

## Appendix B

### Moreton Bay Regional Council Planning Scheme - Maps

#### Map Changes Summary

<b>ZONES and PRECINCTS (Zone maps ZM-01 - ZM-76) including associated amendments to Overlay map - Building heights (Overlay maps OM-01 - OM76 HBH), Overlay map - Rural residential lot sizes (Overlay maps OM-01 - OM76 RRLS) and Strategic framework map (SF Map 3.13.3)</b>	
<b>Location</b>	<b>Change</b>
49 Dinterra Avenue 51 Dinterra Avenue (part) <b>ARANA HILLS</b>	Change <u>zone</u> from Environmental management and conservation to Recreation and open space zone.  Amend Overlay map - Building heights to allocate a Max 8.5m height for the part of Lot 1 SP103023 (51 Dinterra Ave, Arana Hills) that is to be rezoned and allocate 'Not specified' for Lot 1 RP154413 (49 Dinterra Avenue).
Lot 1 Kremzow Road Lot 13 Hinkler Court Lot 14 South Pine Road (rail land) <b>BRENDALE</b>	Change <u>zone</u> from Industry to Community facilities zone (Utilities precinct).  Amend Overlay map - Building heights to change the mapped height from Max 15m to 'Not specified'.
Lots 1-11 RP186570 (Phillips Street, Burpengary) and Lot 2 SP302662 (192 Pitt Road - Burpengary Secondary College) <b>BURPENGARY</b>	Change <u>zone</u> from Emerging community (Transition precinct) to Rural residential zone.  Amend Overlay map - Building heights to change the mapped height from Max 12m to Max 8.5m.  Amend Place types - North Lakes-Redcliffe-MBR Corridor Planning Area Strategic framework Map 3.13.3 to change the area identified as Next Generation neighbourhood to the Rural residential place type (excluding the existing area of Coasts and riverlands place type which should remain unchanged).  Amend Overlay map - Rural residential lot sizes to allocate a 'No further reconfiguration' designation to all the lots being rezoned.  Amend the zone map to remove the Emerging community - transition precinct designation from the Burpengary State Secondary College carpark in the Pitt Road reserve immediately to the north of Lot 2 SP302662. The area should be unzoned consistent with the adjoining road.  Amend Overlay map - Community Activities and Neighbourhood Hubs to remove the Community activity designation (in yellow) from the road reserve immediately to the north of Lot 2 SP302662 (i.e. car park in front of Burpengary State Secondary College).

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<b>Location</b>	<b>Change</b>
152, 156 & part of 158 King Street <b>CABOOLTURE</b>	Change <u>zone</u> from General residential zone to Community facilities zone (Utilities precinct) excluding the existing areas zoned Limited development and related change to Overlay map - Building heights.  Amend Overlay map - Building heights to change the mapped height from Max 8.5m to 'Not specified' consistent with other lots in the Utilities precinct.
148 King Street <b>CABOOLTURE</b>	Change <u>zone precinct</u> to Community Facilities zone - Utilities precinct.  Amend Overlay map - Building heights to change the mapped height from Max 8.5m to 'Not specified'.
Lots north of Brisbane Crescent and Moreton Downs Drive including Seabreeze and Valentine Circuits <b>DECEPTION BAY</b>	Change the residential <u>zone precinct</u> from Suburban neighbourhood and Urban neighbourhood to Next generation neighbourhood.  Amend Overlay map - Building heights from Max 21m & Min 5m and Max 8.5m to Max 12m to account for the change to the Next generation neighbourhood precinct.
Lot 998 Shoreview Boulevard and Lot 999 Dohles Rocks Road (adjoins Pine River and Lot 998) <b>GRIFFIN</b>	Change <u>zone</u> from General residential to Environmental management and conservation zone.  Amend Overlay map - Building heights to change the mapped height for both lots from Max 12m to 'Not specified'.
Lot 1 Wagner Road (part) (adjoins Pine River) <b>GRIFFIN</b>	Change <u>zone</u> from General residential to Environmental management and conservation zone.  Amend Overlay map - Building heights for the area to be rezoned to change the mapped height from Max 12m to 'Not specified'.
62 Gordon's Crossing Road (James Court Park) <b>JOYNER</b>	Change <u>zone</u> from General residential to Recreation and open space zone.
42-48 Cliff Street 19 Hight Street 45 Blazey Street <b>KALLANGUR</b>	Change <u>zone</u> from General residential to Recreation and open space zone.
Area bordered by Old Gympie Road, Sheehan Street, Ann Street, Japonica Street, Holborn Street and Somerset Street	Change residential <u>zone precinct</u> from Suburban neighbourhood to Next generation neighbourhood precinct.

