

Property Details

70-76 Coutts Drive, BURPENGARY QLD 4505

Details

Lot/Plan: Lot 30 RP 82952
Ward: MBRC Division 2

Dimensions

(Area: 27784 M2)

Zoning

Next Generation Neighbourhood place type
Emerging Community zone - Transition precinct

Applications

No applications recorded against this property.

Conditions/Overlays

Parcel Conditions

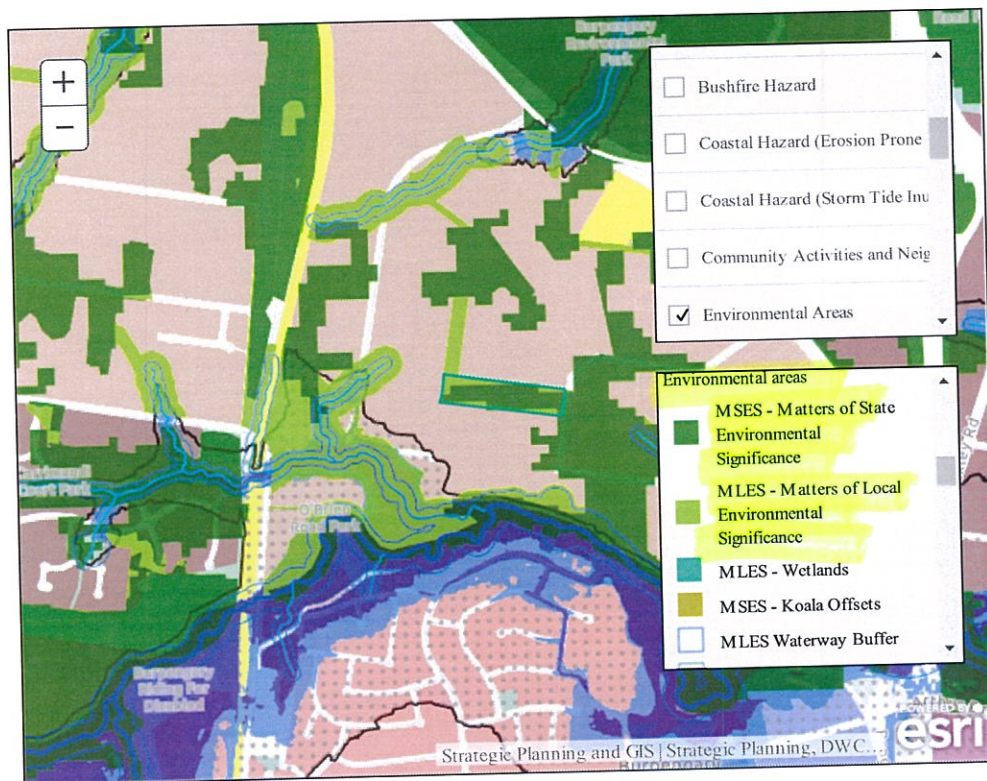
Building Heights overlay map
Bushfire Hazard overlay map
Environmental Areas overlay map
Stormwater Catchments overlay map

Note: Overlay maps Road Hierarchy and Active Transport may also be relevant to this property. These overlay maps can be viewed in the interactive map below by selecting them in the Table of Contents.

Documents

From 1 July 2010 the privacy principles contained in the Information Privacy Act 2009 will apply to Local Government. This will affect the disclosure of development application documents and information available to be displayed on PD Online to those documents and information only authorised by the Sustainable Planning Act 2009, in particular s729 and s736. No application documents to display.

Map



Environmental areas overlay map

Please read the following notes about this map:

This overlay map only affects you if you are planning to clear native vegetation on your property and your property is located in a High Value Area or Value Offset Area.

Under State Government requirements, planning schemes must identify areas of national, state and local environmental significance where environmental planning controls apply. This overlay map shows land important to the health and resilience of biodiversity of the environment for the Moreton Bay region. There are separate overlay maps which show preferred environmental offset receiving areas and riparian and wetland setbacks.

This map has been prepared using the latest information provided by the State Government as well as a number of independent studies commissioned by Council to reflect state and local environmental interests.

It should be noted that not all native vegetation is captured in this map. Should you be clearing habitat trees outside of the areas captured in this map, refer to planning scheme fact sheets or contact Council.

Refer to the relevant zone, local plan and/or development codes for requirements associated with this overlay map.

For further information regarding this overlay please refer to [the relevant information sheet](#) or [contact Council](#).

