through the markets. So much to see and do.



### **SERVICES**

A full range of services are at hand to meet your convenience needs. From a regular visit to the hairdresser, dropping off a parcel at the post office to appointments with an optometrist, doctor or other medical professional a diverse range of services will be at the ready.

### **ENVIRONMENT**

THE MILL will encapsulate what it means to be environmentally conscious. With enhanced wildlife corridors, secured koala habitat and protected river, creek and lake catchments, ensuring these areas remain ecologically viable is of the highest importance. Through the protection, restoration and management of these environmental areas they will be preserved for generations to come.





# WHAT LOCALS THINK ABOUT THE MILL

JOHN  
SCHUH

Pine Rivers State High  
School Principal

“For our young people, The Mill at Moreton Bay will unlock endless opportunities to transition from high quality secondary education to local STEM-focussed tertiary studies and highly-skilled employment closer to home.”



TARA  
MURPHY

Post-graduate student,  
mother and local resident

“There’s a lot of excitement among local families. With the Mill at Moreton Bay, it means we’ll have new businesses, new innovation and new opportunities we’ve never had before.”



OLIVER  
VINTON

Secondary College student

“[The Mill at Moreton Bay] will provide exciting opportunities to all the young people in the area. For me, having university close to home means that I will have easier access to advanced learning facilities.”



## SHARON ARMSTRONG

**North Lakes Chamber of  
Commerce President**

“Universities bring new knowledge, new experiences and more people in to the local area. We are very excited with what The Mill at Moreton Bay will offer for local businesses.”



## KELLY BRIGHT

**Petrie Parkrun Director  
and local resident**

“More sporting facilities [with the Mill at Moreton Bay] will foster stronger communities, and stronger communities are I believe safer communities.”



## JON HANGER

**Endeavour Veterinary  
Ecology Managing Director  
and wildlife veterinarian**

“[The Mill at Moreton Bay] provides great opportunities to restore local habitat... It’s going to almost double the available area for koalas. It’s great to see Moreton Bay Regional Council stand by the principle of environmentally sustainable development.”





**A COMMITMENT TO  
INCREASE HIGHER-  
EDUCATION  
PARTICIPATION  
RATES IN THE  
MORETON BAY  
REGION. FLEXIBLE  
MODELS AND  
SUPPORTED  
PATHWAYS FOR  
SCHOOL LEAVERS,  
WORKERS, MUMS  
AND DADS, AND  
MATURE STUDENTS  
INTO UNIVERSITY.**







**A PLACE WHERE  
ASPIRATION BECOMES  
REALITY. THE MILL IS A PLACE  
FOR EVERYONE TO ENJOY.**



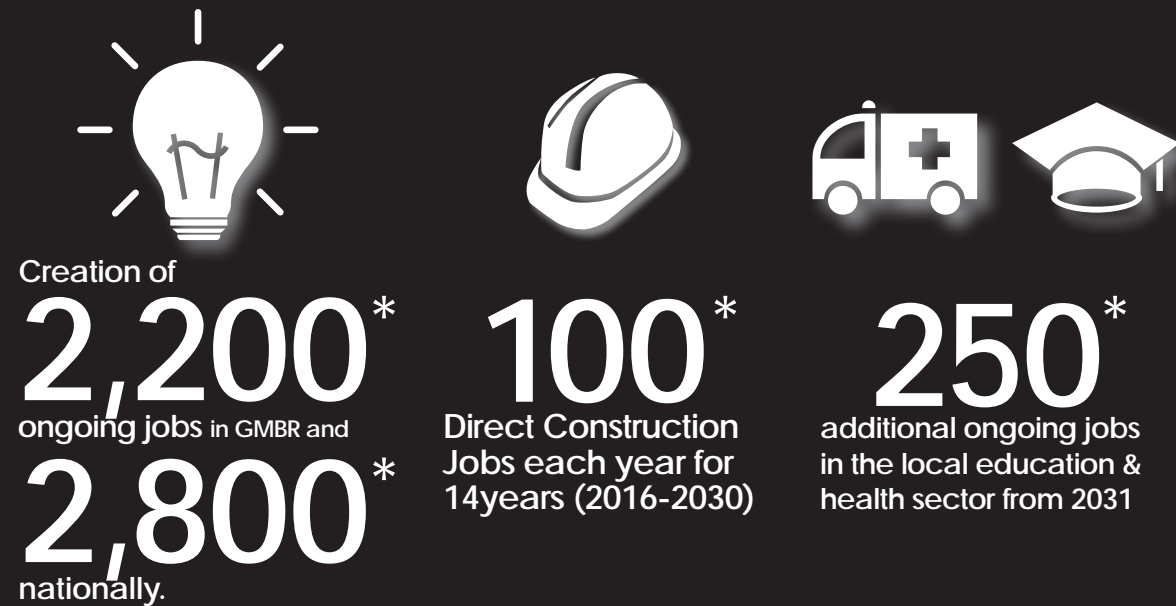
THE MILL DELIVERS

# THE MILL MORETON BAY

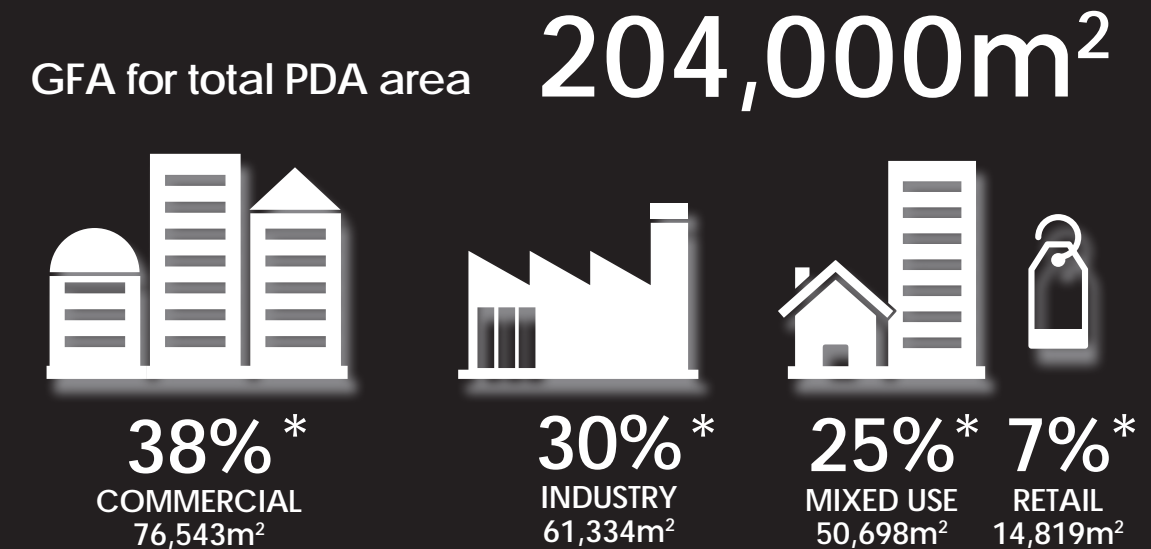
REASONS TO BE EXCITED ABOUT INVESTMENT AT THE MILL

# MBRC estimates that The Mill at Moreton Bay PDA will...

## Deliver - More Jobs



## Deliver - More Land



## Deliver - More Education



live  
work  
play



## Deliver - More Homes



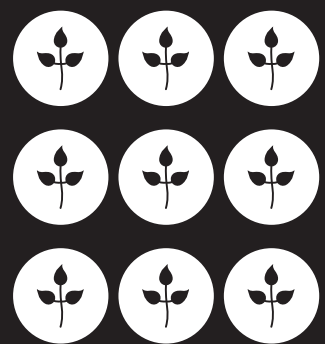
## Deliver - More Economic Benefits



**\$950 MILLION**\*  
in annual industry output in the Greater Moreton Bay Region (GMBR), and a total of  
**\$1.9 BILLION**\*  
at the national level.  
**\$1.5 BILLION**\*  
to GDP each year, with over half of this estimated to come from the GMBR economy.

\* MBRC estimates





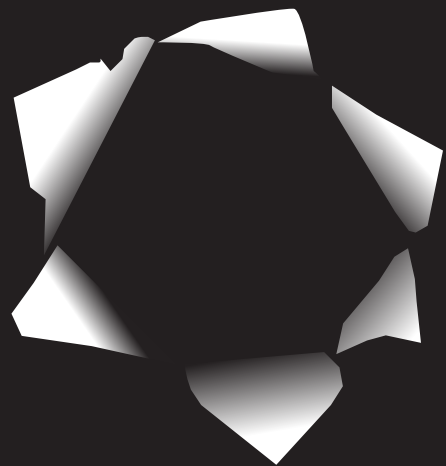
110<sup>\*</sup>ha

Conservation  
and Koala Habitat

\* MBRC estimates

**THE MILL**  
**MORETON**  
**BAY**  
**SPACE**





A Hub for innovation  
research, design and  
development

**THE MILL**  
**MORETON**  
**BAY**  
**BREAKTHROUGHS**





Creation of

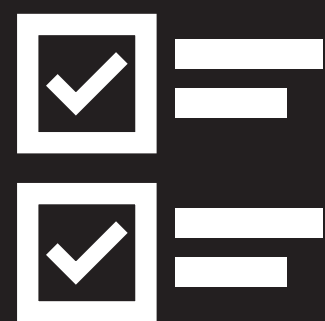
**6,000\***

ongoing jobs for the Greater  
Moreton Bay Region by 2036

\*MBRC estimates

**THE MILL**  
**MORETON**  
**BAY**  
**JOB**





more than 100\*  
courses by 2030

including law, business, science, engineering  
and speciality courses such as mechatronics

\*MBRC estimates

**THE MILL**  
**MORETON**  
**BAY**  
**KNOWLEDGE**





**MILL INNOVATION**

A strategically located commercial and business development that encourages all aspects of innovation to stimulate regional economic growth and employment.

**INNOVATION**

**MILL TRANSIT**

A transit oriented development that establishes a true mixed use community (horizontal and vertical) focused around the rail asset of Kallangur Station.

**TRANSIT**

**MILL GREEN**

Enhanced valuable open space areas for community enjoyment now and into the future.

**GREEN**

**MILL URBAN**

A transit supportive development that focuses increased density adjacent to Lawnton Station and its local centre. Ideally located adjacent to regional open space, parklands, lakes, retail and public transport.

**URBAN**

**MILL CENTRAL**

A reinvigorated urban centre driven by key development and activity catalysts, creating a highly attractive and vibrant centre with a range of quality urban spaces.

**CENTRAL**

**THE MILL  
MORETON  
BAY**





# THE MILL PLACES



# CENTRAL

Mill Central - A reinvigorated urban centre driven by key development and activity catalysts, creating a highly attractive and vibrant centre with a range of quality urban spaces.

# THE MILL

Petrie Station

Dayboro Road

Gympie Road

Lawnton Station



CENTRAL

LEARNING

Pride

Destination

THE MILL





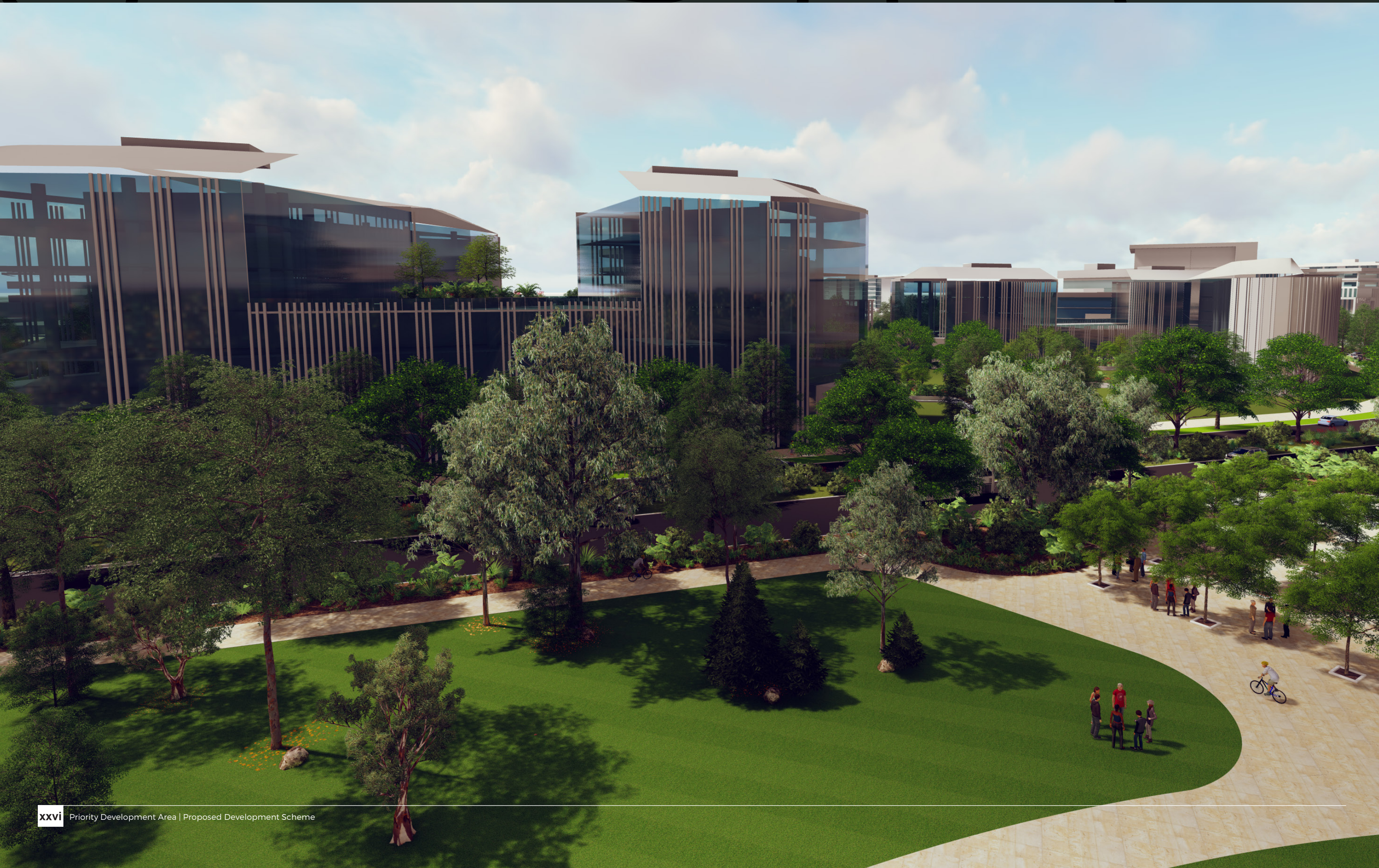
CENTRAL

LEARNING

Pride

Destination

THE MILL





CENTRAL

INNOVATIVE

Incubator for change

THE MILL





# INNOVATION

Mill Innovation - A strategically located commercial and business development that encourages all aspects of innovation to stimulate regional economic growth and employment.

# THE MILL

Petrie Station

Gympie Road

Redcliffe Peninsula  
Railway Line



Integrated **INNOVATION**

Connected

EXEMPLAR

Legible

**THE MILL** new





# TRANSIT

Mill Transit - A transit oriented development that establishes a true mixed use community (horizontal and vertical) focused around the rail asset of Kallangur Station.

# THE MILL

Dohles Rock Road

Kallangur Station

Cympie Road

Redcliffe Peninsula  
Railway Line



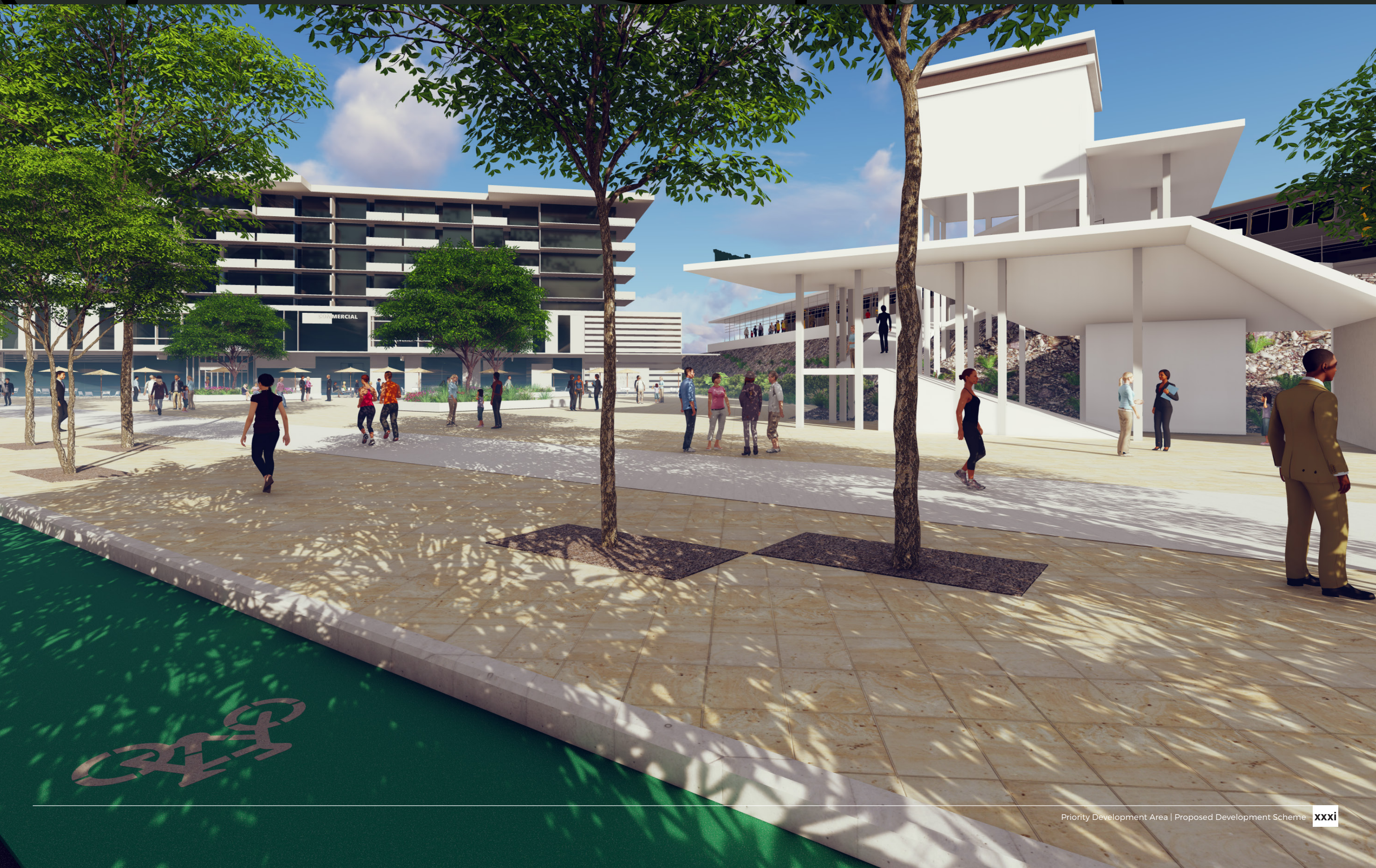
TRANSIT

live learn work

connected

legible

THE MILL





# URBAN

Mill Urban - A transit supportive development that focuses increased density adjacent to Lawnton Station and its local centre. Ideally located adjacent to regional open space, parklands, lakes, retail and public transport.

# THE MILL

Petrie Station

Kallangur Station

Lawnton Pocket Road



convenient

**URBAN**

Affordable

**PRIDE**

tranquil

**THE MILL**





# GREEN

Mill Green - Enhanced valuable open space areas for community enjoyment now and into the future.