<b>ZONES and PRECINCTS (Zone maps ZM-01 - ZM-76) including associated amendments to Overlay map - Building heights (Overlay maps OM-01 - OM76 HBH), Overlay map - Rural residential lot sizes (Overlay maps OM-01 - OM76 RRLS) and Strategic framework map (SF Map 3.13.3)</b>	
<b>Location</b>	<b>Change</b>
<b>KALLANGUR</b>	<p>Amend Overlay map - Building heights in the area where the precinct change is to occur from Max 8.5m to Max 12m building height.</p> <p>Amend Place types - North Lakes-Redcliffe-MBR Corridor Planning Area Strategic framework Map 3.13.3 to change the place type from Suburban neighbourhood to Next generation neighbourhood in the area where the precinct change is to occur.</p>
171 Morayfield Road (Morayfield Shopping Centre) <b>MORAYFIELD</b>	Change <u>zone</u> of parts of lot from Limited development to Centre zone (Morayfield centre precinct).
312-344 Morayfield Rd, <b>MORAYFIELD</b>	<p>Change <u>zone</u> precinct from Specialised Centre to Morayfield Centre precinct.</p> <p>Amend Overlay map - Walking distance (centre) to identify 400m and 800m walking distances from the new Morayfield centre precinct.</p> <p>Amend Overlay map - Building height from Max 12m to Max 15m.</p>
506 Moorina Road, <b>MOORINA</b>	<p>Change <u>zone</u> of part of the lot from Extractive industry zone to Rural zone.</p> <p>Amend Overlay map - Building heights to apply a Max 8.5m height to the area of land that is to be rezoned.</p>
Lot 4 SP241084 Mt Mee Rd (Arthur Duncan Park - adjacent to 1369 Mt Mee Road) <b>MOUNT MEE</b>	<p>Change <u>zone</u> from unzoned to Recreation and Open Space zone.</p> <p>Amend Overlay map - Building heights to allocate a Max 8.5m height limit.</p>
1273 Bribie Island Road <b>NINGI</b>	Change <u>zone</u> from Rural zone to General Residential zone (Suburban neighbourhood precinct).
743-757, 759 and 761 Deception Bay Rd (Rothwell Central Shopping Centre) <b>ROTHWELL</b>	<p>Change <u>zone precinct</u> from Centre zone (Specialised centre precinct) to Centre zone (District centre precinct).</p> <p>Amend Overlay map - Walking distance (centre) to identify 400m and 800m walking distances from the new District centre precinct.</p>
87 Woodrow Rd <b>STANMORE</b>	Change <u>zone</u> of part of lot from Limited development to Community facilities zone.

**ZONES and PRECINCTS (Zone maps ZM-01 - ZM-76) including associated amendments to Overlay map - Building heights (Overlay maps OM-01 - OM76 HBH), Overlay map - Rural residential lot sizes (Overlay maps OM-01 - OM76 RRLS) and Strategic framework map (SF Map 3.13.3)**