[View map](#)

Selected property

Property Boundaries

Environmental Areas

Aerial Photography

Waterways

W1 - Waterway

W2 - Waterway

W3 - Waterway

Environmental areas

MSES - Matters of State
Environmental Significance

MLES - Matters of Local
Environmental Significance

MLES - Wetlands

MSES - Koala Offsets

MLES Waterway Buffer

MLES - Wetland Buffer

Gympie Creek-Tributary

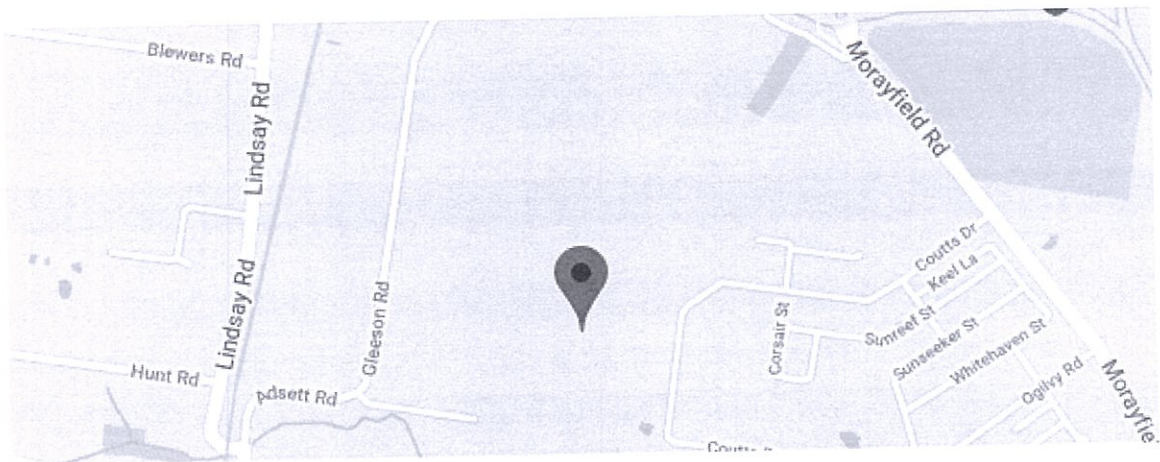
Bullpengary Creek-Tributary



Home (<https://www.moretonbay.qld.gov.au/Home>) / Services and information (<https://www.moretonbay.qld.gov.au/Services>) / Building and development (<https://www.moretonbay.qld.gov.au/Services/Building-Development>) / Planning schemes (<https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes>) / My property look up (<https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MPLU>) / Results

My property look up - **70-76** **Coutts Drive, BURPENGARY**

Note: This information relates to the current version of the MBRC Planning Scheme, and does not include any proposed amendments. [View information on the superseded and historic planning schemes \(/Services/Building-Development/Planning-Schemes/MBRC/Superseded-MBRC-Planning-Scheme\)](#)



Google
<https://maps.google.com/maps?ll=-27.1449832,152.9659254&z=15&t=m&hl=en>
<https://www.google.com/maps>

Zones, precincts & local plans

Zones and precincts define broad land use allocations in the planning scheme and the associated requirements for different types of development. The region is divided into 12 zones, and some zones are further divided into precincts. Some land may also be in a local plan.

[View the zoning map for this property](#)

Zone	Precinct	Information sheet
Emerging community	Transition	<u>Read the information sheet (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Emerging-Community-Zone)</u>

Overlays

Overlay maps identify areas potentially affected by particular features or physical constraints. **Overlay maps are only applicable if development is proposed (e.g. build or extend, change use, subdivide, clear native vegetation, fill or excavate).** Land may be subject to more than one overlay. Not all overlay maps have associated development requirements and inclusion in an overlay map does not automatically mean a development approval will be required. If an overlay map does not appear in the following list, it does not apply to your property.

Overlay	Map	Information sheet
Building heights	<u>View the overlay map</u>	<u>Read the information sheet (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Overlay-Maps)</u>
Bushfire hazard	<u>View the</u>	<u>Read the information sheet (/Services/Building-</u>

overlay map Development/Planning-Schemes/MBRC/Info-Sheets/Bushfire-Hazard-Overlay)

Environmental areas

View the overlay map

Read the information sheet (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Overlay-Maps)

Stormwater catchments

View the overlay map

Read the information sheet (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Overlay-Maps)

Note: Overlay maps, Road Hierarchy and Active Transport may also be relevant to this property. These overlay maps can be viewed in the interactive map ([https://mbrc.maps.arcgis.com/apps/webappviewer/index.html?id=a91756f396294148aa23f2673e6ca214&query=MBRC Property Boundaries 7253,Property Key,436504](https://mbrc.maps.arcgis.com/apps/webappviewer/index.html?id=a91756f396294148aa23f2673e6ca214&query=MBRC%20Property%20Boundaries%207253,Property%20Key,436504)) by selecting them in the Layer list or in PDF form (/Services/Building-Development/Planning-Schemes/MBRC/Maps#PrintablePDFs).