# THE MILL

Cympie Road

Petrie Station



PROTECTED

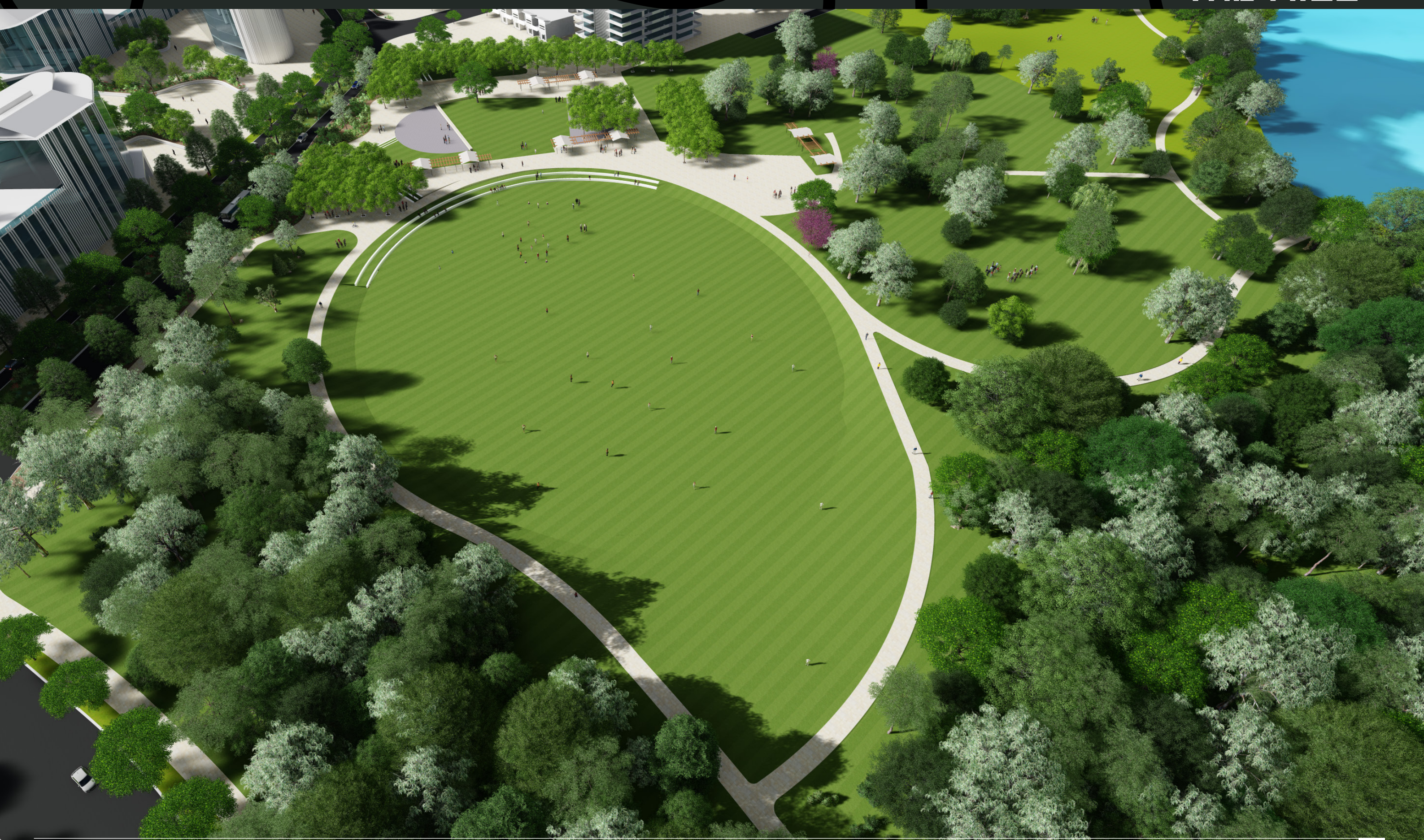
GREEN

conservation

net gain

PRIDE

THE MILL





# THE MILL MORETON BAY

STATUTORY PROVISIONS

## THE MILL AT MORETON BAY

### Priority Development Area

Proposed Development Scheme

April 2017



Queensland  
Government





**WITH EDUCATION AT  
ITS HEART, THE MILL IS  
SET TO TRANSFORM THE  
FUTURE OF THE MORETON  
BAY REGION**





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THE MILL

THE MILL

## 1. INTRODUCTION





# THE MILL MORETON BAY

## 1.1 ECONOMIC DEVELOPMENT ACT 2012

The *Economic Development Act 2012* (the Act) establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions and delegations of the Act.

The main purpose of the Act is to facilitate economic development and development for community purposes, in the State. The Act seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the State declared as Priority Development Areas (PDAs).

The Mill at Moreton Bay (The Mill) (refer Map 2) was declared a Priority Development Area by regulation on 2 September 2016.

## 1.2 APPLICATION OF THE DEVELOPMENT SCHEME

The Mill PDA Development Scheme (the development scheme) is applicable to all development on land and water within the boundaries of the PDA (refer Map 2).

From the date of approval under a regulation, the development scheme replaces The Mill at Moreton Bay PDA Interim Land Use Plan which commenced upon declaration.

## 1.3 COMPONENTS OF THE DEVELOPMENT SCHEME

The development scheme consists of:

1. A Land use plan that regulates development in the PDA (section 2)
2. An Infrastructure plan that describes infrastructure required to support achievement of the Land use plan and states applicable infrastructure charges (section 3)
3. An Implementation strategy that describes objectives and actions that complement the Land use plan and Infrastructure plan to achieve the main purpose of the Act (section 4).

## 1.4 STATE INTERESTS

Relevant matters of State interest have been considered in the preparation of this development scheme and will be considered further as part of the assessment of a PDA development application<sup>1</sup>.

<sup>1</sup> Section 87 of the Act states that any relevant state interest must be considered and decided in a PDA development application. For the purposes of addressing State interests in development assessment, the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP), provide guidance in identifying if a state interest is relevant to the assessment of a PDA development application.

## 1.5 ACKNOWLEDGEMENTS

The development scheme was prepared under delegation by Moreton Bay Regional Council (MBRC) in collaboration with the Department of Infrastructure, Local Government and Planning and other state agencies.

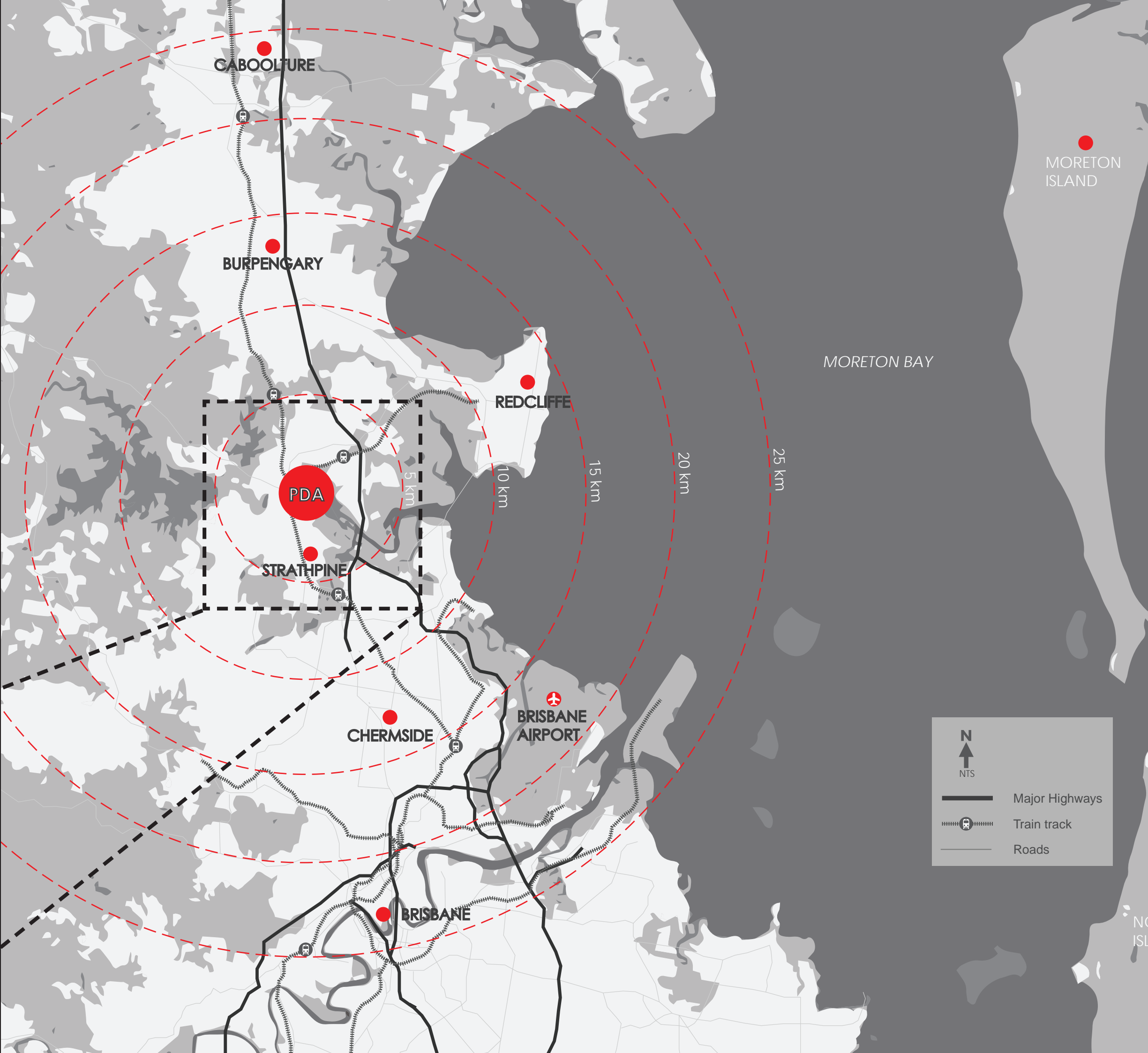
## 1.6 STRATEGIC CONTEXT

The Mill at Moreton Bay PDA is approximately 460 hectares in size and is located in the MBRC local government area within the suburbs of Petrie, Kallangur and Lawnton. The PDA is approximately 20km from the Brisbane International Airport, the Brisbane CBD and Caboolture and less than 5km to both Strathpine and North Lakes. The PDA is bordered by Lawnton Pocket Road to the south and the Redcliffe Peninsula Rail Line in the north and north-west. The PDA also includes the existing Petrie town centre to the west of Petrie Station and land to the south of the new Kallangur Station. The North Pine River and Yebri Creek traverse the PDA.



Map 1-The Mill at Moreton Bay Priority Development Area Context

**STRATEGICALLY  
LOCATED..  
WELL  
SERVICED AND  
ACCESSIBLE..  
A CENTRAL  
OPPORTUNITY  
THAT IS THE MILL**





THE MILL

THE MILL

2. LAND USE





## 2.1 OPERATION OF THE LAND USE PLAN

### 2.1.1 Purpose of the Land use plan

The Land use plan establishes the vision and the development requirements that regulate development within the PDA to achieve the vision.

### 2.1.2 Vision

The PDA Vision in Section 2.3 identifies the overall outcomes to be achieved in the PDA.

### 2.1.3 PDA development requirements

The PDA development requirements apply to all PDA assessable development and incorporate:

1. Structural elements (refer section 2.4)
2. PDA-wide criteria (refer section 2.5)
3. Place provisions (refer section 2.6)
4. Schedules (refer section 5)
5. Guidance material.

Refer to Figure 1 on the right.

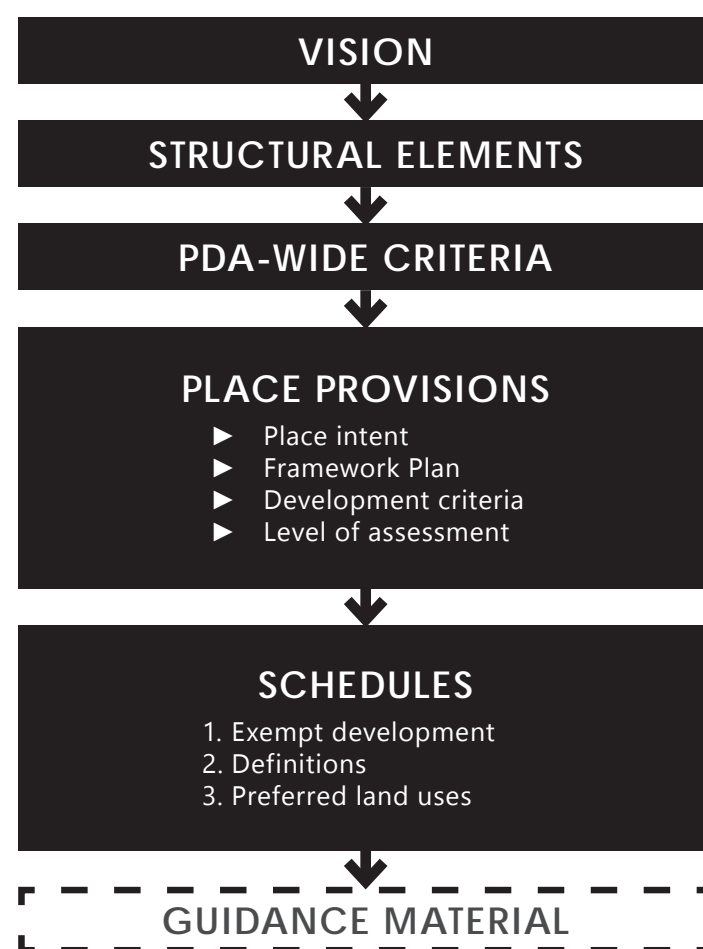
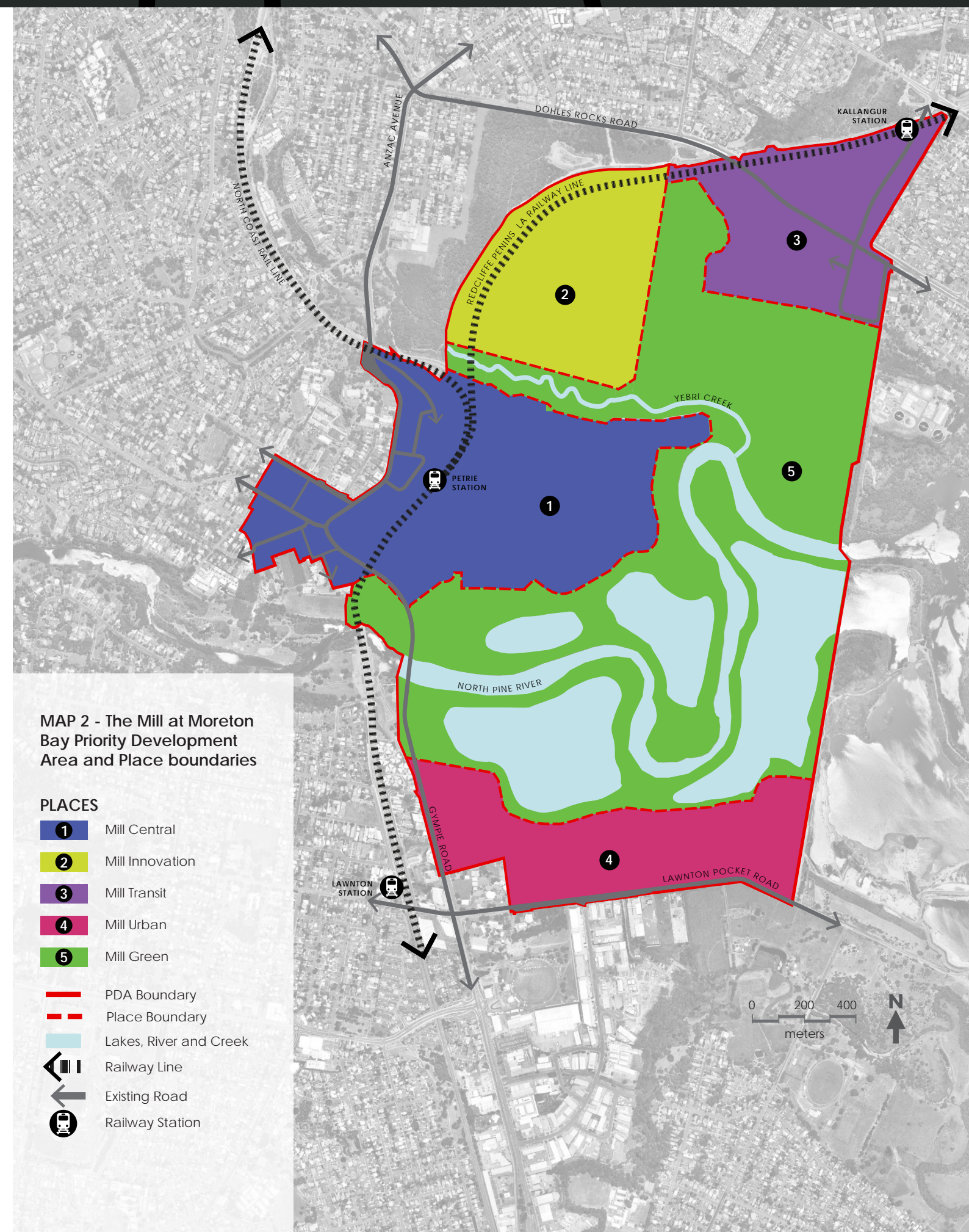


FIGURE 1 - Components of the Land use plan







## 2.2 DEVELOPMENT ASSESSMENT

### 2.2.1 Interpretation

The interpretation of terms and definitions will rely on:

- Section 33 of the Act which defines development; and
- Schedule 2 of this development scheme which provides the definitions required to interpret and apply the development scheme with reference to the Act and the Moreton Bay Regional Council Planning Scheme (MBRC Planning Scheme).

### 2.2.2 PDA Development Applications

To the extent the Land use plan, Infrastructure plan, Implementation strategy and the guidance material are relevant, they are to be taken into account in the preparation of a PDA development application and the assessment of the application by the MEDQ<sup>2</sup>.

The Infrastructure plan (Section 3) and Implementation strategy (Section 4) may include further information which should be taken into account in the preparation, design and feasibility of development proposals.

Development proponents are encouraged to hold pre-application discussions with the MEDQ<sup>2</sup> to obtain feedback and advice on compliance with the development scheme to expedite the development application assessment process and timeframes.

### 2.2.3 Types of development

Section 33 of the Act establishes the following types of development:

1. PDA exempt development
2. PDA self-assessable development
3. PDA assessable development:
  - a. permissible development
  - b. prohibited development.

Tables 1 to 5 in sections 2.6.1 to 2.6.5 of this scheme prescribe the types of development, also referred to as levels of assessment, for each place.

<sup>2</sup> MEDQ may delegate certain functions and powers under s.169 of the Act to a local government. Development assessment powers have been delegated by the MEDQ to MBRC.



## 2.2.4 PDA exempt development

Tables 1 to 5 specify what development is exempt from the requirement for a PDA development application (PDA exempt development), including Schedule 1 of this scheme.

## 2.2.5 PDA self-assessable development

Under section 74 of the Act, PDA self-assessable development must comply with the requirements in the development scheme for carrying out PDA self-assessable development. These requirements are specified in Tables 1 to 5 of this scheme. Development that does not comply with the self-assessable requirements will require a PDA development application.

## 2.2.6 PDA assessable development

PDA assessable development cannot be carried out without a PDA development approval. PDA assessable development that is prohibited development is not consistent with the Land use plan.

Approval of a development permit is required, and compliance with any relevant conditions of approval where applicable, before PDA assessable development is undertaken.

## 2.2.7 Development consistent with the land use plan

PDA assessable development (permissible development) is consistent with the Land use plan if:

1. the development complies with all relevant Structural elements (section 2.4), PDA-wide criteria (section 2.5) and Place provisions (section 2.6); or
2. the development does not comply with one or more of the aspects of the Structural elements (section 2.4), PDA-wide criteria (section 2.5) and Place provisions (section 2.6), but:
  - a. the development does not conflict with the PDA vision (section 2.3)
  - b. there are sufficient grounds to justify approval of the development despite the non-compliance with the Structural elements, PDA-wide criteria and Place provisions.

In this section 'grounds' means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- i. superior design outcomes<sup>3</sup>
- ii. overwhelming community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

## 2.2.8 Development Inconsistent with the Land use plan

Under Section 86 of the Act, development that is inconsistent with the development scheme cannot be granted a PDA development approval. PDA assessable development identified in Tables 1 to 5 as prohibited development is inconsistent with the development scheme.



<sup>3</sup> An Urban design review panel, see Implementation strategy section 4.3, will provide guidance on the assessment and acceptance of superior design outcomes.

## 2.2.9 Types of PDA Development approvals

In accordance with section 94 of the Act, PDA development approval may take the form of either a preliminary approval or development permit.

### PDA Development permit

A PDA Development permit authorises the carrying out of PDA assessable development to the extent provided for under the permit and subject to the conditions of the permit and any PDA preliminary approval.

### PDA Preliminary approval

There is no requirement to obtain a preliminary approval. However, applicants may choose to use preliminary approvals to stage development or to gain approval for a development concept before undertaking detailed planning.

In this regard, preliminary approvals may demonstrate how development achieves the requirements of the development scheme within the broad spatial framework of the structural elements, place provisions and the individual development proposals and associated Plans of Development (PoDs).

A preliminary approval may:

1. include all or a relevant part of the PDA determined in consultation with the MEDQ<sup>4</sup>
2. identify the provision of and/or location of connections to necessary infrastructure, including transport, within the PDA
3. identify land uses and development densities
4. resolve if required, any development constraints that may determine the extent of developable area or appropriate uses
5. resolve the boundaries of public open space and any identified sites for community infrastructure such as parks and land for community facilities

<sup>4</sup> MEDQ may delegate certain functions and powers under s.169 of the Act to a local government. Development assessment powers have been delegated by the MEDQ to MBRC.

6. demonstrate that the development proposal:

- a. does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner consistent with the PDA vision, structural elements, PDA-wide criteria and place provisions
- b. is consistent with existing and approved development in the preliminary approval area or adjoining areas
- c. addresses additional requirements for development in the PDA
- d. addresses other matters specified in a guideline issued by MEDQ or guidance material.

Applicants should discuss the use of a preliminary approval with the MEDQ or its delegate in pre-application meetings.

### Plan of Development

A Plan of Development (PoD) may accompany a PDA development application for a material change of use or reconfiguring a lot and may consider any proposed use, and any associated building work or operational work. A PoD may form part of a PDA development approval and may identify PDA exempt development, PDA self-assessable development and PDA assessable development (permissible and prohibited development).

A PoD is prepared by an applicant and may include maps, graphics and text and once approved becomes the primary documentation for the ongoing regulation of subsequent development.

A PoD should indicate the location and function of temporary and permanent uses and structures and how these uses and structures will relate to each other. A PoD can also identify staging of development and triggers for specific requirements or works based on staging.

The PoD cannot include land beyond the boundary of the land the subject of the application, but may cover only part of the land the subject of the application. An applicant may be required to demonstrate impacts and connections to areas adjoining the subject land in a separate plan to the PoD.

Under Schedule 1, development identified as PDA exempt development in an approved PoD requires no further development approval under the development scheme<sup>5</sup>.

