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Yvette D'Ath MP
State Member for Redcliffe

20 August 2014

via email

Hon Jeff Seeney MP
Deputy Premier
Minister for State Development, Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

Dear Deputy Premier

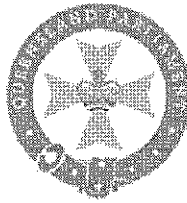
Further to my letter of 13 August 2014 regarding the Draft Moreton Bay Regional Planning Scheme, please find attached a letter forwarded to Mayor Allan Sutherland acknowledging the in-principle decision between yourself and the MBRC to proceed with substantive changes to the existing MBRC draft Planning Scheme. On behalf of the residents of Redcliffe and the broader communities across the Moreton Bay Region, I am calling on the Council to complete the proposed changes as outlined in the MBRC Media Release of 15 August and to release the amended draft Planning Scheme for a further 6 weeks consultation. I seek your support in requiring Council to pursue this course of action.

As the existing draft Planning Scheme submissions close on 31 August, I am requesting that Council commit to this process by close of business on Monday, 25 August, to ensure adequate time for notification to the community on the progress of this matter.

I look forward to receiving your response.

Yours faithfully

YVETTE D'ATH MP
Member for Redcliffe
Shadow Minister for Justice and Attorney-General
Shadow Minister for Training
Shadow Minister for Disability Services
Shadow Minister for Housing



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20 August 2014

via email

Mayor Allan Sutherland
Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Mayor Sutherland

Further to my correspondence dated 13 August 2014, regarding the Draft Moreton Bay Regional Planning Scheme and the MBRC's Media Release of 15 August 2014, I call on the MBRC to commit to the following process.

1. That the current MBRC draft Planning Scheme be amended as outlined in the MBRC Media Release of 15 August 2014 and as agreed in-principle between the Council and Deputy Premier Seeney.
2. That on completion of the revised MBRC draft Planning Scheme, a new draft Planning Scheme be released to the community for a further 6 week consultation period.
3. That the public consultation period include writing to each affected property owner at the commencement of the consultation period, outlining the impact of the draft Planning Scheme on their property.

I welcome the announcement of the Moreton Bay Regional Council to undertake changes to the current draft Planning Scheme. Those changes being:-

- a. Remove the current high risk precinct from the limited development zone and incorporate these properties into other relevant zones, providing greater building rights on some developed blocks and permit houses on some vacant blocks;
- b. Amending the interpretation of "Like for Like" residential buildings to reflect the **original intent of councillors**, which will allow, for example, a two bedroom house to be replaced with a larger house.

The MBRC has also committed to developing a list of possible projects that can be considered by council and prioritised in future capital works programs, to deal with the flood risks across the region.

The MBRC has committed to taking these proposed changes back out to affected communities for discussion with property owners.

I believe that the above proposed process is appropriate due to a range of reasons. These are as follows:-

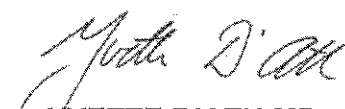
1. The proposed amendments are substantive changes to the current draft Planning Scheme released on 4 July. The Council has acknowledged that it has been working of these proposed changes outlined in the Media Release of 15 August for several weeks. As the Council was planning on making substantive changes to the draft Planning Scheme several weeks ago, the release of the draft Planning Scheme should have been delayed until those changes were made.
2. The communities across MBRC need time to get clarification on a number of issues including:-
 - a. Will the high risk flood properties that are moved from the "limited development zone" to other relevant zones, still remain as "high risk flood" properties?
 - b. When will properties be advised as to the proposed relevant zones and are they zones currently identified in the existing draft Planning Scheme or will additional zones be added?
3. The Council has committed to taking the proposed changes **back out to affected communities** for discussion with property owners. Many property owners feel that the existing draft Planning Scheme was not taken out to affected communities for discussion with property owners as part of the original six week public consultation and as such the following issues need to be resolved:
 - a. **How** will these discussions occur eg individual notifications to property owners?
 - b. **What** is the purpose of these discussions eg to simply explain the decision or for further consultation?
 - c. **When** will these discussions occur?
4. Once potential projects are identified, will this alter the status/zoning of these properties, eg being declared temporary medium/high risk?
5. Is the Council proposing to amend the Bushfire Hazard Mapping that is zoning many established residential housing in built up suburbs that do not abut bush land as medium risk bushfire hazard?

I ask that Council give urgent consideration to the needs of the community on this very important matter and respond to the proposed process outlined on behalf of the residents of Redcliffe and the broader MBRC communities by close of business **Monday, 25 August 2014.**

I have also written to the Deputy Premier requesting that the State Government use its powers to require these changes for consultation and submissions.

I look forward to receiving your response.

Yours faithfully



YVETTE D'ATH MP
Member for Redcliffe