Strategic framework place type

The strategic framework divides the Moreton Bay Region into 13 place types. These place types explain the 20-year vision for growth and development in the region.

Place type

Information sheet

Next

Generation

Neighbourhood

Read the information sheet (/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Next-Generation-Neighbourhood-Place-Type)

Superseded and historic planning schemes

[View information on the superseded and historic planning schemes \(/Services/Building-Development/Planning-Schemes/MBRC/Superseded-MBRC-Planning-Scheme\)](#)

[« View another property \(/Services/Building-Development/Planning-Schemes/MPLU\)](#)

Property details

Description

Lot 30 RP 82952

Property size

27,780m²

MBRC Planning Scheme Information

Zones & precincts

- Emerging community
 - Transition

Overlay maps

- Building heights
- Bushfire hazard
- Environmental areas
- Stormwater catchments

Place types

- Next Generation Neighbourhood

[« View this property in PDOnline \(http://pdonline.moretonbay.qld.gov.au/Modules/PropertyMaster/PropertyInformation.aspx?key=436504\)](#)

[« View this property in Development Explorer \(https://mbrc.maps.arcgis.com/apps/webappviewer/index.html?id=25ef20e92b64451dbf9edfc67a23759d&query=MBRC%20Property%20Boundaries%202500,Property%20Key,436504\)](#)

70-76 Coutts Drive, BURPENGARY - My property look up

Zones, precincts & local plans

Zones and precincts define broad land use allocations in the planning scheme and the associated requirements for different types of development. The region is divided into 12 zones, and some zones are further divided into precincts. Some land may also be in a local plan.

Overlays

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Overlay	Map	Information sheet
Building heights	View the overlay map	Read the information sheet
Bushfire hazard	View the overlay map	Read the information sheet
	View the overlay map x	
	Environmental areas overlay map Please read the following notes about this map: This overlay map only affects you if you are planning to clear native vegetation on your property and your property is located in a High Value Area or Value Offset Area. Under State Government requirements, planning schemes must identify areas of national, state and local environmental significance	

Environmental areas	<p>where environmental planning controls apply. This overlay map shows land important to the health and resilience of biodiversity of the environment for the Moreton Bay region. There are separate overlay maps which show preferred environmental offset receiving areas and riparian and wetland setbacks.</p> <p>This map has been prepared using the latest information provided by the State Government as well as a number of independent studies commissioned by Council to reflect state and local environmental interests.</p> <p>It should be noted that not all native vegetation is captured in this map. Should you be clearing habitat trees outside of the areas captured in this map, refer to planning scheme fact sheets or contact Council.</p> <p>Refer to the relevant zone, local plan and/or development codes for requirements associated with this overlay map.</p> <p>For further information regarding this overlay please refer to the relevant information sheet or contact Council.</p> <p>View map</p>	Read the information sheet
Stormwater catchments	View the overlay map	Read the information sheet

Note: Overlay maps, Road Hierarchy and Active Transport may also be relevant to this property. These overlay maps can be viewed in the [interactive map](#) by selecting them in the Layer list or in [PDF form](#).

Strategic framework place type

The strategic framework divides the Moreton Bay Region into 13 place types. These place types explain the 20-year vision for growth and development in the region.

Place type	Information sheet
Next Generation Neighbourhood	Read the information sheet



Home (<https://www.moretonbay.qld.gov.au/Home>) / Services and information (<https://www.moretonbay.qld.gov.au/Services>) / Building and development (<https://www.moretonbay.qld.gov.au/Services/Building-Development>) / Planning schemes (<https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes>) / MBRC Planning Scheme (<https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MBRC>) / Information sheets (<https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets>) / Next Generation Neighbourhood place type

Next Generation Neighbourhood place type

The Strategic framework outlines the 20-year vision for growth and development in the Moreton Bay Region. It divides the region into 13 place types. These place types explain the level of growth and form of development that is expected in different neighbourhoods and communities throughout the Moreton Bay Region. Next Generation Neighbourhoods are one of these 13 place types.