<sup>5</sup> For further advice on preparing a PoD refer to the applicable EDQ practice note available at [www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html](http://www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html).



### 2.2.10 Infrastructure agreements

An infrastructure agreement may be negotiated and entered into with MEDQ<sup>6</sup> and other relevant infrastructure providers to address the provisions and requirements of the Infrastructure plan and Implementation strategy. Under section 120 of the Act, to the extent an infrastructure agreement is inconsistent with a PDA development approval, the infrastructure agreement prevails.

### 2.2.11 Notice of applications

A PDA development application will require public notice if the application is for development which in the opinion of the MEDQ<sup>6</sup>:

1. may have adverse impacts on the amenity or development potential of adjoining land under separate ownership; or
2. does not comply with all relevant PDA-wide criteria and place intent; or
3. is for a use, or is of a size or nature which, in the opinion of the MEDQ<sup>6</sup>, warrants public notification.

### 2.2.12 Relationship with the MBRC Planning Scheme and other legislation

Under Section 71 of the Act, if there is a conflict between the development scheme and a planning instrument or assessment benchmarks prescribed by regulation under the *Planning Act 2016* or another Act for the Planning Act<sup>7</sup>, the development scheme prevails to the extent of any inconsistency. However, where the development scheme applies provisions of the MBRC Planning Scheme this is not a conflict and is not inconsistent with the development scheme.

The MBRC Planning scheme, where relevant, may be used as guidance material when assessing PDA development applications and applying the development scheme requirements.

In addition to assessment against the development scheme, development may require assessment against other legislation including, but not limited to, the *Nature Conservation Act 1992*, *Environmental Protection Act 1994*, *Plumbing and Drainage Act 2002*, *Building Act 1975* and the *Planning Act 2016*<sup>8</sup> including subordinate legislation.

### 2.2.13 Interim uses

An interim use is a land use that, because of its nature, scale, form or intensity, may not be an appropriate long term use of the land, but may be appropriate for a short or medium term period as the PDA develops.

An interim use will only be approved if it can be demonstrated that the use will not prejudice the achievement of the PDA vision. Structural elements and PDA-wide criteria also apply to all PDA assessable development that is an interim use.

The MEDQ<sup>9</sup> may approve an interim use only if it can be demonstrated that an interim use will not preclude or delay an appropriate long term use or intensity of development or infrastructure delivery.

Information to support an application for an interim use may include:

1. a schedule of land supply and projected take-up rates; or
2. plans showing how the development could transition from the proposed interim use to an appropriate longer term use.

The MEDQ<sup>9</sup> may impose a condition of approval that limits the duration of an interim use.

<sup>6</sup> MEDQ may delegate certain functions and powers under s.169 of the Act to a local government. Development assessment powers have been delegated by the MEDQ to MBRC.  
<sup>7</sup> Section 71 of the *Economic Development Act 2012* stipulates a plan, policy or code made under the *Sustainable Planning Act 2009* or another Act is the relevant matter rather than assessment benchmarks prescribed by regulation. This provision will be amended to reference assessment benchmarks on commencement of the *Planning Act 2016*.

<sup>8</sup> Until the *Planning Act 2016*, is in effect, the *Sustainable Planning Act 2009* is the relevant Act.

<sup>9</sup> MEDQ may delegate certain functions and powers under s.169 of the Act to a local government. Development assessment powers have been delegated by the MEDQ to MBRC.







## PROVIDING WORLD-CLASS EDUCATION AND JOB OPPORTUNITIES THAT SUPPORT OUR REGION'S CONTINUED ECONOMIC DEVELOPMENT AND GROWTH

Indicative view of The Mill at Moreton Bay PDA

## 2.3 VISION

The Mill PDA, located at the junction of the North Coast Rail Line and the Redcliffe Peninsula Rail Line, provides the opportunity to create a world-class destination in the heart of the Moreton Bay Region. This opportunity will revitalise the local area, act as a catalyst for the broader transition of the Moreton Bay Region's economy and support positive local and regional economic, social and environmental outcomes.

At its core, The Mill PDA will be anchored by a full service university campus. Development in the PDA will utilise the opportunity provided by the university to support the creation of a vibrant and exemplar health and knowledge precinct that is cognisant and respectful of its heritage and environmental context. The university campus will be central to the transformation of the remainder of the PDA into a number of vibrant mixed-use places that deliver a diverse range of education, health, retail, residential, recreation, commercial and environmental uses.

The PDA will also become home to innovative businesses or organisations that want to co-locate with a university, in a unique and picturesque environmental setting, with direct access to public transport, services and facilities.

In addition to students and teachers, the PDA will attract a permanent resident and business population who will activate the revitalised district centre west of the rail line and a new retail neighbourhood hub east of the rail line. The PDA will support a diverse range of experiences for residents and visitors alike across day and night, weekends and weekdays.

Development in the PDA will:

- maximise the infrastructure investment in the Redcliffe Peninsula Rail Line by providing opportunities to deliver best practice transit oriented development outcomes and intensification of development near Petrie, Kallangur and Lawnton Stations to promote public transport usage and create places to live and work
- focus on an active and embellished public realm, including a new network of parks in strategic locations and emphasis on improved connectivity between the District Centre (Petrie), Kallangur and Lawnton Stations and the new uses east of the rail line
- deliver vast and continuous conservation areas of high environmental value and important ecological function that promote the site's connections to the broader environmental corridors of the Moreton Bay Region
- 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
- exhibit exemplar innovative and smart city technologies reflected throughout the built form, public realm and infrastructure.

Development in the PDA will achieve this vision through the structural elements, PDA-wide criteria and place provisions outlined in the development scheme.



## 2.4 STRUCTURAL ELEMENTS

The Structural elements (refer Map 3) and development criteria below apply to all PDA assessable (permissible) development in the PDA.

To the extent that the Structural elements are relevant, they are to be taken into account in the preparation and assessment of PDA assessable development applications. The Structural elements support the delivery of the PDA Vision (section 2.3) and the PDA-wide criteria (section 2.5) and should be read in conjunction with these sections.

The Structural elements plan establishes and illustrates the following three overarching land use categories:

- Development area
- Environmental area
- Parks.

The plan also identifies key connectivity and movement infrastructure referred to in the Infrastructure plan in Section 3 and their preferred or indicative locations. These key infrastructure components include Proposed Road Connections, Primary Pedestrian Connections, Parks (Local, Regional and Sporting) as well as Key Intersections. These infrastructure components are shown in the context of the entire PDA demonstrating how each component will relate and connect to existing infrastructure in the area.

The following criteria support the Structural elements plan:

### Development area

Development in the Development area will:

- accommodate a mix of land uses at various levels of intensity in a highly urbanised environment
- provide supporting infrastructure and services
- not encroach on the Environmental area.

Land within the Development area may be subject to constraints which may require site specific solutions. These constraints will be addressed through a PDA development application.

### Environmental area

Development in the Environmental area will:

- establish an ecologically viable conservation area through preservation and ecological restoration
- be limited to conservation purposes, ancillary activities (e.g. small-scale education, environmental or research facilities) and infrastructure required to support development in the Development area
- not disturb, compromise, diminish or detract from the environmental values on this land
- provide minor walking trails to enhance the appreciation of the environmental qualities within this area
- ensure fauna corridors are enhanced and protected, especially along the North Pine River and Yebri Creek.

### Parks

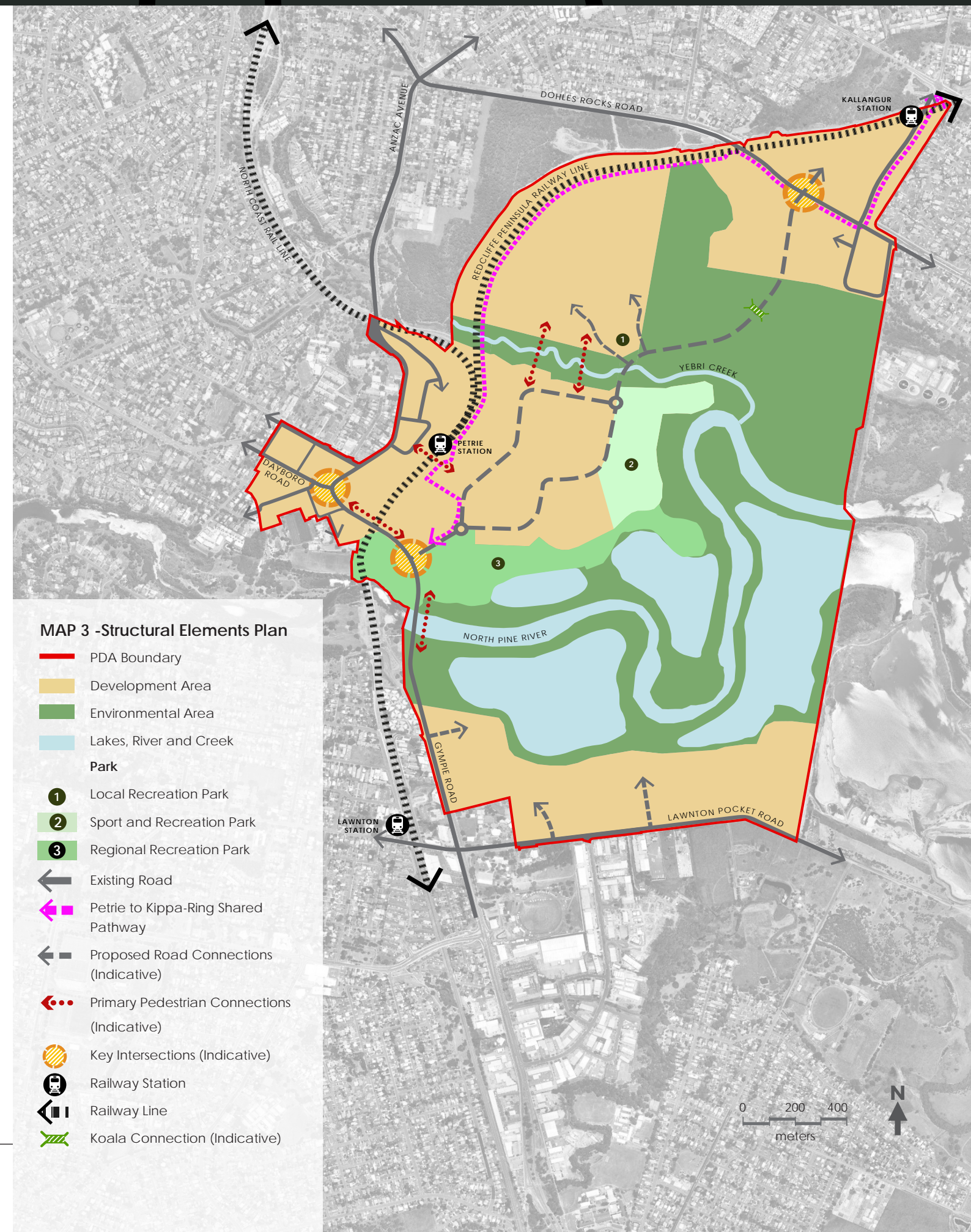
Development in the PDA will:

- 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
- provide a Sport and Recreation Park that will have major sporting elements servicing the new and existing communities with a nexus to the university
- provide a Local Recreation Park that will contribute to a sense of arrival to Mill Innovation and provide for the local recreation needs of residents, workers and visitors to the place.

### Connectivity and movement

Development in the PDA will:

- provide Proposed Road Connections and Key Intersections to support orderly and adequately serviced development and efficient and safe movements throughout the PDA
- provide for and enhance existing Primary Pedestrian Connections to facilitate convenient and safe pedestrian movements
- preserve the existing Petrie to Kippa-Ring Shared Pathway and facilitate its continuation further south, providing a dedicated off-road facility for both pedestrians and cyclists connecting Mill Central and Mill Urban.







## 2.5 PDA-WIDE CRITERIA

### 2.5.1 Built form

Development delivers high quality built form outcomes which:

1. reinforce the human scale and pedestrian amenity of the public realm including shade and shelter for pedestrians
2. utilise best practice energy and water efficient, climatically responsive sub-tropical design including appropriate solar orientation, shading and shelter, cross ventilation, natural lighting, passive cooling techniques, water recycling and stormwater management
3. are of a height and scale that:
  - a. makes efficient use of land and are consistent with the relevant place intent
  - b. maintains a human scale at street level
  - c. are consistent with planned infrastructure
  - d. are commensurate with the site area of a development
  - e. respond to adjoining development outside of the PDA
4. provide activated streets and public thoroughfares to reinforce the relevant place's intended character and improve pedestrian amenity and activity at the street level
5. ensure building facades use high quality, climatically responsive and durable building materials that are visually interesting and articulated
6. add visual interest and enhance the local streetscape through variation in materials, patterns, textures and colours, and cantilevered awning where appropriate
7. have a high standard of built form and landscaping
8. provide surveillance of and address all public spaces, including open space and recreation areas, and limit opportunities for concealment
9. ensure orientation and integration with the surrounding neighbourhood
10. treat or break up blank walls that are visible from public areas
11. provide for a range of dwellings that:
  - a. deliver residential uses that support housing diversity to meet the varied needs of the relevant place and residents including accessible housing
  - b. provide attractive and useable private open space areas that meet the needs of residents and users
  - c. delivers privacy and safety to residents, adjoining properties and the wider community
12. 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
13. provide entrances to buildings that:
  - a. are clearly defined and readily identifiable from the road frontage
  - b. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage
  - c. are welcoming for all users including people with disabilities
14. promote diversity of built form and enable differentiation between buildings
15. maximise recycling opportunities and reduce waste generation
16. respect the relationship between new development in the PDA and existing dwelling houses outside the PDA, including consideration of appropriate building setback, bulk and massing that minimise the impacts on residential amenity
17. consider the adaptability of buildings in building design to support use and activity changes over time
18. create an appropriate interface with and orientation to public transport including rail stations
19. ensures waste storage areas and utility infrastructure are designed, located and managed to prevent amenity impacts on adjoining uses
20. ensures car parking, service areas and loading bays are concealed from the public realm by:
  - a. integrating within, behind or under buildings; or
  - b. sleeving with active frontages along public roads and thoroughfares; or
  - c. where not adjoining a public road or pedestrian thoroughfare, having an attractive and articulated façade treatment particularly where adjacent to existing dwellings
21. ensures advertising devices do not:
  - a. detract from character and visual amenity values
  - b. contribute to visual clutter and discord between the appearance and style of other advertising devices
  - c. have a detrimental impact on heritage values
  - d. create a hazard to people or property in particular for pedestrians, cyclists and vehicular traffic.



**THE MILL**

**ON STREET  
DINING**

**CLIMATE  
RESPONSIVE  
DESIGN**

**ACTIVATED  
STREETS  
AND PUBLIC  
THOROUGHFARES**

**MIXED USE**





**THE MILL**

**HUMAN  
SCALE AND  
PEDESTRIAN  
AMENITY**

**HIGH  
STANDARD  
OF BUILT FORM  
AND LANDSCAPING**

**SHADE AND  
SHELTER**





THE MILL



**DIVERSITY IN  
BUILT FORM AND  
BUILDINGS**

**VISUALLY  
INTERESTING**

**INTERFACE  
WITH AND  
ORIENTATE  
TO PUBLIC  
TRANSPORT**



# THE MILL

CASUAL  
SURVEILLANCE

ADDRESSING  
PUBLIC  
SPACES

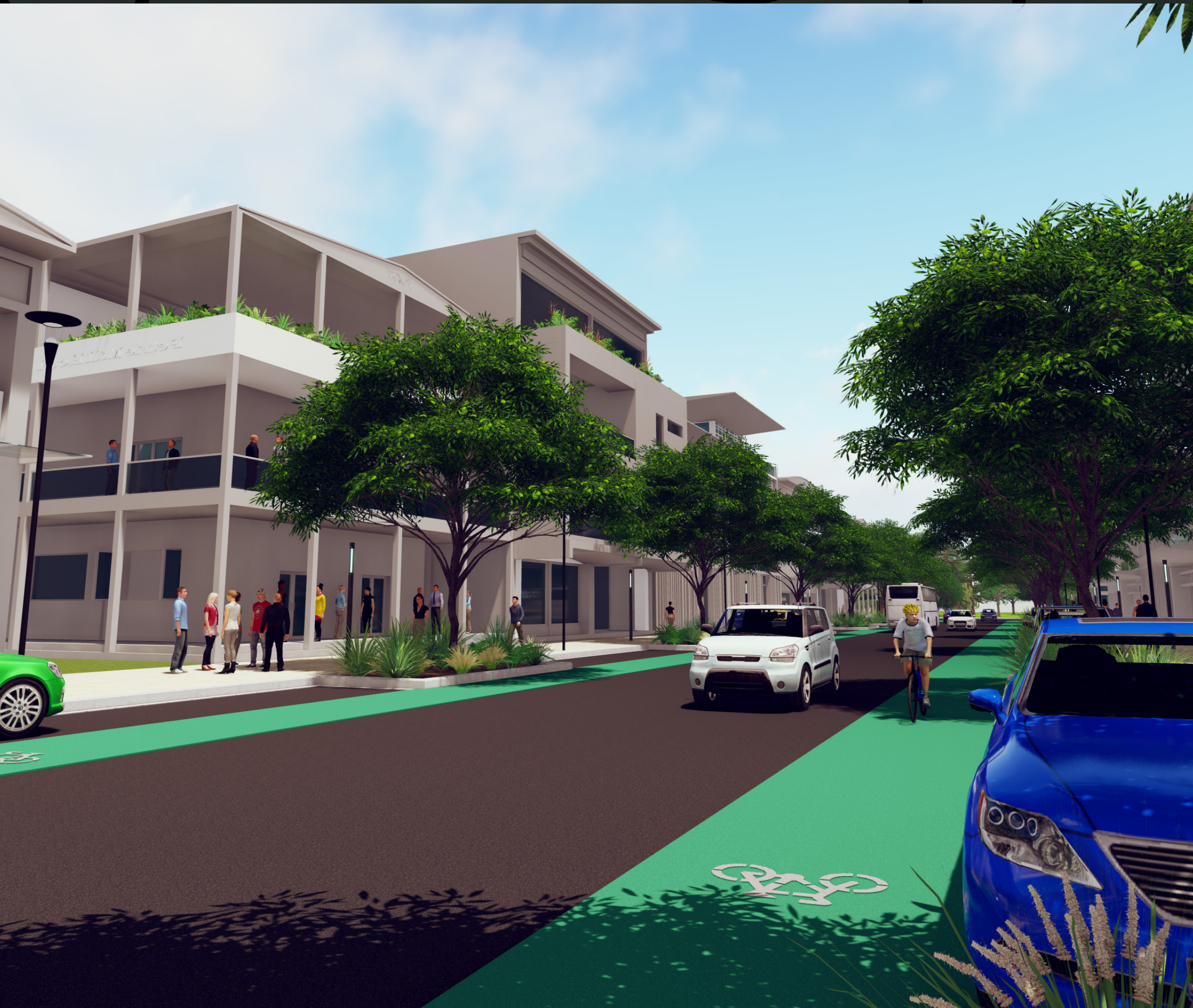
VARIATION  
IN MATERIAL,  
PATTERNS AND  
TEXTURES

BUILDING  
SEPARATION  
FOR LIGHT AND  
AIR





# THE MILL



**SAFE,  
PLEASANT  
AND CHARACTER  
RICH ROUTES**

**PERMEABLE,  
HIGHLY  
CONNECTED  
AND LEGIBLE**

**CLEARLY  
DEFINED  
PEDESTRIAN  
AND CYCLIST  
MOVEMENT**





### 2.5.2 Urban design

Development delivers high quality urban design by ensuring the form, type and arrangement of buildings, structures, streets and public spaces:

1. create an appealing, active, inclusive and vibrant urban environment
2. facilitate a diverse range of uses, activities and experiences consistent with the PDA's intended role as a major university and mixed-use place, district centre, residential community and innovation hub
3. create a sense of arrival to the PDA where on Key Sites<sup>10</sup> or adjoining the Petrie, Kallangur or Lawnton Stations
4. enhance the relationship and connectivity of new uses to Petrie, Kallangur and Lawnton Stations
5. are sensitive to the interface and relationship with existing rail infrastructure
6. ensure views to and throughout Mill Central from the rail line in the approach to Petrie Station are unobstructed and appealing
7. have sufficient dimensions to accommodate parking, access and circulation areas around buildings
8. create definition and delineation of public spaces and areas between buildings.

### 2.5.3 Street and movement network

Development delivers a high quality street and movement network as well as related infrastructure for pedestrians, cyclists and vehicles which:

1. has a clear hierarchy and is easy to navigate with a well-connected, logical network of routes, intersections and spaces
2. establishes a permeable, highly connected and legible urban environment that supports the creation of open spaces and cross block links, offering a choice of routes into, within and through the PDA for pedestrians and cyclists
3. 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
4. ensures access to and egress from all entries, service areas and car parks is safe, legible and logical and does not negatively impact on the public realm
5. maximises co-location of servicing and car park entrances and openings
6. minimises conflict between pedestrians, cyclists and motor vehicles through appropriate design
7. minimises the need for service vehicles to park, stop or queue on the public road network
8. provides for equitable access for all members of the public

9. provides car parking at a rate<sup>11</sup> that:
  - a. meets the functional requirements of the PDA
  - b. encourages the use of active and public transport
  - c. increases land use efficiency
  - d. improves development feasibility
  - e. does not result in an oversupply
10. provides end-of-trip facilities for pedestrians and cyclists
11. ensures the safety and operation of state transport corridors, future state transport corridors or state transport infrastructure is not adversely impacted
12. where in the vicinity of railway infrastructure, manages the impacts of development on railway safety, structural integrity and operation<sup>12</sup>
13. allows for safe, convenient, legible and efficient provision of and access to public passenger transport
14. delivers appropriate fire hydrant infrastructure and unimpeded access for emergency service vehicles
15. delivers exemplary hard and soft streetscape, utilising sub-tropical design and water sensitive urban design principles, that soften and enhance the physical and visual amenity of the locality.