Location	Change
<p>Moreton Bay rail line and adjacent: <b>VARIOUS</b></p> <ol style="list-style-type: none"> <li>1. Lot 170 SP279096; Lot 1 SP279096; Lot 2 SP268835; Lot 3 SP279098; Lot 172 SP279098; Lot 5 SP279099; Lot 4 SP279099; Lot 50 SP279102; Lot 30 SP268840; Lot 179 SP279102; Lot 176 SP279099; Lot 173 SP279099- south of Buchanan Street, Rothwell</li> <li>2. Lots 101 and 102 SP272752 (Capestone Boulevard, Mango Hill):</li> <li>3. Lot 134 SP279061, Lot 135 SP279065, Lot 138 SP279068, Lot 139 SP279070, Lot 140 SP279071, Lot 145 SP279073 and Lot 144 SP279073 Mango Hill Boulevard and Kinsellas Road East (adjacent to Moreton Bay Rail line)</li> <li>4. Lot 50 SP278991 (159 Dohles Rocks Road, Kallangur) and Lot 49 SP278990 (Lot 49 Dohles Rocks Road, Kallangur)</li> </ol>	<p>Change <u>zone</u> to Community Facilities - Utilities precinct for 1. to 4. in column 1.</p> <ol style="list-style-type: none"> <li>1. Amend Overlay map - Building heights to change the mapped height from Max. 12m to 'Not specified'.</li> <li>2. Amend Overlay map - Building heights to change the mapped height from Max. 21m &amp; Min. 5m to 'Not specified'.</li> <li>3. Amend Overlay map - Building heights to change the mapped height from Max. 21m &amp; Min. 5m and Max. 12m to 'Not specified'.</li> <li>4. Amend Overlay map - Building heights to change the mapped height from Max. 21m &amp; Min. 5m to 'Not specified' consistent with the surrounding lots in the Utilities precinct.</li> </ol> <p>Amend zone boundary and Overlay map - Building heights boundaries to align to cadastral boundaries where very small slivers are present. The area of pathway and road adjacent to the abovementioned lots and to the railway line should be amended so that zoning and Overlay map - Building height is no longer applied.</p>
<p>Surplus Moreton Bay rail line land: <b>VARIOUS</b></p> <ol style="list-style-type: none"> <li>1. Part of Lot 3 SP279062 Mango Hill train station</li> <li>2. Lots 7-9 SP279092 Buchanan Street, Rothwell</li> </ol>	<ol style="list-style-type: none"> <li>1. Change <u>zone</u> of surplus rail land on part of the lot to General Residential zone - Urban Neighbourhood precinct.  Amend Overlay map - Building heights to include the land being rezoned into the 'Max 21m and Min 5m' category from 'Not specified'. The area of pathway and road adjacent to the lot and to the railway line should be amended so that zoning and Overlay map - Building height is no longer applied.</li> <li>2. Change <u>zone</u> of surplus Moreton Bay rail line land to Environmental Management and Conservation zone.</li> </ol>

<b>ZONES and PRECINCTS (Zone maps ZM-01 - ZM-76) including associated amendments to Overlay map - Building heights (Overlay maps OM-01 - OM76 HBH), Overlay map - Rural residential lot sizes (Overlay maps OM-01 - OM76 RRLS) and Strategic framework map (SF Map 3.13.3)</b>	
<b>Location</b>	<b>Change</b>
3. Part of Lot 1 SP302263 Buchanan St, Rothwell	3. Change <u>zone</u> surplus Moreton Bay rail line land to General Residential zone - Next Generation Neighbourhood precinct.  Amend Overlay map - Building heights to apply a Max 12m height to the area of land on Lot 1 SP302263 that is being rezoned to General residential zone - Next generation neighbourhood precinct.

<b>OVERLAY MAP - COMMUNITY ACTIVITIES AND NEIGHBOURHOOD HUBS (Overlay map OM-01 - OM-76 CANH)</b>	
<b>Location</b>	<b>Change</b>
27 Paradise Road <b>BURPENGARY</b>	Amend to designate the site as a 'Community activity'.
101 Lear Jet Drive <b>CABOOLTURE</b>	Amend to designate the site as a 'Neighbourhood hub'.
114 Hornibrook Esplanade <b>CLONTARF</b>	Amend to designate the site as a 'Neighbourhood hub'.
146 and 150-152 Hornibrook Esplanade <b>CLONTARF</b>	Amend to designate the site as a 'Neighbourhood hub'.
11 Maine Road <b>CLONTARF</b>	Amend to designate the site as a 'Neighbourhood hub'.
25-27 Raymond Terrace <b>DECEPTION BAY</b>	Amend to designate the site as a 'Community activity'.
1 Cairns Road <b>GRIFFIN</b>	Amend to designate the site as a 'Community activity'.
381 Anzac Avenue <b>KIPPA-RING</b>	Amend to designate the site as a 'Neighbourhood hub'.
24 Windsor Street <b>MARGATE</b>	Amend to designate the site as a 'Neighbourhood hub'.
326 Meldale Road <b>MELDALE</b>	Amend to designate the site as a 'Neighbourhood hub'.
10-16 Madeline Drive	Amend to designate the site as a 'Community activity'.