Council's vision for Next Generation Neighbourhoods is that they become walkable neighbourhoods made up of a mix of housing options with convenient access to shopping, open space areas, schools, community facilities, as well as transport options including walking and cycling.

Next Generation Neighbourhoods are expected to change in the next 10-20 years. This change may be gradual in established areas but immediate in new or emerging areas.

Expected changes include:

- a mix of housing (e.g. detached houses on traditional as well as small residential lots, duplexes, townhouses or apartments etc);

- grid-style streets to encourage walking and cycling;
- improved connections to public transport;
- convenient access to retail, commercial and community activities.

Where can I find a Next Generation Neighbourhood?

Next Generation Neighbourhoods are a relatively new concept that will guide the future evolution of some of the region's existing neighbourhoods, greenfield sites and rural residential transition areas.

Next Generation Neighbourhoods are found in areas that have potential to accommodate new residential development and related local services and have capacity for change in the next 10-20 years.

Why are Next Generation Neighbourhoods important?

Housing diversity in these places will meet different needs of the wide range of people in the region. This is important because it enables neighbourhoods to provide for changing demographics and different levels of affordability for home owners, renters, investors, families, one or two person households and first home buyers. Housing diversity will also provide different lifestyle choices within the one neighbourhood; catering for the different life stages including families, single people and retirees.

Next Generation Neighbourhoods at a glance

- Diverse housing options
- Residential densities between 15 and 75 dwellings per hectare
- Increased emphasis on walking and cycling
- Well connected to schools, parkland and community facilities
- Local centres providing services and employment opportunities
- Existing character will change over time



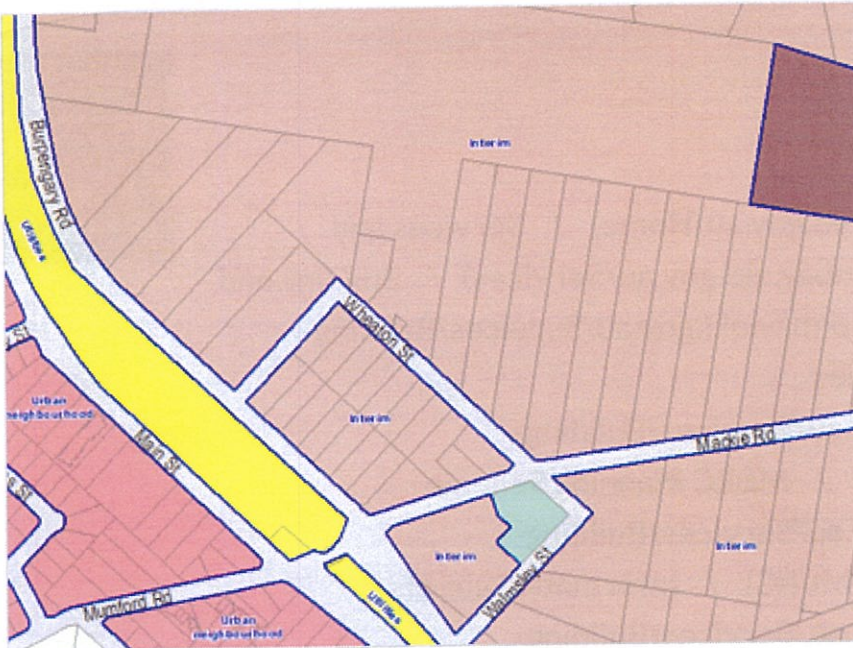
Home (<https://www.moretonbay.qld.gov.au/Home>) / Services and information (<https://www.moretonbay.qld.gov.au/Services>) / Building and development (<https://www.moretonbay.qld.gov.au/Services/Building-Development>) / Planning schemes (<https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes>) / MBRC Planning Scheme (<https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MBRC>) / Information sheets (<https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets>) / MBRC Planning Scheme - Emerging community zone

MBRC Planning Scheme - Emerging community zone

The Emerging community zone covers areas throughout the Moreton Bay Region that are not currently recognised or developed as urban environments, but may be suitable for future urban uses over the next 10 to 20 years.

The Emerging community zone is predominantly found within parts of Narangba, Burpengary East, Morayfield and Joyner. They require further planning investigation to determine what future development options may exist. Land in the Redcliffe Kippa-Ring local plan and Caboolture West local plan may also be zoned Emerging community (Refer to the [information sheets \(<https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets>\)](https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets) for further details about these local plans).