<sup>11</sup> For guidance refer to MBRC Planning Scheme parking rates contained in the zone code equivalent to the type or location of development proposed.

<sup>12</sup> Refer to the Department of Transport and Main Roads *Guide to development in a transport environment: Rail*.

### 2.5.4 Public realm

Development delivers an attractive, high quality, accessible, well-connected, multi-functional public realm which:

1. creates a safe, comfortable and inviting environment by promoting day and night activity and passive surveillance
2. creates a diversity of spaces that allow for equitable access for all users to a range of different experiences and uses, including large-scale events and recreation
3. incorporate 'smart city' concepts and technology e.g. 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
4. integrates public art which is appropriate to the origins, history and character of the area.
5. provides safe and clearly defined pedestrian and cyclist movement and vehicular access to, from and within the premises.

<sup>10</sup> Key Sites are identified on Framework Plan 1 - Mill Central.



THE MILL



PUBLIC  
ART

BUSINESS  
CIVIC  
PUBLIC  
REALM

URBAN  
SMART  
CITY



## 2.5.5 Environment

The design, siting and layout of development respects the environment and supports sustainable outcomes that:

1. avoid clearing of non-juvenile koala habitat trees in areas of bushland habitat<sup>13</sup> unless the Commonwealth government determines that:
  - a. clearing of non-juvenile koala habitat trees is a controlled action or controlled action particular manner under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the clearing is undertaken in accordance with the Commonwealth government determination<sup>14</sup>; or
  - b. clearing of non-juvenile koala habitat trees is not a controlled action or controlled action particular manner under the EPBC Act, in which case where clearing cannot be reasonably avoided, it is minimised to the greatest extent practicable and any significant residual impact is offset generally in accordance with the Queensland Environmental Offsets Policy<sup>15</sup>
2. avoid clearing of non-juvenile koala habitat trees in high value rehabilitation habitat and medium value rehabilitation habitat<sup>16</sup> to the greatest extent practicable unless:
  - a. where clearing cannot be reasonably avoided, it is minimised to the greatest extent practicable and any significant residual impact is offset generally in accordance with the Queensland Environmental Offsets Policy<sup>17</sup>; or
  - b. the Commonwealth government determines that the clearing of non-juvenile koala habitat trees is a controlled action or controlled action particular manner under the EPBC Act<sup>17</sup> and the clearing is undertaken in accordance with the Commonwealth government determination.
3. avoid adverse impacts to Matters of State Environmental Significance<sup>18</sup> unless:
  - a. where impacts cannot be reasonably avoided, they are minimised and any significant residual impacts are offset generally in accordance with the Queensland Environmental Offsets Policy; or
  - b. the Matter of State Environmental Significance is also a Matter of National Environmental Significance and the Commonwealth Government makes a determination under the EPBC Act<sup>19</sup>, in which case the Commonwealth determination prevails over this scheme.
4. deliver offsets where required, in accordance with the following order of priority:
  - a. areas within the PDA along the North Pine River which strengthen habitat connectivity
  - b. other areas within the PDA that strengthen habitat connectivity including along Yebri Creek
  - c. areas close to the PDA within the MBRC local government area which strengthen habitat connectivity



<sup>13</sup> Refer to South East Queensland Koala Conservation State Planning Regulatory Provisions 2010 and associated mapping.

<sup>14</sup> The *Environmental Protection and Biodiversity Conservation Act 1999* identifies Matters of National Environmental Significance. A development proponent must apply to the Commonwealth to determine if the proposed development may impact on such a matter. The Commonwealth government may determine (1) that a matter is not a controlled action, (2) that it is a controlled action particular manner, or (3) it will give an approval to undertake the development as a controlled action. If the Commonwealth government determines clearing is not a controlled action, the relevant provisions of the development scheme apply. If the Commonwealth government determines clearing is a controlled action particular manner the clearing is able to proceed without further assessment and approval, on the basis that it is in accordance with a particular manner (including any relevant offsets) that has been specified in the referral to the Commonwealth Government. If the Commonwealth government gives the approval to undertake the clearing as a controlled action, the clearing is able to proceed in accordance with the conditions imposed on the approval by the Commonwealth Government including any relevant offsets.

<sup>15</sup> The Queensland Environmental Offsets Policy is established under the *Environmental Offsets Act 2014*.

<sup>16</sup> Refer to South East Queensland Koala Conservation State Planning Regulatory Provisions 2010 and associated mapping.

<sup>17</sup> The Queensland Environmental Offsets Policy is established under the *Environmental Offsets Act 2014*.

<sup>18</sup> Refer to the State Planning Policy Interactive mapping system and State Development Assessment Provisions

<sup>19</sup> Refer to footnote 17.

5. protect the environmental values and ecological functions of Yebri Creek, North Pine River and lakes by:
  - a. ensuring development does not result in adverse impacts on fisheries resources including fish habitats, marine plants and fish passage<sup>20</sup> to ensure long-term fisheries productivity and accessibility except where impacts cannot be reasonably avoided, they are minimised and any significant residual impacts are offset generally in accordance with the Queensland Environmental Offsets Policy
  - b. maintaining and enhancing water quality through the use of best practice total water cycle management and water sensitive urban design principles<sup>21</sup>
  - c. achieving the water quality objectives for Moreton Bay waters<sup>22</sup>
6. protect the environmental values and ecological functions of terrestrial ecosystems by:
  - a. enhancing wildlife habitat and wildlife corridors that connect to areas of high environmental significance<sup>23</sup>
  - b. promoting the retention of habitat trees for street trees, feature trees in other public realm areas and in private open space, to provide fauna habitat as well as shade and shelter for pedestrians
  - c. providing, to the greatest extent practicable, safe koala and other fauna-movement infrastructure that are appropriate for the development and have regard to the local habitat connectivity value
  - d. ensuring on-site landscaping provides food, shelter and movement opportunities for native fauna
  - e. 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.

<sup>20</sup> Refer to Fisheries Guidelines including Fisheries guidelines for fish habitat buffer zones and Queensland wetland buffer planning guideline and State Development Assessment Provisions for guidance on appropriate buffer widths to marine plants. The guidelines are available at [www.daf.qld.gov.au](http://www.daf.qld.gov.au)

<sup>21</sup> Refer to the Healthy Waterways Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, as amended or replaced from time to time and MBRC Planning scheme policy - Integrated design.

<sup>22</sup> Refer to the *Environmental Protection (Water) Policy 2009*.

<sup>23</sup> Refer to Framework Plan 5 – Mill Green.







## 2.5.6 Community safety and development constraints

The siting, design, construction and operation of development supports community safety and gives appropriate consideration to development constraints by:

1. avoiding, to the greatest extent practicable, then managing or mitigating:
  - a. adverse impacts from pollution<sup>24</sup> and light nuisance<sup>25</sup>
  - b. adverse impacts on people, property and the environment from contaminated land<sup>26</sup>
  - c. the risk to life, property and the environment from natural hazards<sup>27</sup> to an acceptable or tolerable level
  - d. the risk to life, property and the environment from coastal hazard<sup>28</sup> including erosion prone areas or areas that experiences storm tide inundation
  - e. adverse impacts on the environment (including waterways), amenity and accessibility during and after construction including acid sulfate soil erosion and siltation<sup>29</sup>

2. managing and minimising noise emissions on sensitive uses<sup>30</sup>, including those from transport noise corridors<sup>31</sup>
3. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance<sup>32</sup>
4. ensuring it manages stormwater to:
  - a. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters
  - b. maintain or improve the structure and condition of drainage lines and riparian areas
  - c. avoid off-site adverse impacts from stormwater
5. ensuring development occurring in the Development area (refer Map 3 - Structural elements plan) achieves the flood planning level<sup>33</sup> for a habitable floor (residential development) and a non-habitable floor (non-residential development)
6. ensuring 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
7. ensuring it provides for efficient and safe evacuation during natural hazard events and does not unduly burden, disaster management response or recovery capacity and capabilities
8. maintaining or enhancing natural processes and the protective function of landforms and vegetation that can mitigate the risks associated with natural hazards
9. facilitating the location and design of community infrastructure to maintain the required level of functionality during and immediately after a natural hazard event
10. ensuring vulnerable uses are not located in areas where the risk from natural hazards is unacceptable or intolerable and cannot be mitigated.

<sup>24</sup> Development is generally in accordance with the *Environmental Protection (Air) Policy 2008*.

<sup>25</sup> Development is generally in accordance with Australian Standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.

<sup>26</sup> Refer to State Government guidelines on managing contaminated land.

<sup>27</sup> Refer to Council's flood check development reports to determine if development is affected by flood hazards. Landslide hazards are identified on the Moreton Bay Regional Council Landslide Hazard Overlay map. Bushfire Hazards are identified on the Moreton Bay Regional Council Bushfire Hazard Overlay map.

<sup>28</sup> Refer to MBRC Planning Scheme SC2 Mapping - Overlay maps - Coastal Hazard for areas at risk of storm inundation and erosion prone areas. In consideration of PDA development applications, MBRC may take guidance from MBRC Planning Scheme section 8.2.1 Coastal hazard overlay code and SC6.10 Planning scheme policy - Flood hazard, coastal hazard and overland flow.

<sup>29</sup> Refer to MBRC Planning Scheme SC2 Mapping - Overlay maps - Acid sulfate soils. Where development involves excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below 5m AHD, or filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below 5m AHD, an Acid sulfate soils investigation report in accordance with MBRC Planning Scheme, Planning scheme policy - Acid sulfate soils, is required.

<sup>30</sup> Development is generally in accordance with the *Environmental Protection (Noise) Policy 2008*.

<sup>31</sup> Refer to QDC 4.4 Buildings in a Transport Noise Corridors.

<sup>32</sup> Development should demonstrate consideration of the requirements, standards and guidance identified in the Developing Heritage Places: Using the development criteria document, prepared by the Department of Environment and Heritage and MBRC Planning Scheme, Planning scheme policy - Heritage and landscape character.

<sup>33</sup> Refer to the relevant Council flood check development report for the subject site for the most up to date applicable flood planning level.



## 2.5.7 Service infrastructure

The design and operation of development, including during construction, supports the efficient and effective delivery and operation of infrastructure by:

1. having regard to impacts on the safety and efficiency of the broader transport and traffic network for the surrounding area
2. ensuring the delivery of planned and future infrastructure, including future State-controlled roads, is not adversely impacted
3. providing infrastructure and services in a timely, orderly, integrated and coordinated manner
4. ensuring infrastructure and services are available or capable of being made available including key infrastructure and services such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications
5. ensuring the ongoing viability, integrity, operation, maintenance and safety of existing infrastructure is not compromised<sup>34</sup> by new development
6. ensuring new infrastructure and services required to service development are:
  - a. proportionate to network impacts
  - b. located and designed to maximise efficiency and ease of maintenance
  - c. do not adversely affect the desired character and amenity of the public realm
7. allowing for future developments in information technology
8. allowing for interim uses including public events and markets to have access to water and power
9. ensuring development in proximity to high voltage electrical infrastructure avoids exposing people to unacceptable electromagnetic radiation or electrocution risk and minimises the risk of damage to the infrastructure<sup>35</sup>
10. ensuring facilities containing essential electrical services do not result in electrical hazards during a flood event.

<sup>34</sup> Refer to MBRC Planning Scheme SC2 Mapping - Overlay Maps - Infrastructure Buffers for locations existing of infrastructure and associated buffers.

<sup>35</sup> High voltage electricity infrastructure traverses the PDA including overhead high voltage lines and a substation. Energex must review all works within 10 metres of the centerline of the high voltage lines and substation to ensure no breaches of safety clearances.







## 2.6 PLACE PROVISIONS

Place provisions provide guidance on where activities and development within the PDA is preferred and development criteria to support the achievement of the vision for the PDA.

The PDA is made up of five 'places', each having its own place intent, framework plan, preferred land uses, development criteria and levels of assessment. The five places are:

1. Mill Central
2. Mill Innovation
3. Mill Transit
4. Mill Urban
5. Mill Green

Map 2 - The Mill at Moreton Bay PDA and place boundaries shows the location and boundaries of the five places.

Place provisions should be read in conjunction with the vision, structural elements and PDA-wide criteria.

Development criteria are further illustrated in the guidance material.



## 2.6.1 PLACE 1 - MILL CENTRAL

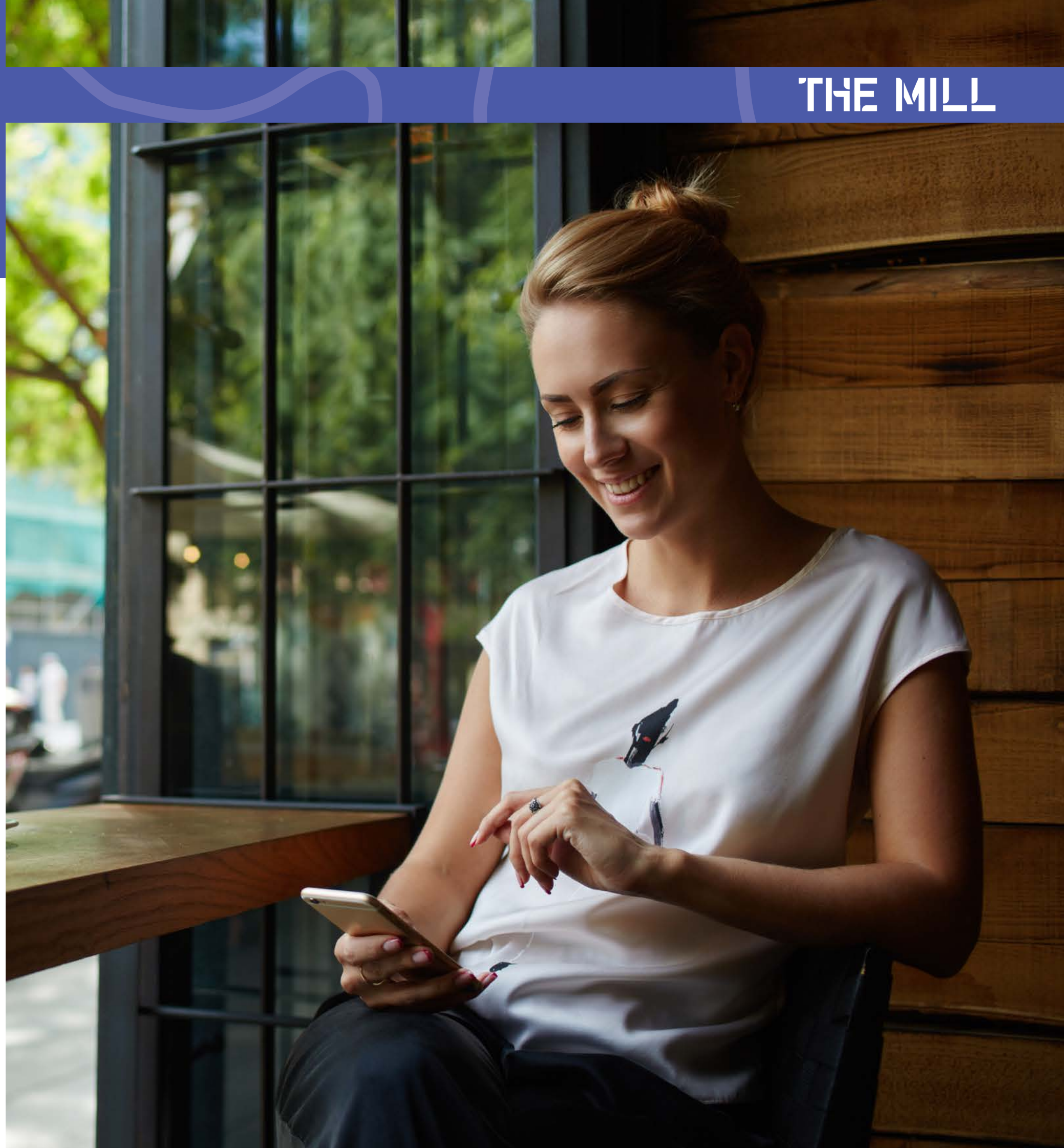
### Place Intent

Mill Central will be home to the first full service university campus in the Moreton Bay Region and will provide a revitalised and active District Centre for Petrie. The university will be supported and complemented by a vast range of uses and activities, including regional sporting facilities and health related opportunities. Together, they will form an incubator for change and ignite new economic growth for the Moreton Bay region by leveraging all it has to offer. Mill Central will become a highly attractive and vibrant destination, with a range of quality urban spaces hosting a mix of retail, commercial, residential, community and recreation uses, with a District Centre to the west of the rail line and the Neighbourhood Hub<sup>36</sup> to the east. Mill Central will be brought together by a highly embellished public realm that will include Smart City Technology, public art, and quality landscape treatment.

Development of Key Sites (identified on Framework Plan 1 - Mill Central) does not result in an under development, which includes residential development having a site density less than 75 dwellings per hectare and other uses having a plot ratio of less than 1:1<sup>37</sup>. Development of detached dwellings and single or double storey townhouses are not encouraged given the place's proximity to transport, education and major employment providers. However, dwellings that incorporate home offices which enable commercialisation of home businesses, 'start-ups' and small to medium enterprise (e.g. SOHO style development of 2-3 storeys) will be supported in concentrated pockets around the fringes of Mill Central. Development is generally in accordance with Framework Plan 1 - Mill Central.

<sup>36</sup> Note that Neighbourhood hubs have a reduced role, scale and function to that of a Local centre.

<sup>37</sup> Plot ratio is the ratio of gross floor area to the area of the site. For example, a minimum plot ratio of 1:1 means a 1,000m<sup>2</sup> site is to be developed with a minimum of 1,000m<sup>2</sup> gross floor area.





## DEVELOPMENT CRITERIA - MILL CENTRAL

### Land Use Activities<sup>38</sup>

Development for interim uses in Mill Central will:

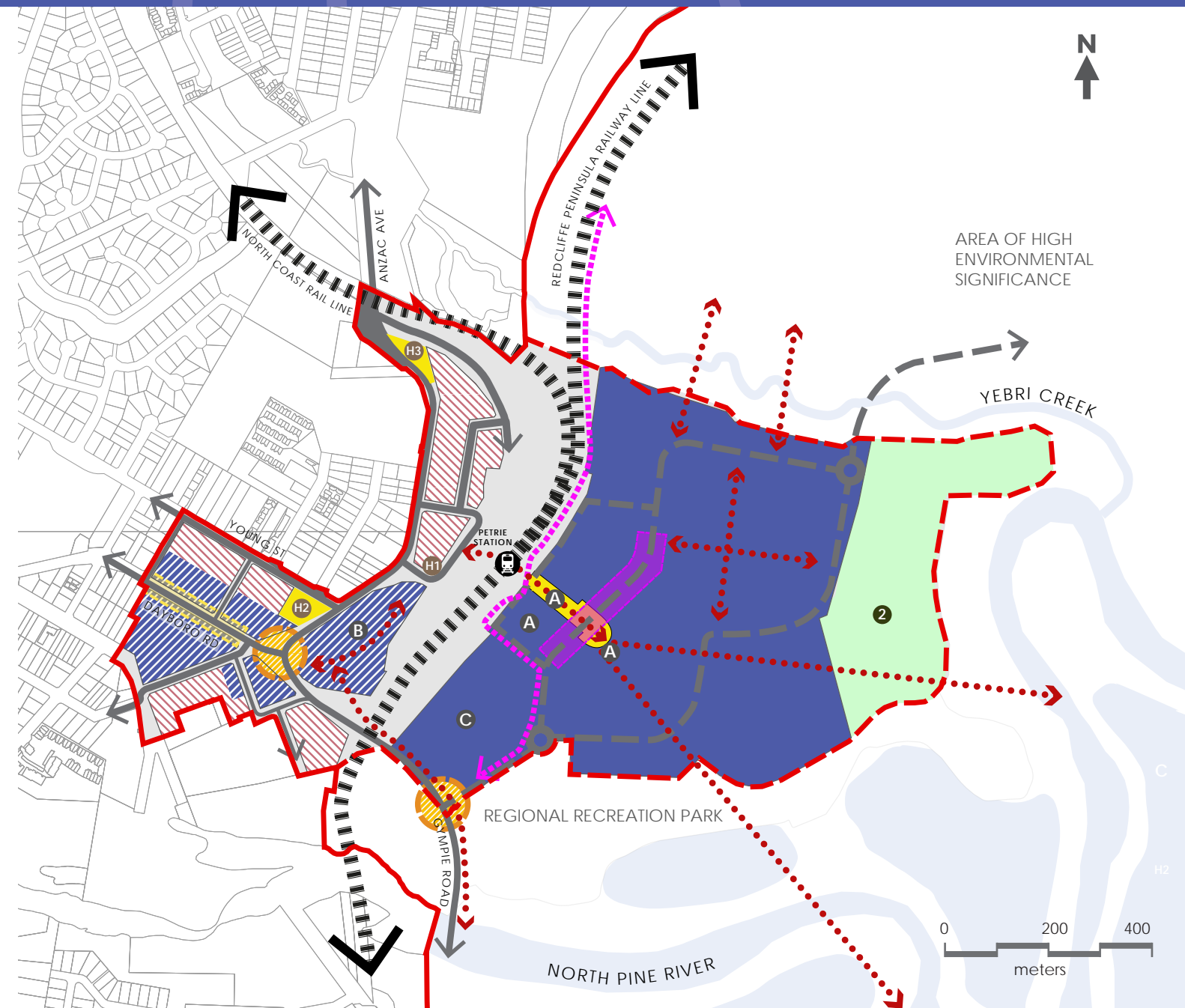
1. deliver land uses that promote activity and deliver amenity in the place including markets, pop ups and food vans to encourage start-up businesses and increase visitors to the place

Development in the University and Mixed-use Area will:

2. on Key Site A, deliver the university foundation facilities, Village Green, a signature building suitable for civic function uses
3. on Key Site C, deliver 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
4. establish a compact neighbourhood hub, with active uses oriented and concentrated along the Neighbourhood Hub Main Street
5. ensure the nature and scale of retail activities in the Neighbourhood hub are consistent with the role and function of a Neighbourhood hub<sup>39</sup> in providing for the convenience needs of users on the eastern side of the North Coast Rail Line, and does not constitute the role, scale or function of a Local centre
6. retail uses outside of the neighbourhood hub are to be of a small scale and provide for the immediate needs of users while on site (e.g. café in a mixed-use building)

<sup>38</sup> For guidance on defined land uses that are preferred (primary and secondary) in Mill Central refer to Schedule 3.

<sup>39</sup> For example, limited-line supermarkets, fine grain retail tenancies and specialty stores.



FRAMEWORK PLAN 1 - Mill Central

KEY ITEM		KEY SITES	
	PDA Boundary		Site A - University Foundation Facility, and Village Green
	Place Boundary		Site B - Revitalised Mixed Use Site
	Road Reserve and Railway Land		Site C - Gateway Site
	University and Mixed-use Area	<b>HERITAGE SITES</b>	
	Key Civic Spaces		Post Office and Telephone Exchange
	District Centre		North Pine School of Arts
	Residential Focus		Anzac Park
	Sport and Recreation		
	Lakes, River and Creek		
	Railway Station		
	Neighbourhood Hub Main Street		
	District Centre Main Street		
	Primary Pedestrian Connections (Indicative)		
	Existing Road		
	Proposed Road Connections (Indicative)		
	Railway Line		
	Petrie to Kippa-Ring Shared Pathway		
	Key Intersections		



7. in the remainder of the University and Mixed-use Area, deliver additional university facilities to establish a full service university campus<sup>40</sup> as well as an assortment of activities and uses including community, small scale retail (e.g. cafes), commercial and residential
8. deliver sporting facilities that are of a regional standard (such as aquatic centre, football, rugby, AFL/cricket fields, athletic track and sports courts)
9. deliver a mix of residential uses (including student accommodation and retirement living), achieving a minimum site density of 75 dwellings per ha, in the form of:
  - a. high density residential where generally located in the centre of the University and Mixed-use Area and part of a mixed-use building and predominantly above podium level
  - b. high density residential where generally located around the northern, eastern and southern fringes of the University and Mixed-use Area and:
    - not part of a mixed-use building; or
    - part of a mixed-use building with a limited number of small-scale tenancies<sup>41</sup> which activate the ground floor
  - c. medium density residential where generally located in pockets around the northern, eastern and southern fringes of the University and Mixed-use Area and incorporating home office uses on the ground floor (e.g. SOHO style development of 2 - 3 Storeys).

Development in the District Centre will:

10. on Key Site B, provide a new signature development with an interesting and diverse range of uses and activities
11. enhance and increase the range and mix of businesses and commercial activities in the District Centre on the western side of the North Coast Rail Line, including offices and high end comparison and convenience retail that serves the broader catchment

12. revitalise the District Centre Main Street through the establishment of active uses directly adjoining the street
13. ensure development 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<sup>42</sup>
14. deliver high density residential uses that achieve a site density of at least 75 dwellings per hectare
15. maintain the cultural heritage values associated with the North Pine School of Arts and enhance the historic sense of place created by this site
16. where adjoining Anzac Avenue, maintain and enhance the cultural heritage values associated with the corridor<sup>43</sup>.

Development in the Residential Focus area will:

17. 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:
  - a. high and medium density residential where:
    - not part of a mixed-use building; or
    - part of a mixed-use building with a limited number of small-scale tenancies<sup>41</sup> that activate the ground floor
  - b. medium density residential where incorporating home office uses on the ground floor (e.g. SOHO style development of 2-3 storeys)
18. maintain the cultural heritage values associated with the Petrie Post Office and Telephone Exchange and Anzac Park and enhance the historic sense of place created by these sites.

<sup>40</sup> A full service university campus is a self-contained higher-education institution providing a broad range of courses of all levels, academic faculty, research and administrative functions.

<sup>41</sup> Generally this means 1 to 3 tenancies, each having a maximum GFA of 100m<sup>2</sup>.

<sup>42</sup> For the role, scale and function of centres in the Moreton bay centres network, refer to MBRC Planning Scheme, Centre zone code, table 6.2.1.1 Moreton Bay centres network.

<sup>43</sup> Refer to the 'Anzac Memorial Avenue (former): Conservation Management Plan', commissioned by the Department of Transport and Main Roads and section 4.5 of the Implementation strategy for further information.



## Infrastructure and Capacity

Development in Mill Central will:

19. ensure development adjoining Key Intersections does not compromise the effective and viable design and delivery of Key Intersections including the Petrie roundabout upgrade and new Key Intersection with Gympie Road.

## Connectivity and Movement

Development in Mill Central will:

20. deliver Proposed Road Connections to provide access to the place from Gympie Road (north of the Pine River) and facilitate future connection with Dohles Rocks Road at Kallangur
21. deliver a highly active Primary Pedestrian Connection that links the District Centre, Petrie Station and the Village Green (Key Site A) including orienting buildings towards the connection and a pedestrian focused interface (e.g. awnings over footpaths)
22. establish and maintain physical and visual Primary Pedestrian Connections between:
  - a. the District Centre and the Petrie Station
  - b. the Petrie Station and the Village Green (Key Site A)
  - c. the Village Green (Key Site A) and the Regional Recreation Park and the Sport and Recreation Park
  - d. the Lakes and the Village Green (Key Site A)
  - e. Key Site B and Key Site C, across the North Coast Rail Line, generally in the vicinity of, or forming part of, the Gympie Road overpass
  - f. Mill Central and Mill Innovation, across Yebri Creek
  - g. the southern end of Key Site B (adjoining the Petrie roundabout) and the northern end of Key Site B.

## Built Form and Urban Design

Development in Mill Central will:

23. address adjoining frontages<sup>44</sup> (where on a corner will address both frontages) and areas of open space including Village Green (Key Site A), Regional Recreation Park, and Sport and Recreation Park
24. build to or within 1 metre of the boundary adjoining the street unless setback to accommodate civic spaces or outdoor dining
25. provide building heights as follows:
  - a. Key Site A, B and C, no maximum building height
  - b. remainder of the place, no greater than 27m
26. include a public plaza where:
  - a. incorporating a gross leasable area greater than 3,000m<sup>2</sup>; or
  - b. on Key Site A, B, or C; or
  - c. at strategic locations along the District Centre Main Street and Neighbourhood Hub Main Street
27. respect and not diminish or cause irreversible damage to the cultural heritage and historical values present on the Petrie Post Office and Telephone Exchange, the North Pine School of Arts and Anzac Park<sup>45</sup> and any adjoining Key Civic Space
28. deliver mixed-use buildings where the ground and podium levels are occupied by retail, commercial or community uses to provide activities close to the public realm

<sup>44</sup> For example, addressing a frontage may be achieved through a combination of variety in built form, design and architecture features, recesses and projections, podiums, civic spaces and courts, doors, windows/openings, glazing and separate or additional pedestrian access points.

<sup>45</sup> For guidance, refer to MBRC Planning Scheme SC2 - Overlay maps - Heritage and landscape character and Planning scheme policy - Heritage and landscape character for heritage locations. Development should also demonstrate consideration of the requirements, standards and guidance identified in the Developing Heritage Places: Using the development criteria document, prepared by the Department of Environment and Heritage and MBRC Planning Scheme, Planning scheme policy - Heritage and landscape character.

29. where forming part of the Neighbourhood Hub Main Street or the District Centre Main Street:

- a. create a single continuous built form, that includes architectural elements such as awnings, ground level materials and signage that create a single vernacular for the Main Street, whilst enabling a high quality, weather tolerant, pedestrian responsive environment
- b. locate residential uses above podium level along the Main Street to create a critical mass of local residents
- c. support temporary container shop fronts that create early activation and destination qualities, allowing for uses to move and relocate as the Main Street develops

30. where for a Neighbourhood Hub Main Street, be designed as a local street, able to be closed to through traffic for special events and the transformation to a more active and flexible space

31. where forming part of Key Site A, B or C:

- a. contribute to the visual interest and character of the place taking on elements of the locational character
- b. contribute to the character and richness of the centre through the inclusion of landmark elements and public art
- c. create interesting spaces or corners through the use of feature corners directly addressing the junction
- d. create a sense of arrival into the university campus and Mill central, reflected through high quality architectural response and high visibility to Gympie Road

32. integrate and maximise opportunities to address drainage easements.



Indicative view of Neighbourhood Hub Main Street utilising the street for a night market / eat street event



Levels of assessment - Mill Central

TABLE 1 - Levels of assessment - Mill Central

Column 1 PDA exempt development*	Column 2 PDA self-assessable development	Column 3 PDA Assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
1. Development specified in Schedule 1 or 2. Material change of use for any of the following uses where located in an existing premises in: a. the District Centre on Framework Plan 1-Mill Central; or b. a neighbourhood hub; or c. an established mixed-use development; and a. resulting in an increase of GFA or roofed area of not more than 80m <sup>2</sup> : <ul style="list-style-type: none"><li>Bar - where not adjoining a sensitive land use</li><li>Child care centre</li><li>Club</li><li>Community care centre</li><li>Community use</li><li>Educational establishment</li><li>Emergency services</li><li>Food and drink outlet</li><li>Function facility</li><li>Garden centre</li><li>Hardware and trade supplies</li><li>Health care services</li><li>Home based business</li><li>Indoor sport and recreation</li><li>Low impact industry</li><li>Market</li><li>Office</li><li>Outdoor sales</li><li>Sales office</li><li>Service industry</li><li>Shop</li><li>Shopping centre</li><li>Showroom</li><li>Veterinary services.</li></ul>	1. Material change of use for a Dwelling house where in the Residential Focus area where compliant with the assessment criteria in the Dwelling house code in the MBRC Planning Scheme and, if in the Flood Planning Area, results in a habitable floor level that achieves the Flood Planning Level**.  2. 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, Urban neighbourhood precinct in the MBRC Planning Scheme.  ** Refer to Council's flood check development report to determine if a property is in the Flood Planning Area and for the most up to date applicable flood planning level.	All development other than development mentioned in Columns 1, 2 and 3B.	Material change of use for a: <ul style="list-style-type: none"><li>Brothel</li><li>Detention facility</li><li>Extractive industry</li><li>High impact industry</li><li>Intensive animal industry</li><li>Medium impact industry</li><li>Special industry</li><li>Rural industry</li><li>Service station.</li></ul>

\*Where development does not meet the exempt criteria stated in Column 1 it becomes PDA Assessable development.





## THE HEART OF THE MILL WHERE PEOPLE WILL MEET, CREATE, CONNECT AND ENJOY.

Indicative view of University Foundation Facilities, including pedestrian spine from Petrie Rail Station to Village Green and beyond to the Regional Recreation Park and Sport and Recreation Park



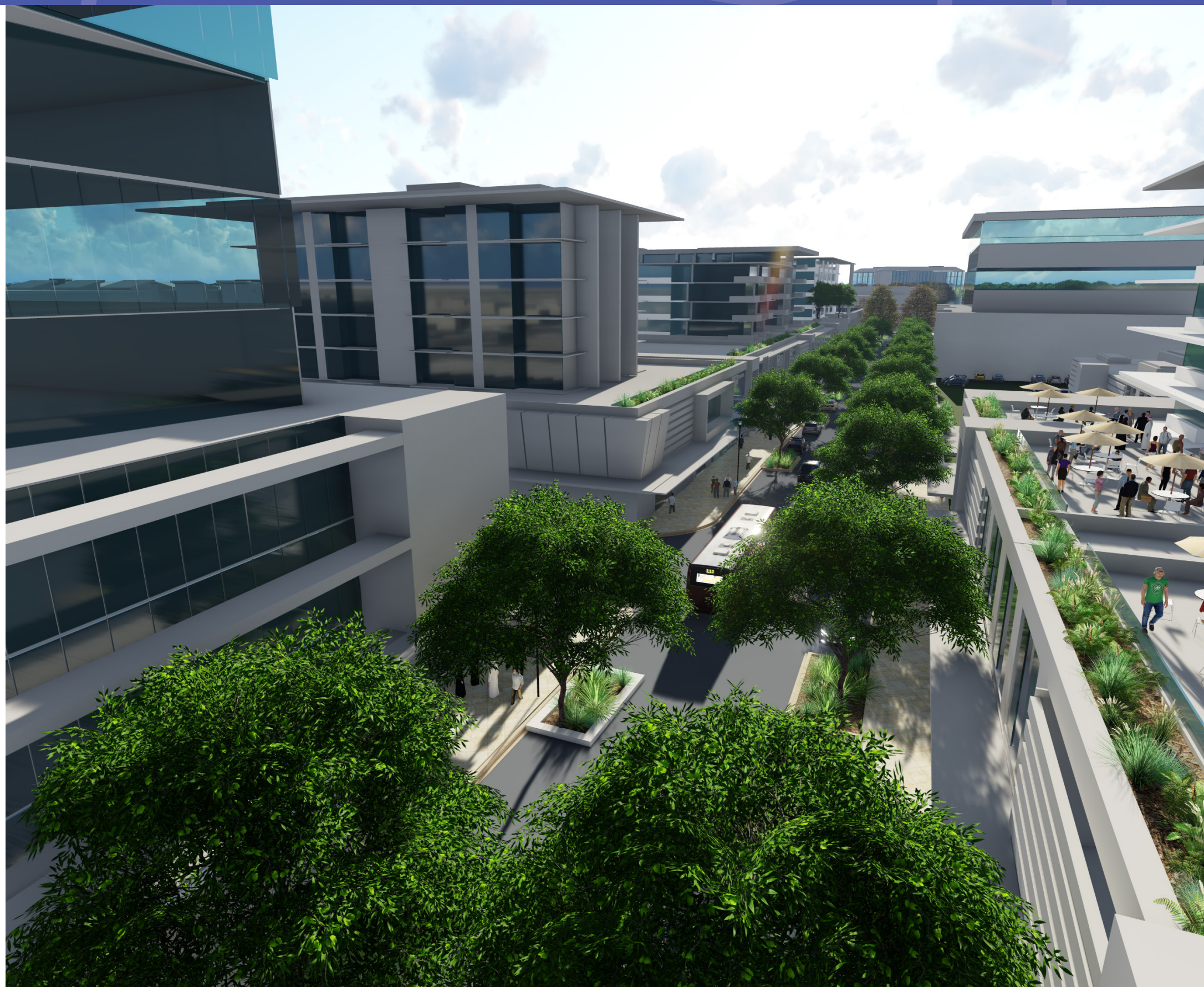


**A STRONG  
AND DIVERSE  
ECONOMY**

**SUCCESSFULLY  
LINKING  
THE HIGHER  
EDUCATION  
LEARNING WITH  
INCUBATOR  
BUSINESS  
GROWTH**

Indicative view along Neighbourhood Hub Main Street towards Petrie Railway Station and Village Green





**SUBTROPICAL  
LIVING**  
**CREATING URBAN  
LIVING AREAS  
THAT EMBRACE  
THE INDOOR  
/ OUTDOOR  
QUALITIES OF OUR  
ENVIRONMENT**

Indicative view of District Centre Main Street towards Petrie  
Railway Station



## 2.6.2 PLACE 2 - MILL INNOVATION

### Place intent

Mill Innovation is an area of opportunity that will be characterised by a key attractor(s) for the region that will stimulate regional economic growth and generate high employment for the region. Uses which have a direct nexus with the full service university campus to the south will be encouraged. Key attractor(s) will be supported by complimentary residential and non-residential activities. Development is generally in accordance with the Framework Plan 2 - Mill Innovation.





## DEVELOPMENT CRITERIA - MILL INNOVATION

### Land Use Activities<sup>46</sup>

Development in Mill Innovation will:

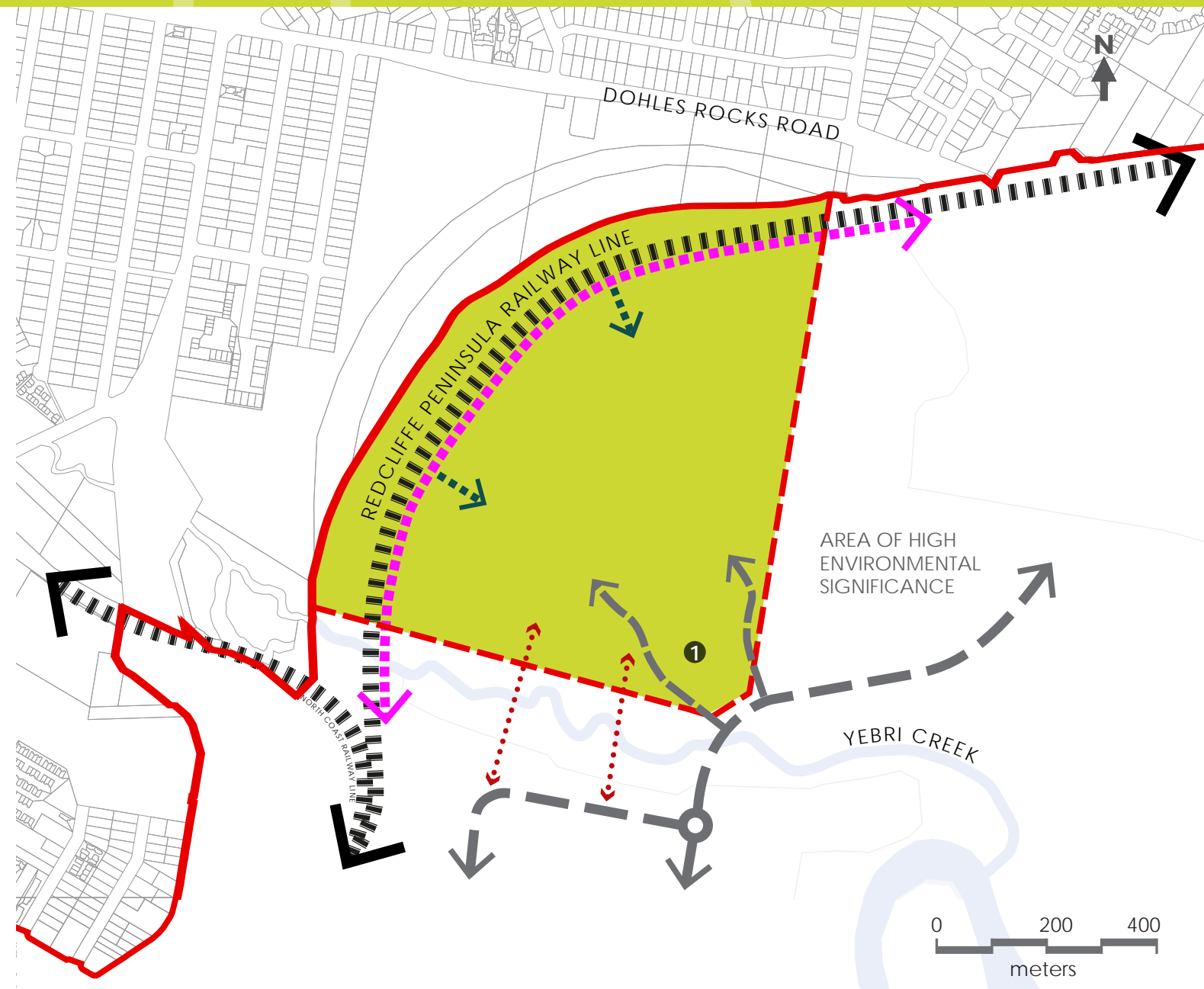
1. provide primary preferred land use(s) to anchor the place that:
  - a. complement the function of the full service university campus to the south; or
  - b. involves a key attractor(s) that will stimulate regional economic growth; or
  - c. involves a high employment generating use (e.g. business innovation); or
  - d. maximises the strategic location, proximity to the rail corridor and extensive open space areas.
2. deliver residential development in the form of medium to high density housing that capitalises on and complements the primary preferred land use(s)
3. 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
4. provide secondary preferred land uses that:
  - a. complement the primary preferred land use(s) including consideration of the need for community and recreation uses to promote social benefit and community interaction

- b. do not compromise or adversely impact (through fragmentation or otherwise) the establishment of a future primary preferred land use(s)
5. provide interim land uses that promote activity and deliver amenity, such as:
  - a. at grade car parking areas
  - b. food and drink stalls
  - c. pop up retail and commercial stores
6. provide a limited amount of retail development, comprising small tenancies that are dispersed within the place to service the immediate convenience needs of workers, residents and visitors.