Example of Emerging community zone mapping



Emerging community zone

Emerging community zone precincts

All land in the Emerging community zone, except where covered by a local plan, is contained within two precincts – Interim precinct and Transition precinct. Each precinct has its own development provisions. Zone precincts provide greater clarity about the types of development intended in a particular location. Where the Emerging community zone is covered by a local plan it will have a local plan precinct. Refer to the relevant local plan information sheet or Part 7 of the planning scheme.

What is the Interim precinct?

The Interim precinct identifies land suitable for development in the long-term, but not within the life of the planning scheme (10 years). The precinct includes land in Narangba that needs to be protected to ensure the efficient long-term development of land for urban uses remains possible. The precinct will maintain the current semi-rural character until infrastructure is delivered and on-site constraints overcome.

What is the Transition precinct?

The Transition precinct identifies land suitable for future urban development, but is subject to infrastructure servicing limitations or site constraints. Requirements in the Transition precinct are divided into two types of development, that occurring on a **developable** (unserviced) lot or a **developed** (fully serviced) lot. Generally, all land in the Transition precinct could initially be considered a **developable lot**. Once the land has been reconfigured and all

necessary infrastructure provided, it is then considered to be **developed**.

There is **likely to be little change in the short term, however in the next ten years there will be significant change.**

Developable (unserviced) lots

- Identify land suitable for development during the life of the planning scheme (within the next 10 years).
- Allows for current activities to continue provided they do not compromise the efficient long-term development of land for urban use.
- Maintain the current semi-rural character.

Developed (fully serviced) lots

- Allows for development consistent with the place type identified in the Strategic Framework e.g. Next generation neighbourhood
- Residential development occurs at a site density of between 15 and 75 dwellings per hectare.

What can I expect to see in this zone?

Interim precinct

- No development anticipated within the next 10 years.
- Limited range of interim uses that are compatible with the existing semi-rural character and adjoining urban areas.
- Do not compromise or delay the efficient long-term development of the land for urban uses.

Transition precinct

Developable (unserviced) lots

- Maintain the same range of uses as the Interim precinct.
- A semi-rural character until such time as full infrastructure is available and provided and site specific constraints are resolved.

Developed (fully serviced) lots

- Generally the same as the Next Generation Neighbourhood Precinct in the General Residential Zone.
- Residential uses such as dual occupancy, dwelling house (on a variety of lot sizes), multiple dwelling, retirement facility, residential care facility.

- Community, retail and commercial activities may also develop where forming a neighbourhood hub or corner store.
- Development avoids areas subject to a physical constraint, limitation, or valuable natural resource.
- New neighbourhoods will be well-connected, safe and convenient to move through and provide open space networks through interconnected grid-like streets and active transport linkages that provide high levels of accessibility.

More information

Assessment benchmarks (requirements) for development (material change of use) in the Emerging community zone can be found in Part 6, [section 6.2.3 Emerging community zone code \(https://consult-moretonbay.objective.com/kse/event/4208/section/s1342675908019#s1342675908019\)](https://consult-moretonbay.objective.com/kse/event/4208/section/s1342675908019#s1342675908019). If a lot is in a local plan (i.e Caboolture West or Redcliffe), development requirements are in [Part 7 Local Plans \(https://consult-moretonbay.objective.com/kse/event/4208/section/s1309830036904#s1309830036904\)](https://consult-moretonbay.objective.com/kse/event/4208/section/s1309830036904#s1309830036904).

Refer to [Part 5 \(https://consult-moretonbay.objective.com/kse/event/4208/section/s1309829863077#s1309829863077\)](https://consult-moretonbay.objective.com/kse/event/4208/section/s1309829863077#s1309829863077) of the planning scheme to determine the category of development and assessment (type of application required, if any) for development in the Emerging community zone. [Section 5.5.3 Emerging community zone Tables of assessment \(https://consult-moretonbay.objective.com/kse/event/4208/section/s1342764223333#s1342764223333\)](https://consult-moretonbay.objective.com/kse/event/4208/section/s1342764223333#s1342764223333) identifies the levels category of development and assessment for a material change of use.

Assessment benchmarks for reconfiguring a lot in the Emerging community zone can be found in Part 9 [section 9.4.1.3 Reconfiguring a lot code, Emerging Community Zone \(https://consult-moretonbay.objective.com/kse/event/4208/section/d95244e2453#d95244e2453\)](https://consult-moretonbay.objective.com/kse/event/4208/section/d95244e2453#d95244e2453).



Courts Drive

Koala Habitat Overlay 30/11/19.

100m

-27.141955 152.968581 Degrees