### Movement and Connectivity

Development in Mill Innovation will:

7. establish connections to the Petrie to Kippa-Ring Shared Pathway
8. establish and maintain physical and visual Primary Pedestrian Connections between Mill Central and Mill Innovation, across Yebri Creek
9. deliver two Proposed Road Connections to provide access from the Proposed Road in Mill Green (ultimately connecting Gympie Road (north of the Pine River) to Dohles Rocks Road at Kallangur).



### FRAMEWORK PLAN 2 - Mill Innovation

#### KEY ITEM

- |   |  |
|---|--|
| <span style="color: red;">—</span> PDA Boundary                             | <span style="color: magenta;">—</span> Petrie to Kippa-Ring Shared Pathway                               |
| <span style="color: red;">- - -</span> Place Boundary                       | <span style="color: green;">- - -</span> Connections to Petrie to Kippa-Ring Shared Pathway (Indicative) |
| <span style="color: green;">■</span> Development Area                       | <span style="color: red;">- - -</span> Primary Pedestrian Connections (Indicative)                       |
| <span style="color: lightblue;">■</span> Lakes, River and Creek             | <span style="color: black;">—</span> Railway Line  |
| <span style="color: green;">1</span> Local Recreation Park                  |  |
| <span style="color: black;">—</span> Proposed Road Connections (Indicative) |  |

<sup>46</sup> For guidance on defined land uses that are preferred (primary and secondary) in Mill Innovation refer to Schedule 3.



Levels of assessment - Mill Innovation

TABLE 2 - Levels of assessment - Mill Innovation

Column 1 PDA exempt development	Column 2 PDA self-assessable development	Column 3 PDA Assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Development specified in Schedule 1.	Nil.	All development other than development mentioned in Columns 1, 2 and 3B.	Material change of use for a: <ul style="list-style-type: none"><li>▪ Brothel</li><li>▪ Detention facility</li><li>▪ Extractive industry</li><li>▪ High impact industry</li><li>▪ Intensive animal industry</li><li>▪ Medium impact industry</li><li>▪ Rural industry</li><li>▪ Special industry</li><li>▪ Service station.</li></ul>





**ENDLESS  
OPPORTUNITIES**  
**CREATING PLACES  
FOR INNOVATION  
AND INVESTMENT  
INTO THE FUTURE**

Indicative view of commercial and incubator opportunities within an activated streetscape.



## 2.6.3 PLACE 3 - MILL URBAN

### Place intent

Mill Urban establishes a new community comprising a mix of residential development and live work opportunities focused around high quality garden landscapes and streetscapes. Development will be generally in accordance with Framework Plan 3 - Mill Urban.





## DEVELOPMENT CRITERIA - MILL URBAN

### Land Use Activities<sup>47</sup>

Development in Mill Urban will:

1. where in the Next Generation Neighbourhood area, provide a range of housing types including detached houses, terrace housing, multi-level apartment buildings and retirement living
2. where in the Urban Neighbourhood area, provide a mix of medium and high density residential uses (including student accommodation and retirement living) achieving a minimum site density of 75 dwellings per hectare in the form of standalone or mixed-use buildings
3. provide recreational opportunities and open spaces that do not adversely affect the environmental qualities of the Areas of High Environmental Significance within the adjoining Mill Green
4. facilitate the continued operation of the existing community centre (Pine Rivers Neighbourhood Centre) at 865 Gympie Road, Lawnton.

### Movement and Connectivity

Development in Mill Urban will:

5. deliver Proposed Road Connections from Gympie Road and Lawnton Pocket Road to provide local access and support safe, orderly and adequately serviced development
6. ensure that the safe and efficient operation of vehicles transporting extractive resources is not adversely affected along the identified Pine Rivers North Key Resource Area transport route<sup>48</sup>.

### Built Form and Urban Design

Development in Mill Urban will:

7. where in the Next Generation Neighbourhood area, have building heights generally no greater than 12m
8. where in the Urban Neighbourhood area, achieve a minimum site density of 75 dwellings per hectare with heights generally no greater than 27m
9. provide adequate separation, buffering and mitigation measures to ensure the number of residents adversely affected by noise, dust and vibration generated by the haulage of extractive materials along the identified Pine Rivers North Key Resource Area transport route does not increase.



FRAMEWORK PLAN 3 - Mill Urban

#### KEY ITEM

- PDA Boundary
- - - Place Boundary
- Next Generation Neighbourhood
- ▨ Urban Neighbourhood
- 🚂 Railway Station
- ← Existing Road
- Proposed Road Connections (Indicative)
- 🚂 Railway Line
- 🌊 Lakes, River and Creek
- Community Centre

<sup>47</sup> For guidance on defined land uses that are preferred (primary and secondary) in Mill Urban refer to Schedule 3.

<sup>48</sup> Refer to the State Planning Policy – state interest guideline – Mining and extractive resources and SPP mapping for further information on the Pine Rivers North Key Resource Area and associated transport route.



Levels of assessment - Mill Urban  
TABLE 3 - Levels of assessment - Mill Urban

Column 1 PDA exempt development	Column 2 PDA self-assessable development	Column 3 PDA Assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
All development specified in Schedule 1.	<div>1. Material change of use for a Dwelling house where compliant with the assessment criteria in the Dwelling house code in the MBRC Planning Scheme and if in the Flood Planning Area, results in a habitable floor level that achieves the Flood Planning Level*.</div> <div>2. 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.</div> <div>* Refer to Council's flood check development report to determine if a property is in the Flood Planning Area and for the most up to date applicable flood planning level.</div>	All development other than development mentioned in Columns 1, 2 and 3B.	<div>Material change of use a:</div> <div><div>▪ Brothel</div><div>▪ Detention facility</div><div>▪ Extractive industry</div><div>▪ High impact industry</div><div>▪ Intensive animal industry</div><div>▪ Medium impact industry</div><div>▪ Special industry</div><div>▪ Rural industry</div><div>▪ Service station.</div></div>





**CONVENIENT  
URBAN LIVING**

**WALKING  
DISTANCE TO KEY  
INFRASTRUCTURE,  
EDUCATION,  
RETAIL AND OVER  
230HA OF PARK  
LANDS**

Indicative view of the separation of built form provides the opportunity to create privacy, spaces and recreation areas



## 2.6.4 PLACE 4 - MILL TRANSIT

### Place intent

Mill Transit will create a new transit oriented residential community and a neighbourhood hub which supports convenience retail and commercial uses focused around Kallangur Station. It 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. Development will be generally in accordance with Framework Plan 4 - Mill Transit.





## DEVELOPMENT CRITERIA - MILL TRANSIT

### Land Use Activities<sup>49</sup>

Development in Mill Transit will:

1. provide for a transit oriented residential community and neighbourhood hub north of Dohles Rocks Road comprising:
  - a. housing in medium to high rise residential buildings
  - b. convenience retail, personal services, speciality retail and supporting uses including shops and places to eat and drink focussed on the Neighbourhood Hub Main Street
  - c. minor employment-generating uses such as small-scale offices
  - d. public spaces and community uses
  - e. innovative live and work environments
2. ensure the nature and scale of retail activities in the Neighbourhood hub are consistent with the role and function of a Neighbourhood hub<sup>50</sup> by providing for the convenience needs of the immediate residential catchment and do not constitute the role, scale or function of a Local centre
3. acknowledge ongoing operational requirements, including amenity impacts, of existing industrial and commercial uses on the southern side of Dohles Rocks Road
4. ensure that intensification of existing and new industrial development south of Dohles Rocks Road is not incompatible with residential development north of Dohles Rocks Road
5. ensure interface areas between industrial development and sensitive land uses are appropriately managed.

<sup>49</sup> For guidance on defined land uses that are preferred (primary and secondary) in Mill Transit refer to Schedule 3.  
<sup>50</sup> For example, limited-line supermarkets, fine grain retail tenancies and specialty stores.

### Movement and Connectivity

Development in Mill Transit will:

6. deliver a Proposed Road Connection to facilitate future connection with the university and Mill Central, providing local access and supporting orderly and adequately serviced development
7. ensure the effective and viable design and delivery of the Key Intersection at Dohles Rocks Road is not compromised.

### Built Form and Urban Design

Development in Mill Transit will:

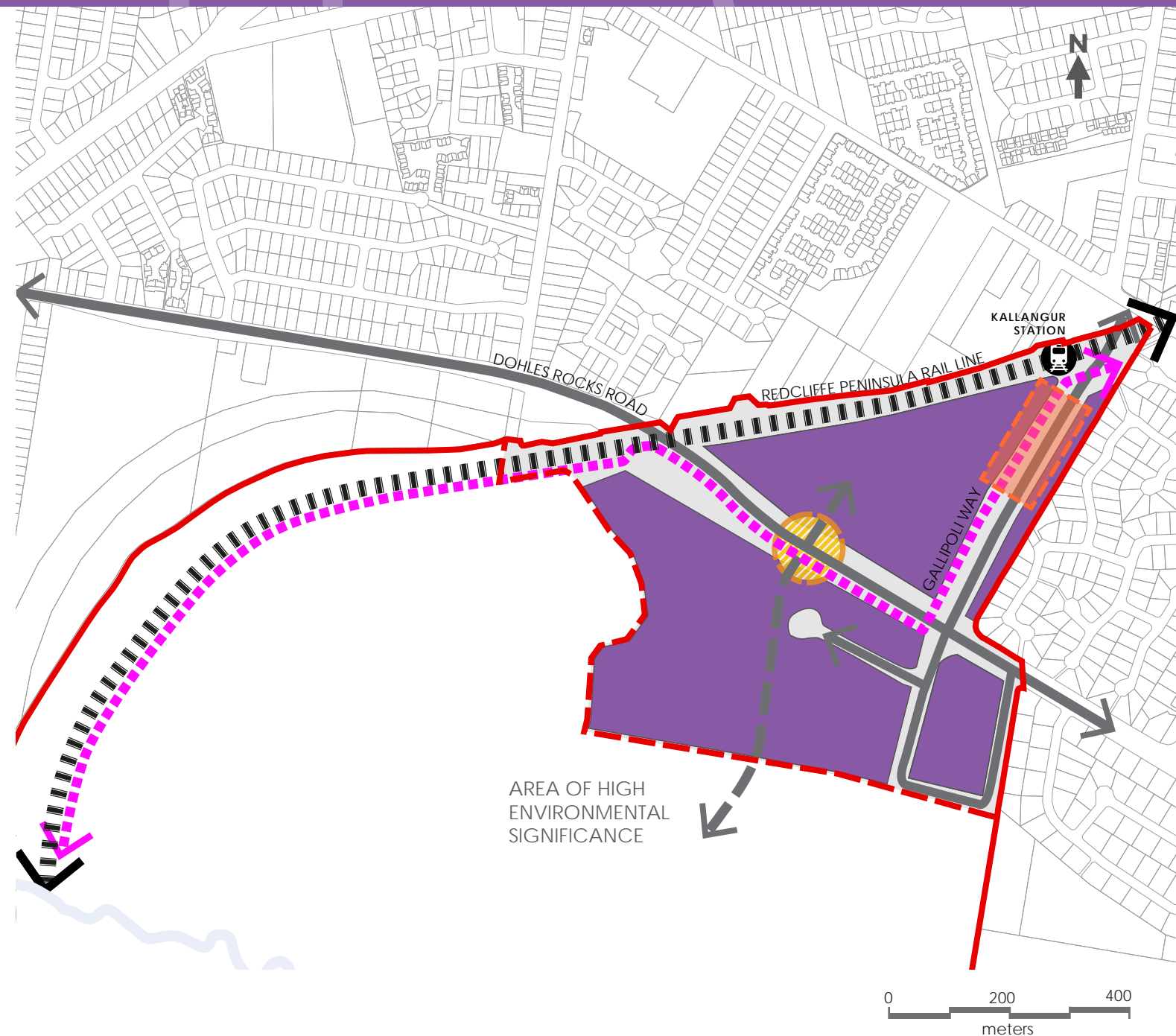
8. provide a range of residential buildings that achieve a minimum site density of 75 dwellings per hectare with a height generally no greater than 21m to maximise the proximity to, and amenity of the Kallangur Station
9. provide for active frontages along the northern end of Gallipoli Way on the Neighbourhood Hub Main Street with a maximum 2,200m<sup>2</sup> GFA of retail development to service the immediate residential catchment
10. deliver a public plaza to provide amenity for residents, visitors and commuters that connects the Kallangur Station and the retail development along Gallipoli Way.

### Infrastructure and Site Constraints

Development in Mill Transit will:

11. provide adequate separation and buffering where in proximity to the Murrumba Downs wastewater treatment site<sup>51</sup>.

<sup>51</sup> Refer to MBRC Planning Scheme SC2 - Overlay maps - Infrastructure buffers for location of wastewater treatment site and wastewater treatment site buffer.



FRAMEWORK PLAN 4 - Mill Transit

#### KEY ITEM

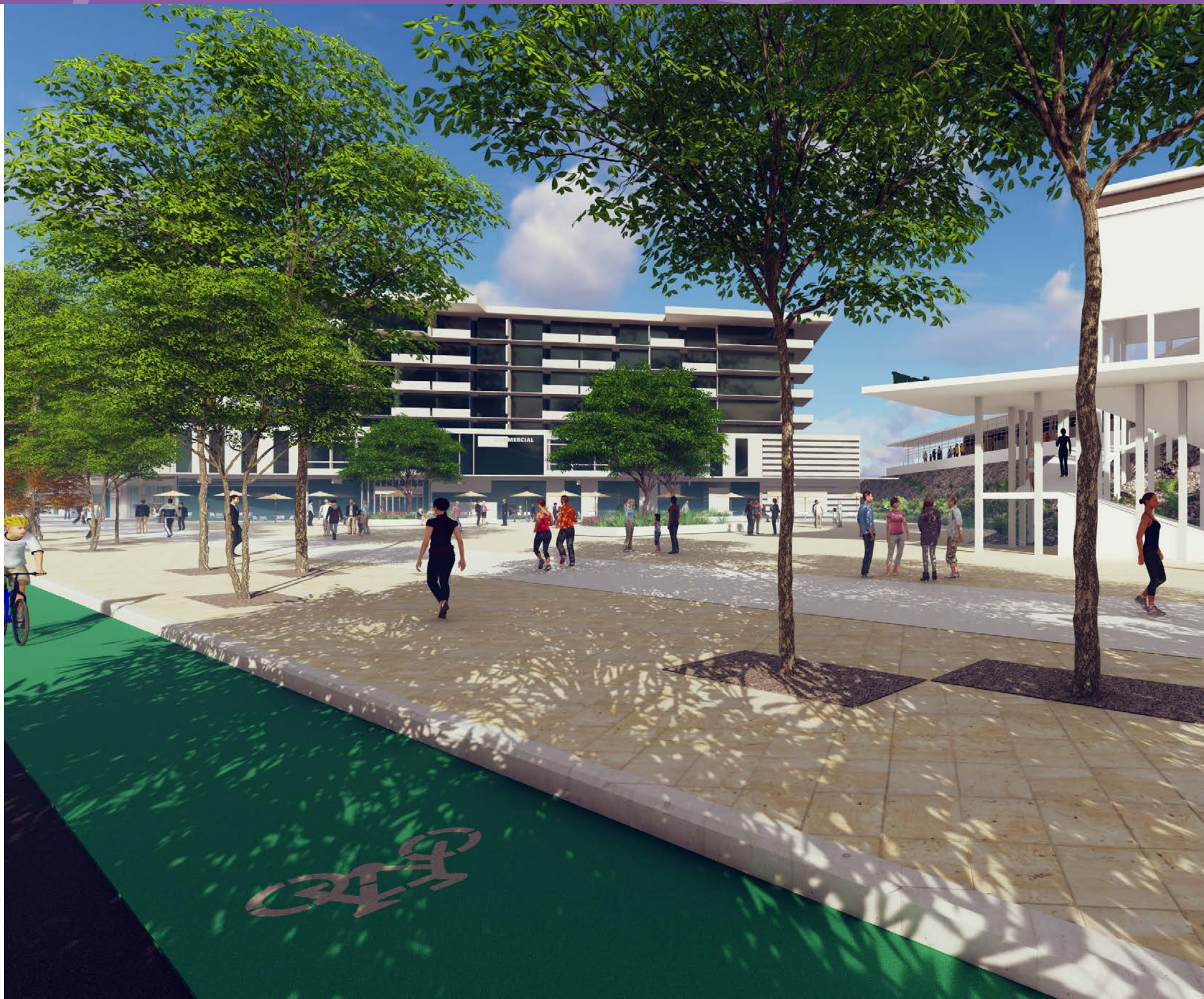
- PDA Boundary
- - - Place Boundary
- Road Reserve and Railway Land
- Development Area
- Railway Station
- Railway Line
- Petrie to Kippa-Ring Shared Pathway
- Proposed Road Connections (Indicative)
- Existing Road
- Key Intersections (Indicative) Neighbourhood Hub
- Neighbourhood Hub Main Street



Levels of assessment - Mill Transit  
TABLE 4- Levels of assessment - Mill Transit

Column 1 PDA exempt development	Column 2 PDA self-assessable development	Column 3 PDA Assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
All development specified in Schedule 1.	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, Urban neighbourhood precinct in the MBRC Planning Scheme.	All development other than development mentioned in Columns 1, 2 and 3B.	Material change of use for a: <ul style="list-style-type: none"><li>▪ Brothel</li><li>▪ Detention facility</li><li>▪ Extractive industry</li><li>▪ High impact industry</li><li>▪ Intensive animal industry</li><li>▪ Medium impact industry</li><li>▪ Special industry</li><li>▪ Rural industry</li><li>▪ Service station.</li></ul>





**CAPITALISING ON  
EXISTING PUBLIC  
TRANSPORT  
INFRASTRUCTURE  
CREATING URBAN  
OUTCOMES  
WITH HIGH  
QUALITY PUBLIC  
SPACES AROUND  
KEY PUBLIC  
TRANSPORT  
NODES**

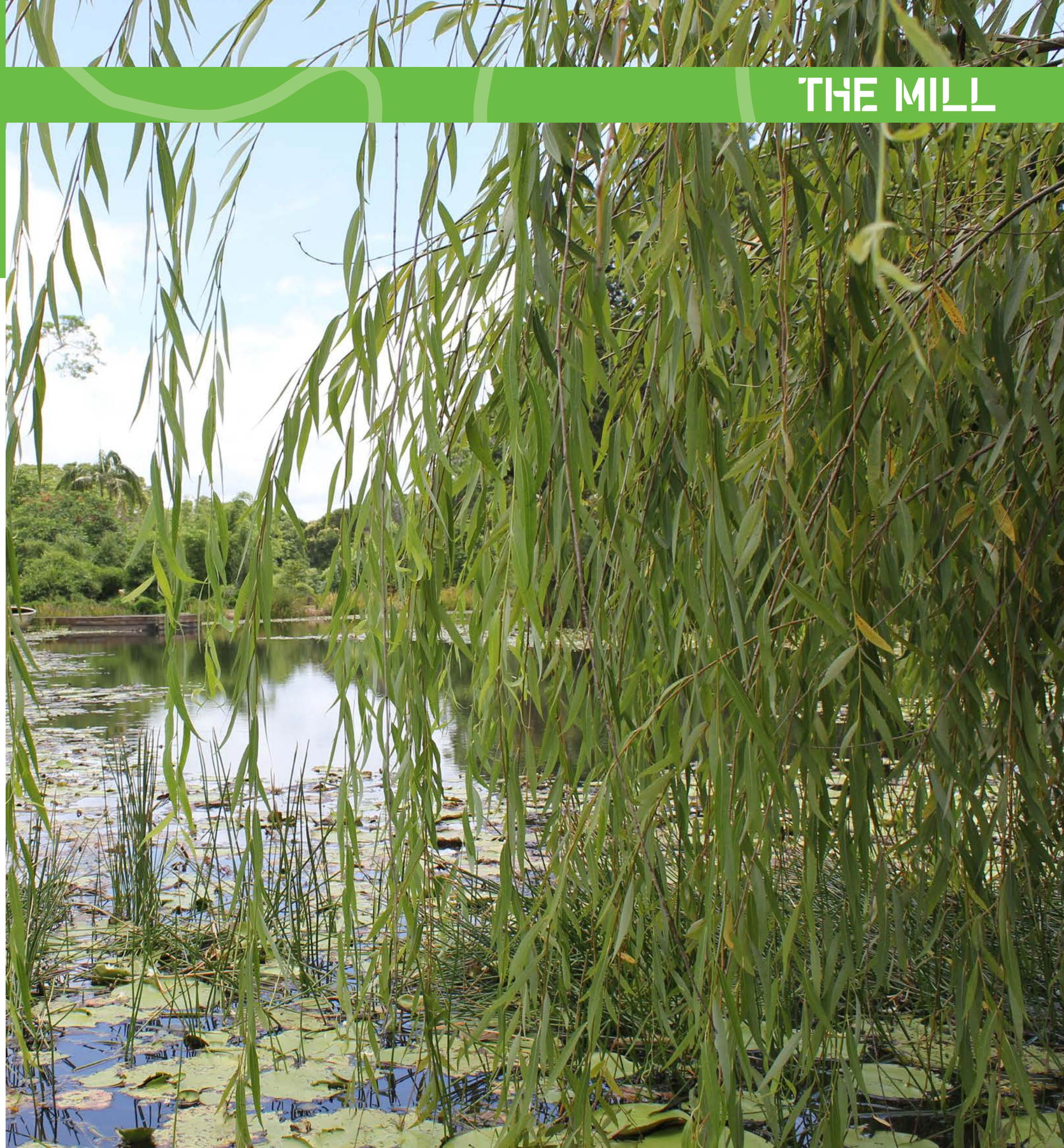
Indicative view of Kallangur Station defined by public plaza, and mixed use development with activation at ground level



## 2.6.5 PLACE 5 - MILL GREEN

### Place intent

Mill Green will create an ecologically viable conservation area through the protection, restoration and management of areas of significant biodiversity and ecological integrity and demonstrate how brownfield rehabilitation can occur to support the ongoing viability of koalas. This will include the enhancement of koala habitat and wildlife corridors throughout the PDA and to areas outside the PDA, with a focus on the North Pine River and Yebri Creek. Development will also allow for a limited range of complementary passive and active recreational opportunities as well as ancillary infrastructure and minor land use activities that are directly associated with the university and development within the PDA. Such activities must not affect the environmental significance of the local area and be demonstrated through detailed site specific design and location. Development will be generally in accordance with Framework Plan 5 - Mill Green.





## DEVELOPMENT CRITERIA - MILL GREEN

### Land Use Activities<sup>52</sup>

Development in Mill Green will:

1. provide for the protection, conservation and enhancement of Areas of High Environmental Significance, including fauna corridors along North Pine River and Yebri Creek
2. provide a Regional Recreation Park where outside Areas of High Environmental Significance
3. allow for low impact and intensity institutional and research facilities where ancillary to the university.

### Movement and Connectivity

Development in Mill Green will:

4. deliver a Proposed Road Connection linking Mill Central, including the university, to Dohles Rocks Road at Kallangur
5. establish and maintain Primary Pedestrian Connections as physical and visual links between:
  - a. Mill Central and Mill Innovation, across Yebri Creek
  - b. the northern and southern side of the North Pine River, adjoining the eastern side of Gympie Road
6. provide for safe, efficient and appropriately located fauna movement infrastructure, including a koala connection that goes over or under the Proposed Road Connection linking Mill Central and the university to Dohles Rocks Road at Kallangur

7. create a high quality pathway network that links attractors and facilities throughout the place with other main pathways internal and external to the PDA.

### Built Form and Recreational Opportunities

Development in Mill Green will:

8. provide opportunities for passive and active recreational uses with associated ancillary facilities and amenities in the Regional Recreation Park
9. integrate and positively respond to the landscape and surrounding natural features including the lakes
10. maintain the cultural heritage values associated with the Wyllie Park and enhance the historic sense of place created by this site.

### Infrastructure and Capacity

Development in Mill Green will:

11. provide for vital infrastructure to support surrounding development within the PDA, such as stormwater management, telecommunications, and utility installations.



FRAMEWORK PLAN 5 - Mill Green

#### KEY ITEM

- |  |   |
|--|---|
| PDA Boundary                           | Primary Pedestrian Connections (Indicative) |
| Place Boundary                         | Area of High Environmental Significance     |
| Railway Station                        | Regional Recreation Park                    |
| Railway Line                           | Lakes, River and Creek                      |
| Proposed Road Connections (Indicative) | Key Intersections (Indicative)              |
| Existing Road                          | Heritage - Wyllie Park                      |
|  | Koala Bridge (Indicative)                   |

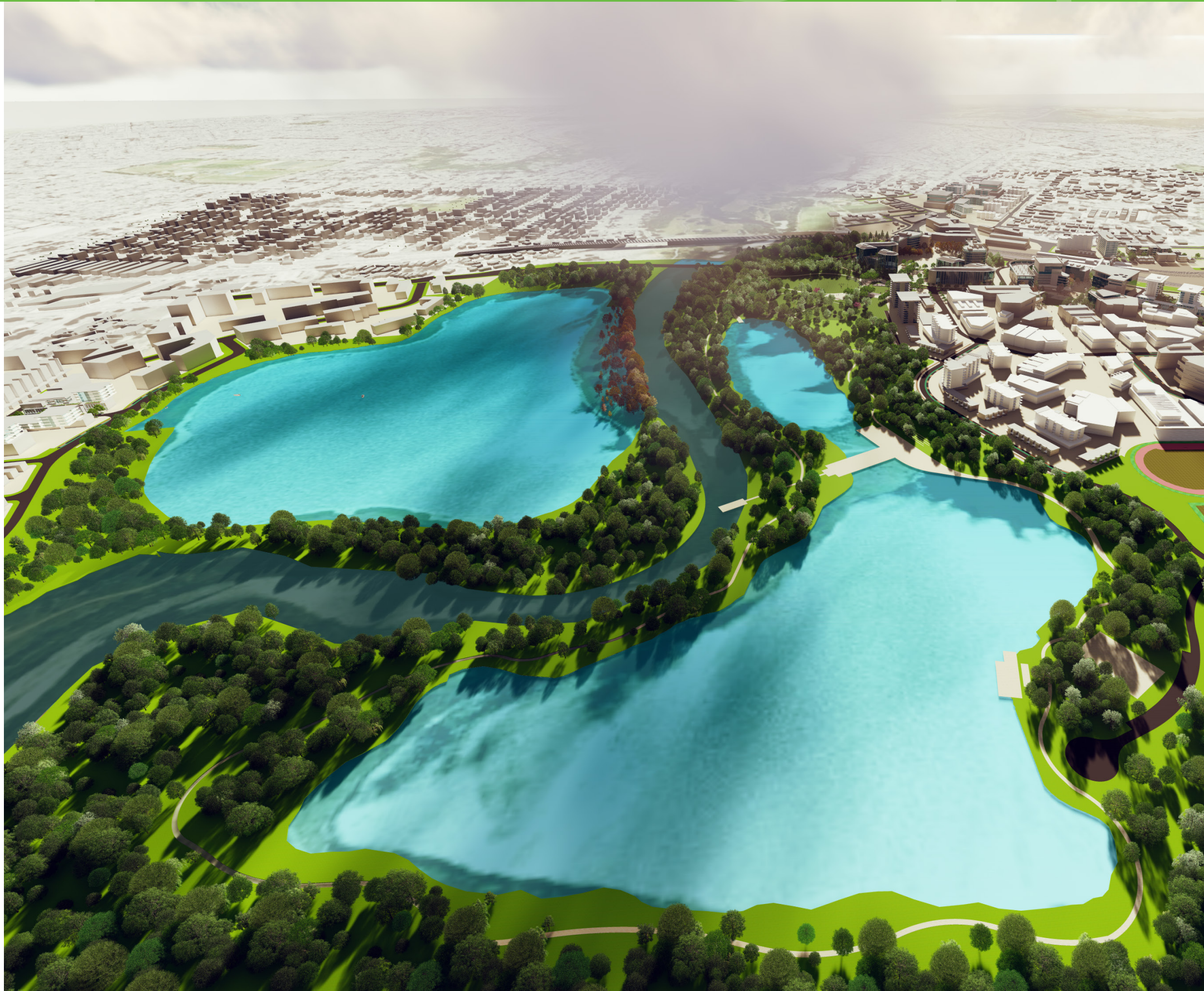
<sup>52</sup> For guidance on defined land uses that are preferred (primary and secondary) in Mill Green refer to Schedule 3.



Levels of assessment - Mill Green  
TABLE 5 - Levels of assessment - Mill Green

Column 1 PDA exempt development	Column 2 PDA self-assessable development	Column 3 PDA Assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Development specified in Schedule 1.	Nil.	<div>1. Material change of use for:<ul style="list-style-type: none"><li>Caretakers accommodation</li><li>Educational establishment (ancillary research activities only) where outside Areas of High Environmental Significance</li><li>Environment facility where outside Areas of High Environmental Significance</li><li>Major electricity infrastructure (&gt;66kV)</li><li>Park where outside Areas of High Environmental Significance</li><li>Permanent plantation</li><li>Outdoor sport and recreation where outside Areas of High Environmental Significance</li><li>Renewable energy facility</li><li>Substation</li><li>Telecommunications facility</li><li>Utility installation.</li></ul></div> <div>2. Building work, unless identified as PDA exempt development in Schedule 1.</div> <div>3. Reconfiguring a Lot, unless identified as PDA exempt development in Schedule 1.</div> <div>4. Operational work, unless identified as PDA exempt development in Schedule 1.</div>	All development other than development mentioned in Columns 1, 2 and 3A.

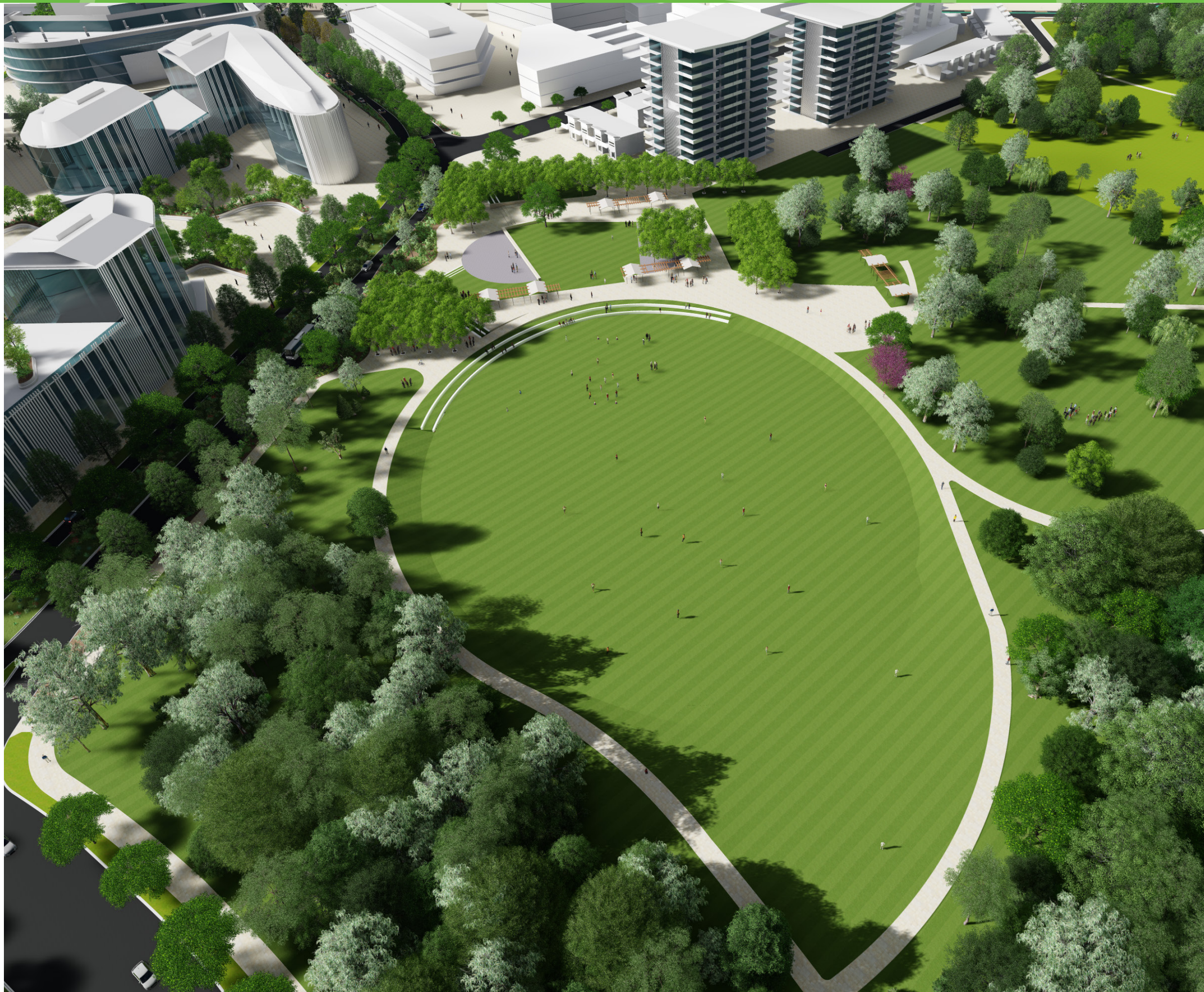




**TO CREATE  
A SENSE OF  
IDENTITY  
OPEN SPACE  
OPPORTUNITIES**

Indicative view of lakes and North Pine River





## CREATING URBAN LANDSCAPE

## CREATING LIVEABLE COMMUNITIES WITH ACCESS TO SIGNIFICANT PARK LANDS AND GREEN SPACES

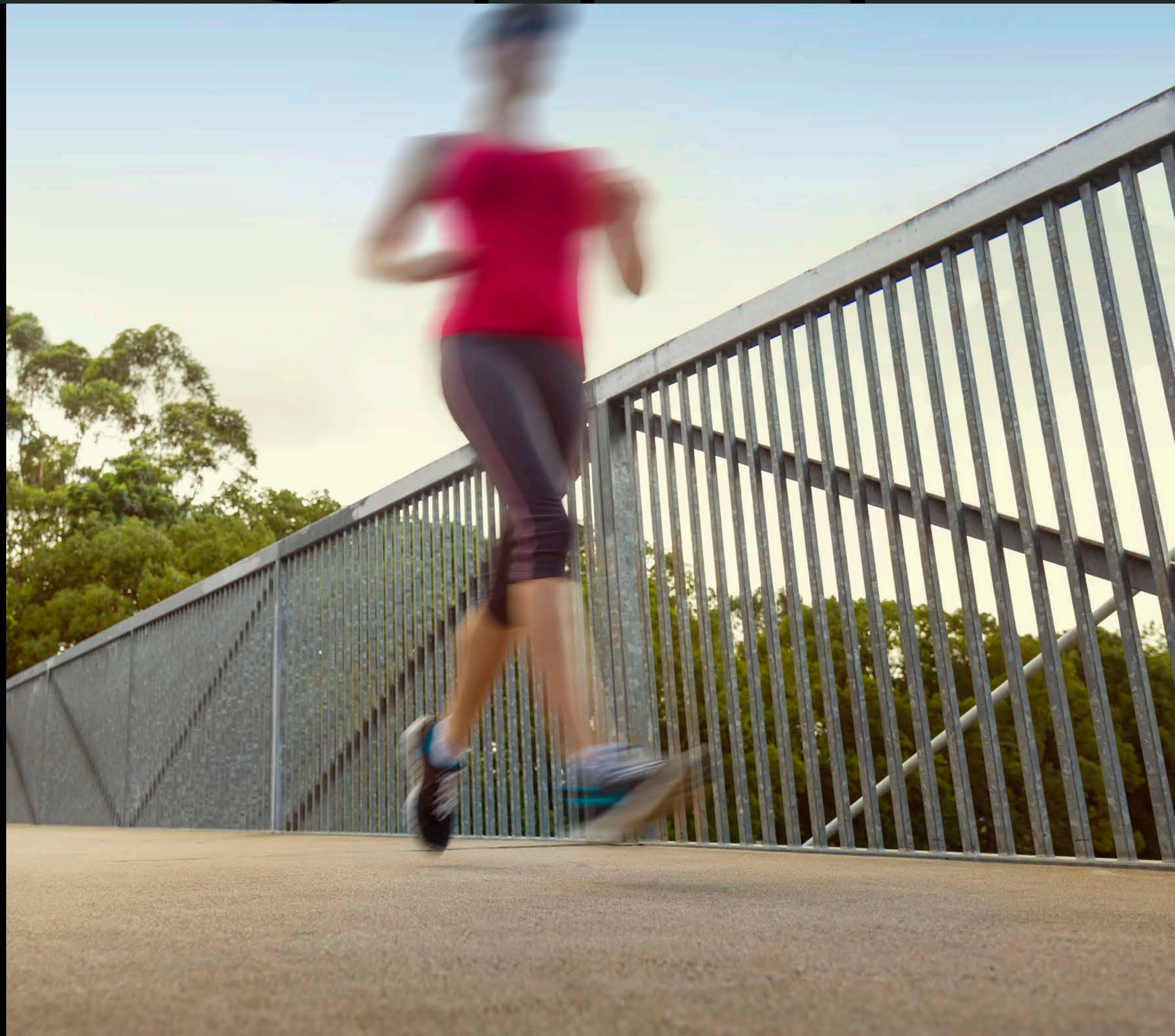
Indicative aerial view of Regional Recreational Park in Mill Green.



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### **3. INFRASTRUCTURE PLAN**







## 3.1 PURPOSE

The purpose of this Infrastructure plan is to ensure that the vision for the PDA is achieved through:

- integrating infrastructure planning with land use planning identified in this Development Scheme
- identifying the infrastructure requirements to be delivered by the local government, state government, water supply and sewer provider and/ or developers
- providing a basis for imposing conditions on development approvals responding to the increased demand on the relevant infrastructure networks.

## 3.2 INFRASTRUCTURE NETWORKS

The following infrastructure networks require additional infrastructure provision and / or upgrades to support growth in the PDA:

- Transport (roads, intersections, pedestrian and cycle paths)
- Parks and open space
- Community facilities
- Stormwater (quantity and quality)
- Water supply and sewerage.

Table 6 identifies key infrastructure that will be provided to enable the vision of the PDA to be delivered. The key infrastructure is also shown on Map 3 - Structural elements plan or relevant place framework plan.

## 3.3 INFRASTRUCTURE CATEGORIES

The Infrastructure planned to be delivered within the PDA will fall into one of the following categories:

- Trunk infrastructure
- Non-trunk infrastructure
- Other infrastructure.

### 3.3.1 Trunk infrastructure (MBRC and Unitywater networks)

Trunk infrastructure is the high order shared infrastructure that is planned to service wider catchments in the PDA, rather than individual development sites. Trunk infrastructure may be delivered by Council or Unity Water, or by developers if required by a condition of a PDA development approval.

### 3.3.2 Non-trunk infrastructure (MBRC and Unitywater networks)

Non-trunk infrastructure is the lower order infrastructure which generally services a single development site, is internal to a development site, or connects the development site to trunk infrastructure.

Non-trunk infrastructure will be provided by the developer, in accordance with the relevant responsible entity's requirements and as specified in a condition of a PDA development approval. Non-trunk infrastructure will not be eligible for a charges offset.

### 3.3.3 Other infrastructure

Other infrastructure includes infrastructure which is not part of MBRC or Unity Water's infrastructure networks. Other infrastructure may include necessary development infrastructure or provision for upgrades to the electricity, gas, telecommunications and/or State Controlled Road networks.

Other infrastructure may be delivered by the local or State Government, other infrastructure providers or by developers who may be required to deliver or preserve the ability to provide this infrastructure by a condition of a PDA development approval.



3.4 INFRASTRUCTURE CHARGES, FUNDING AND CONDITIONS

Trunk infrastructure identified as necessary to service the PDA will be included in a Development Charges and Offset Plan (The Mill PDA DCOP). The DCOP sets out the following:

- development charges for the provision of local trunk infrastructure (MBRC and Unitywater)
- trunk infrastructure plans and schedules of works identifying trunk infrastructure for which an offset against infrastructure charges shall be available
- matters relevant to calculating an offset or refund for the provision of trunk infrastructure.

The requirement to pay development charges set out in the DCOP, or to deliver the trunk infrastructure identified in the DCOP, will be through a condition of a PDA development approval. 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.

The infrastructure identified in Table 6 will be funded from a combination of development charges, other local government revenue sources. State infrastructure funding may be provided through Federal Government grants. State expenditure on trunk infrastructure will be subject to consideration through normal State budgetary processes and will be part of an approved State agency capital works program.

Not all the works identified in Table 6 will be delivered through conditions of approval. Some infrastructure may be delivered by other entities such as local and / or State government, or other infrastructure providers.

The infrastructure elements in Table 6 reflect current understanding at the time of publication. However, further detailed infrastructure investigations will occur as the development continues and the infrastructure requirements and delivery responsibilities will be reviewed and may be amended over time to reflect the outcomes of these investigations and changing circumstances.

Infrastructure required within any application area will be required to be delivered at the time of development occurring in that area unless otherwise agreed through conditions of a PDA development approval.

3.5 INFRASTRUCTURE STANDARDS

Infrastructure will be delivered in accordance with the standards of the applicable local / State government, or relevant infrastructure providers at the time a PDA development application and / or Infrastructure Master Plan is approved<sup>53</sup>.

<sup>53</sup> Further details of the relevant infrastructure standards and desired standards of service are provided in The Mill PDA Infrastructure Plan Background Report, available online at <http://yoursay.moretonbay.qld.gov.au/themill>.

TABLE 6 – Infrastructure Plan

Infrastructure Category	Item	Details
Transport	Roads & Intersections	As required to service the PDA, including: <ul style="list-style-type: none"><li>▪ Upgrade to Petrie Roundabout</li><li>▪ New intersection between Dohles Rocks Road and the proposed road connection servicing Mill Central and/ or upgrade of Russell Street intersection with Dohles Rocks Road</li><li>▪ Upgrade to intersection of Gympie Road and Paper Avenue</li><li>▪ Construction of Lawnton Pocket Road (part)</li></ul>
	Road Bridges	Road bridges across Yebri Creek
	Active Transport	<ul style="list-style-type: none"><li>▪ Public transport infrastructure such as bus stops</li><li>▪ Primary pedestrian connection from Petrie Station to Key Civic Space in Mill Central</li><li>▪ Primary pedestrian connection along Gympie Road from Paper Avenue to Mill Urban</li><li>▪ Pedestrian and cyclist connections to Petrie Kippa Ring Shared Pathway</li></ul>
Parks and Open Space	Civic Spaces and Village Green	<ul style="list-style-type: none"><li>▪ Key civic space connecting the Petrie Station to the University including the Village Green (Key Site A)</li></ul>
	Parks	Parks as required to service the PDA including: <ul style="list-style-type: none"><li>▪ Sport and Recreation Park within Mill Green</li><li>▪ Local Recreation Park within Mill Innovation</li><li>▪ Regional Recreation Park in Mill Green</li><li>▪ Other local parks</li></ul>
	Conservation area	<ul style="list-style-type: none"><li>▪ Rehabilitation of the conservation area in Mill Green including walking trails and interpretative signage</li><li>▪ Koala connection in Mill Green</li></ul>
Community	Community facility	Building space suitable for community uses
	Emergency services	Building space suitable for emergency service use
Stormwater	Detention & Treatment	As required to manage the impacts of the PDA and the upstream catchment including the Young Street upgrades works
Water supply & Sewer	Potable Water	As required to service the PDA
	Sewer	As required to service the PDA
Gas	Trunk main	The relocation of the trunk gas main to facilitate development if required
Electricity	Electrical infrastructure	As required to service the PDA



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#### 4. IMPLEMENTATION STRATEGY





The Act requires a development scheme to include an Implementation strategy to achieve the main purposes of the Act for this area, to the extent that they are not achieved by the Land use plan or the Infrastructure plan.

The Implementation strategy for the scheme fulfils this requirement by identifying a suite of actions that support the achievement of the vision for The Mill and support the delivery of economic development and development for community purposes within the PDA.

The key focus areas of this strategy are:

1. Supporting the regional economy and private sector investment
2. Maximising strategic advantage
3. Delivering exemplar design and innovation
4. Optimum development of identified Key Sites and Main Streets
5. Protecting environmental values and heritage sites
6. Additional strategies, investigations and works.

MBRC will actively seek to attract investment and drive economic development through various projects and actions as outlined below.

Investment facilitating the delivery of various projects and actions may be subject to coordinated decisions across private interests and various levels of government. The prioritisation and feasibility of these projects and actions will be determined on a case-by-case basis at the time they are proposed for commencement.

## 4.1 SUPPORTING THE REGIONAL ECONOMY AND PRIVATE SECTOR INVESTMENT

### Objective

Create an 'open for business' environment that attracts development and investment in the PDA.

### Actions

1. MBRC, State and Commonwealth Government and university provider to work collaboratively to:
  - a. facilitate delivery of a new full-service university, with the foundation facility/stage 1 commencing in 2020
  - b. attract investment and drive economic development through delivering these facilities to a high standard
2. Incorporate The Mill PDA in the new MBRC Regional Economic Development Strategy
3. Prepare a specific economic development strategy for the PDA, which:
  - a. includes a targeted investment and business attraction program
  - b. explores strategies to attract business and encourage high quality development
4. Prepare a branding and marketing strategy which utilises fly-throughs, investment prospectus and commercial proposals to incentivise development both financially and operationally in the PDA
5. Develop a governance structure to champion development in the PDA

6. Investigate development incentive opportunities
7. Establish mechanisms to build partnerships with business and community to:
  - a. celebrate, foster and develop existing businesses in the region while proactively targeting business and investment attraction to Moreton Bay
  - b. enable and enhance business within the community
  - c. facilitate interaction between investment groups and industry
  - d. work with local business to increase productivity
8. Establish ongoing performance monitoring, including regular stakeholder engagement, which measures the success of development achieving the vision for the PDA
9. Support the establishment of pop-ups and interim uses as a method to attract visitors and activity to various areas in the PDA during the initial stages of development.

## 4.2 MAXIMISING STRATEGIC ADVANTAGE

### Objective

Maximise the strategic advantage of The Mill's location adjacent to major public transport corridors and leverage the investment in existing and future infrastructure in the location.

### Actions

10. Explore opportunities to incentivise, celebrate or award developments that maximise the efficiency of land (e.g. residential densities and employment generation) adjacent to rail infrastructure and result in a wide range of residential dwelling types
11. Investigate opportunities to release key sites currently owned by the state government in Mill Central
12. Investigate feasibility and design options for widening the existing pedestrian bridge over Petrie Station to improve connectivity between the eastern and western sides of the rail line (the new Main Street and Petrie District Centre)
13. Investigate opportunities for public private partnerships for example to deliver a signature building suitable for civic function uses, adjacent to the eastern side of Petrie Station.



## 4.3 DELIVERING EXEMPLAR DESIGN AND INNOVATION

### Objective

Encourage and support the delivery of developments of exemplar design and innovation.

### Actions:

14. Establish an Urban Design Review Panel to undertake design reviews of development proposals and applications across the PDA to:
  - a. ensure high-quality urban design outcomes for the PDA
  - b. promote design excellence in large-scale developments and infrastructure projects
  - c. advocate exemplary design
  - d. provide early feedback and advice at the pre-application stage to expedite assessment processes and timeframes, whilst reducing regulatory burden
15. Prepare tools to support the assessment of development proposals, such as a 3D model of the development area that proposal can be inputted to assess design and context
16. Explore opportunities to facilitate innovative sustainable solutions in the design, construction and operation of development across the PDA to create a substantial point of difference for this site
17. Investigate the upgrade or recommissioning of the existing recycled water treatment plant at Murrumba Downs
18. 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:
  - a. Foundation fibre optic networks
  - b. Smart consolidated control system
  - c. Smart lighting
  - d. Integrated Wi-Fi
  - e. Connected sensors and CCTV
  - f. Waste management systems integration
  - g. Power systems integration
  - h. Parking and transport real time tracking and assessment
  - i. Citizen connection via smart phones/web

- j. Integrated signage/ display panels
- k. Reticulated gas
- l. Recycled water
- m. The inclusion of smart infrastructure within the streetscape
- n. District chiller
- o. Pneumatic waste
- p. Co-power generation
- q. Services ducting systems.

## 4.4 OPTIMUM DEVELOPMENT OF IDENTIFIED KEY SITES AND MAIN STREETS

### Objective

Ensure development occurring on identified Key Sites achieves the long term vision for the place.

### Actions:

19. Undertake further detailed planning for the following areas to inform development proposals and possible Plans of Development (PoDs) accompanying PDA development applications:
  - a. Mill Central - Neighbourhood Hub Main Street
  - b. Mill Central - District Centre Main Street
  - c. Mill Transit - Neighbourhood Hub Main Street
  - d. Mill Innovation
  - e. Key Site A
  - f. Key Site B
  - g. Key Site C
  - h. Land adjacent to Petrie Station entry (between Saunders St and Station St, include state owned lots and heritage site)
20. Council to work collaboratively with land owners of Key Sites, Main Streets and other strategic locations in the District Centre to:
  - a. ensure integrated design outcomes are achieved
  - b. manage and minimise the risks of small scale piecemeal redevelopment compromising the place intent of Mill Central





- c. facilitate the consolidation of smaller lots for increased development potential
- d. investigate local road closures (Whites Road and Mill Street) to facilitate optimum redesign and realise the aspirations of the centre

21. Engage with the Department of Transport and Main Roads (DTMR) around the upgrade of Petrie roundabout to another appropriate intersection treatment as well as detailed planning affecting DTMR owned land.

## 4.5 PROTECTING ENVIRONMENTAL VALUES AND HERITAGE SITES

### Objective

Ensure the protection and enhancement of koala habitat, areas of ecological value and Heritage Sites.

### Actions:

- 22. Continue working cooperatively and collaboratively with State agencies and the Federal government Department of Environment to deliver the requirements of conditions associated with the controlled action under the EPBC referral
- 23. Investigate the need for statutory mechanisms (for example covenants) to secure the protection in perpetuity of Areas of High environmental Significance
- 24. Explore opportunities to improve recreational access in environmental areas (for example recreation trails) while not compromising the environmental values of the area
- 25. Prepare conservation management plans, in consultation with the Department of Environment and Heritage Protection (DEHP) and the Queensland Heritage Council, for State Heritage Sites in the PDA to manage construction, alteration and operational impacts on heritage values and to provide guidance for their ongoing care and maintenance
- 26. Collaborate with DTMR and the DEHP to define an overarching strategy that informs the future treatment of cultural heritage values in the Anzac Avenue corridor in the PDA. This may include reinstatement of appropriately planned and evenly spaced plantings in the streetscape and commemorative elements<sup>54</sup>.

<sup>54</sup> For information about the Anzac Memorial Avenue, refer to entry for the place in the Queensland heritage register, which can be viewed at <https://environment.ehp.qld.gov.au/heritage-register/> by searching with the place ID number 602693. For advice on making appropriate responses to the cultural heritage significance of the place refer to the 'Anzac Memorial Avenue (former): Conservation Management Plan', commissioned by the Department of Transport and Main Roads.

## 4.6 ADDITIONAL STRATEGIES, INVESTIGATIONS AND WORKS

### Actions:

- 27. Continue works required for the decontamination and remediation of the site
- 28. Develop additional guidance material as needed to assist in communicating the criteria within the development scheme (for example street profiles and cross sections)
- 29. Work with Energex and development proponents around the design and location of the Energex substation in Mill Central, ensuring it is suitably relocated or re-established in a future building
- 30. Continue working collaboratively with DTMR on broader regional transport modelling and traffic planning studies as they affect existing and future proposals for the PDA.





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## 5. SCHEDULES





SCHEDULE 1: PDA-WIDE EXEMPT DEVELOPMENT

Building work
Where not on a Heritage Site.
Where on a Heritage Site and where consistent with a General Exemption Certificate issued under the <i>Queensland Heritage Act 1992</i> .
Where not associated with a material change of use if: <div><div>a. not associated with a secondary dwelling; and</div><div>b. results in an increase of gross floor area or roofed area of not more than:<div><div>i. 50m<sup>2</sup> for a residential use; or</div><div>ii. 80m<sup>2</sup> for a commercial or retail use</div></div></div><div>c. results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the MBRC Planning Scheme in the zone or precinct code equivalent to the type or location of development proposed, or under an existing development permit for the use; and</div><div>d. complies with setback, site cover and roofed area requirements in accordance with the MBRC Planning Scheme in the zone or precinct code equivalent to the type or location of development proposed<sup>55</sup>.</div></div>
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.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of a PDA development approval.
Material change of use
<b>Home based business</b> if involving home based child care as a “stand-alone service” under the <i>Education and Child Care Services Act 2013</i> .
<b>Park</b> if undertaken on land that is either owned by MBRC or is otherwise administered by MBRC as a trustee under the <i>Land Act 1994</i> .
<b>Environment facility</b> if not involving building work.
Electricity infrastructure (including <b>major electricity infrastructure</b> and <b>substation</b> ) where not identified in the <i>Sustainable Planning Regulation 2009</i> , Schedule 4, Table 5, item 9 if: <div><div>a. involving minor electricity infrastructure;</div></div> Or where not a. above: <div><div>b. not projecting above natural ground level; or</div><div>c. involving the reconstruction or alteration of an existing building where the design and external appearance is not materially altered; or</div><div>d. not involving the erection of a new building.</div></div>

55 Includes any previous increases in gross floor area and roofed area undertaken as exempt development or self-assessable development under the MBRC Planning Scheme or this development scheme.

<b>Telecommunication facility</b> if: <div><div>a. not a facility operated by or on behalf of a carrier under the <i>Telecommunications Act 1992</i>; and</div><div>b. not involving more than one (1) signal receiving satellite dish; and</div><div>c. involving a dish with a dimension not greater than 1.2m where located less than 15m from finished ground level; or 1.8m otherwise<sup>56</sup>.</div></div>
<b>Utility installation</b> if: <div><div>a. not projecting above natural ground level; or</div><div>b. carried out by MBRC or a public sector entity for the reticulation or conveyance of water, sewage, stormwater and recycled water, including ancillary maintenance and storage depots and other facilities for the operation of the use (excluding the storage or treatment of water and sewage); or</div><div>c. road and rail purposes carried out by or on behalf of MBRC or public sector entity including:<div><div>i. activities undertaken for road construction and maintenance</div><div>ii. traffic signals and controls</div><div>iii. depots</div><div>iv. road access works</div><div>v. road construction</div><div>vi. site buildings</div><div>vii. drainage works</div><div>viii. rest area facilities and landscaping</div><div>ix. parking areas</div><div>x. public transport infrastructure</div><div>xi. train stations</div><div>xii. control buildings and structures</div><div>xiii. toll plazas</div></div></div><div>d. activities and associated facilities that support the effective management of a State Forest, National Park or Conservation Park; or</div><div>e. ancillary telecommunication infrastructure not protruding more than 5m above the height of the existing structure and not involving a facility of a carrier under the <i>Telecommunications Act 1997</i>; or</div><div>f. a waste transfer station carried out by or on behalf of MBRC; or</div><div>g. not involving a waste handling, treatment and disposal facility, other than a waste transfer station carried out by or on behalf of MBRC; or</div><div>h. involving the reconstruction or alteration of an existing building where the design and external appearance is not materially altered.</div></div>

56 The Commonwealth *Telecommunications Act 1997* also exempts certain telecommunications facilities from State planning legislation. These facilities are described in the Commonwealth *Telecommunications Act 1997*, the *Telecommunications (Low-impact Facilities) Determination 1997*, and the *Telecommunications Code of Practice 1997*.



Operational work
Filling or excavation where: <div><div>a. not exceeding 50m³ in volume, or</div><div>b. top dressing to a depth of less than 100 vertical millimetres from ground level.</div></div>
Carrying out operational work associated with the decontamination of land.
Carrying out operational work that is clearing of vegetation, other than Significant vegetation unless the clearing of Significant vegetation: <div><div>a. carried out by or on behalf of MBRC or a public sector entity, where the works being undertaken are authorised under a State law; or</div><div>b. carried out in accordance with conditions of a PDA development approval for a material change of use or reconfiguring a lot; or</div><div>c. carried out in accordance with an approval issued by the Commonwealth Government under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC Act); or</div><div>d. carried out in the particular manner accepted by the Commonwealth Government under the EPBC Act.</div></div>
Carrying out operational work that is the placing of advertising devices where on a heritage place and where consistent with a General Exemption Certification issued under the <i>Queensland Heritage Act 1992</i> .
All aspects of development
Development identified as exempt in an approved Plan of Development .
Development prescribed in Schedule 4 of the <i>Sustainable Planning Regulation 2009</i> , other than Table 5, Item 14.

SCHEDULE 2: DEFINITIONS

Unless defined below, or in the *Economic Development Act 2012*, the MBRC Planning Scheme definitions apply to all development

Term	Definition
Bushland habitat	As defined in the <i>South East Queensland Koala Conservation State Planning Regulatory Provisions</i> (May 2010)
Contaminated Land Register	As defined in the <i>Environmental Protection Act 1994</i>
Controlled action	Refer to the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>
Environmental Management Register	As defined in the <i>Environmental Protection Act 1994</i>
Fisheries resources	As defined in the <i>Fisheries Act 1994</i>
High value rehabilitation habitat	As defined in the <i>South East Queensland Koala Conservation State Planning Regulatory Provisions</i> (May 2010)
Koala movement infrastructure	As defined in in the <i>South East Queensland Koala Conservation State Planning Regulatory Provisions</i> (May 2010)
Matters of State Environmental Significance	Refer to the State Planning Policy and associated mapping
Matter of National Environmental Significance	Refer to the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>
Medium value rehabilitation habitat	As defined in the <i>South East Queensland Koala Conservation State Planning Regulatory Provisions</i> (May 2010)
MBRC Planning Scheme	Means the Moreton Bay Regional Council Planning Scheme 2016, as amended and replaced from time to time
Non-juvenile koala habitat tree	As defined in the <i>South East Queensland Koala Conservation State Planning Regulatory Provisions</i> (May 2010)
Particular manner	Refer to the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>
Plan of Development	See section 2.2.8
Safe koala movement opportunity	As defined in the <i>South East Queensland Koala Conservation State Planning Regulatory Provisions</i> (May 2010)
Significant residual impact	Refer to the <i>Environmental Offsets Act 2014</i>
Significant vegetation	<div>Means all vegetation, except those listed as pest vegetation by state or local government, that is significant in its:<div><div>a. ecological value at local, state or national levels including remnant vegetation, non-juvenile koala habitat trees in bushland habitat and marine plants; or</div><div>b. contribution to the preservation of natural landforms; or</div><div>c. contribution to the character of the landscape; or</div><div>d. cultural or historical value; or</div><div>e. amenity value to the general public</div></div></div> <div>Note: vegetation may be living or dead and the term includes their root stock.</div>
Transport noise corridor	Refer to the <i>Building Act 1975</i> , chapter 8B



SCHEDULE 3: PREFERRED LAND USES

Primary and secondary preferred land uses to achieve the intent of each place are identified below. Primary preferred land uses are considered to be the predominant land uses to achieve the place intent and should be reflected by the amount of land and GFA that land use consumes in that place. Secondary preferred land uses are considered to be complementary to primary preferred land uses but are also consistent with the place intent. All other land uses not prescribed as a primary or secondary preferred land use will be considered where the development is consistent with the Land use plan (refer 2.2.7)

Place	Primary land uses	Secondary land uses
Mill Central	<div><div>▪ Community use</div><div>▪ Educational establishment</div><div>▪ Food and drink outlet</div><div>▪ Function facility</div><div>▪ Health care services</div><div>▪ Home based business</div><div>▪ Hospital</div><div>▪ Major sport, recreation and entertainment facility</div><div>▪ Multiple dwelling</div><div>▪ Office</div><div>▪ Outdoor sport and recreation</div><div>▪ Park</div><div>▪ Research and technology industry</div><div>▪ Shop</div></div>	<div><div>▪ Bar</div><div>▪ Caretaker’s accommodation</div><div>▪ Child care centre</div><div>▪ Club</div><div>▪ Community care centre</div><div>▪ Community residence</div><div>▪ Dwelling unit</div><div>▪ Emergency services</div><div>▪ Hotel</div><div>▪ Indoor sport and recreation</div><div>▪ Market</div><div>▪ Nightclub entertainment facility</div><div>▪ Retirement facility</div><div>▪ Rooming accommodation</div><div>▪ Sales office</div><div>▪ Service industry</div><div>▪ Shopping centre</div><div>▪ Short-term accommodation</div><div>▪ Substation</div><div>▪ Theatre</div><div>▪ Veterinary services</div><div>▪ Telecommunications facility</div><div>▪ Tourist attraction</div><div>▪ Utility installation</div></div>

Place	Primary land uses	Secondary land uses
Mill Innovation	<div><div>▪ Office</div><div>▪ Research and technology industry</div></div>	<div><div>▪ Caretaker’s accommodation</div><div>▪ Child care centre</div><div>▪ Community care centre</div><div>▪ Community residence</div><div>▪ Community use</div><div>▪ Dwelling unit</div><div>▪ Educational establishment</div><div>▪ Emergency services</div><div>▪ Food and drink outlet</div><div>▪ Function facility</div><div>▪ Health care services</div><div>▪ Home based business</div><div>▪ Hospital</div><div>▪ Major sport, recreation and entertainment facility</div><div>▪ Indoor sport and recreation</div><div>▪ Market</div><div>▪ Multiple dwelling</div><div>▪ Outdoor sport and recreation</div><div>▪ Park</div><div>▪ Retirement facility</div><div>▪ Rooming accommodation</div><div>▪ Sales office</div><div>▪ Service industry</div><div>▪ Shop</div><div>▪ Shopping centre</div><div>▪ Short-term accommodation</div><div>▪ Substation</div><div>▪ Theatre</div><div>▪ Veterinary services</div><div>▪ Telecommunications facility</div><div>▪ Tourist attraction</div><div>▪ Utility installation</div></div>



Place	Primary land uses	Secondary land uses
Mill Urban	<ul style="list-style-type: none"><li>Community care centre</li><li>Community residence</li><li>Community use</li><li>Home based business</li><li>Multiple dwelling</li><li>Park</li><li>Residential care facility</li><li>Retirement facility</li></ul>	<ul style="list-style-type: none"><li>Child care centre</li><li>Club</li><li>Dwelling unit</li><li>Educational establishment</li><li>Emergency services</li><li>Food and drink outlet</li><li>Hardware and trade supplies</li><li>Health care services</li><li>Office</li><li>Place of worship</li><li>Service industry</li><li>Shop</li><li>Shopping centre</li><li>Veterinary services</li></ul>
Mill Transit	<ul style="list-style-type: none"><li>Child care centre</li><li>Community care centre</li><li>Community residence</li><li>Community use</li><li>Dwelling unit</li><li>Food and drink outlet</li><li>Health care services</li><li>Home based business</li><li>Indoor sport and recreation (if for an exercise and fitness centre/gym)</li><li>Multiple dwelling</li><li>Office</li><li>Park</li><li>Shop</li><li>Shopping centre</li><li>Veterinary services</li></ul>	<ul style="list-style-type: none"><li>Club</li><li>Educational establishment</li><li>Emergency services</li><li>Hardware and trade supplies</li><li>Place of worship</li><li>Retirement facility</li><li>Service industry</li></ul>

Place	Primary land uses	Secondary land uses
Mill Green	<ul style="list-style-type: none"><li>Environment facility</li><li>Park</li><li>Permanent plantation</li></ul>	<ul style="list-style-type: none"><li>Caretaker's accommodation</li><li>Education establishment, where research activities ancillary to the university</li><li>Major electricity infrastructure</li><li>Outdoor sport and recreation, where outside Areas of High Environmental value</li><li>Renewable energy facility</li><li>Substation</li><li>Telecommunications facility</li><li>Utility installation (minor installations)</li></ul>



# THE MILL MORETON BAY

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Queensland  
Government



Moreton Bay  
Regional Council