<b>OVERLAY MAP - COMMUNITY ACTIVITIES AND NEIGHBOURHOOD HUBS (Overlay map OM-01 - OM-76 CANH)</b>	
<b>Location</b>	<b>Change</b>
<b>MORAYFIELD</b>	
516 Oxley Avenue <b>REDCLIFFE</b>	Amend to designate the site as a 'Neighbourhood hub'.
193 and 195 Redcliffe Parade <b>REDCLIFFE</b>	Amend to designate the site as a 'Community activity'.
261 Victoria Avenue <b>REDCLIFFE</b>	Amend to designate the site as a 'Neighbourhood hub'.
8 Bunton Street <b>SCARBOROUGH</b>	Amend to designate the site as a 'Neighbourhood hub'.
1 Jeays Street <b>SCARBOROUGH</b>	Amend to designate the site as a 'Neighbourhood hub'.
569 Oxley Avenue <b>SCARBOROUGH</b>	Amend to designate the site as a 'Neighbourhood hub'.
607, 611, 614 and 617 Oxley Avenue <b>SCARBOROUGH</b>	Amend to designate the site as a 'Neighbourhood hub'.
95 Prince Edward Parade <b>SCARBOROUGH</b>	Amend to designate the site as a 'Neighbourhood hub'.
196-198 Prince Edward Parade <b>SCARBOROUGH</b>	Amend to designate the site as a 'Neighbourhood hub'.
97 and 103 Kate Street <b>WOODY POINT</b>	Amend to designate the site as a 'Neighbourhood hub'.
155 Oxley Avenue <b>WOODY POINT</b>	Amend to designate the site as a 'Neighbourhood hub'.
173 Oxley Avenue <b>WOODY POINT</b>	Amend to designate the site as a 'Neighbourhood hub'.

<b>OVERLAY MAP - ACTIVE TRANSPORT (Overlay map OM-01 - OM-76 AT)</b>	
<b>Location</b>	<b>Change</b>
Samford to Ferny Grove Rail Trail: <b>VARIOUS</b>	Change to reflect Samford to Ferny Grove Rail Trail.

<b>OVERLAY MAP - CENTRE WALKING DISTANCES (Overlay map - OM-01 - OM-76 CWD)</b>	
<b>Location</b>	<b>Change</b>
400m and 800m WALKING DISTANCE to <b>Centres</b>	Rename existing map <u>Overlay map - Centre walking distances</u> to <u>Overlay map - Walking distance (Centre)</u> and correct an error in walking distance from the District centre precinct on the corner of Bailey Road and Deception Bay Road, Deception Bay.

<b>OVERLAY MAP - WALKING DISTANCE (TRAIN STATION) [NEW]</b>	
<b>Location</b>	<b>Change</b>
400m and 800m <b>WALKING DISTANCE</b> to <b>Train stations</b>	Add new <u>Overlay map - Walking distance (Train station)</u> that identifies land that is within 400m and 800m of an existing train station.

<b>VARIOUS MAPS</b>	
<b>Location</b>	<b>Change</b>
The Mill at Moreton Bay Priority Development Area (PDA) <b>PETRIE</b>	<p>Notate the PDA: 'The Mill at Moreton Bay Priority Development Area - Refer to 10.2' on all planning scheme maps.</p> <p>Reflect the Moreton Bay PDA Development Scheme August 2017 by masking existing planning scheme map information on the following maps:</p> <ul style="list-style-type: none"> <li>Overlay map - Building heights</li> <li>Overlay map - Community activities and neighbourhood hubs</li> <li>Overlay map - Environmental areas</li> <li>Overlay map - Environmental offset receiving areas</li> <li>Overlay map - Extractive resources</li> <li>Overlay map - Flood hazard</li> <li>Overlay map - Overland flow path</li> <li>Overlay map - Riparian and wetland setbacks</li> <li>Overlay map - Rural residential lot sizes</li> <li>Overlay map - Scenic amenity</li> <li>Overlay map - Walking distance (Centre)</li> <li>Overlay map - Walking distance (Train station)</li> </ul>

<b>OVERLAY MAP - HERITAGE AND LANDSCAPE CHARACTER (Overlay map - OM-01 - OM-76 HLC)</b>	
<b>Location</b>	<b>Change</b>
Station Rd, <b>LAWNTON</b>	Relocate Heritage area ID number 193 (historical grape vine) from eastern to western side of rail line.

<b>STRATEGIC FRAMEWORK MAPS</b>	
<b>Map</b>	<b>Change</b>
SF Map 3.6.1 – Settlement Pattern	Settlement Pattern - Remove hatching identifying 'The Mill' as an investigation area.
SF Map 3.6.1 – Settlement Pattern	Add district centre icon for 743, 759 and 761 Deception Bay Rd, Rothwell to reflect the zone precinct change from Specialised Centre to District Centre precinct.
SF Map 3.13.1 - Regional Planning Areas	To reflect the amendments made to the Place types map elsewhere identified in this document.
SF Map 3.13.3 - Place Types - North Lakes-Redcliffe MBR Corridor Planning Area	Remove hatching identifying 'The Mill' as an investigation area.
SF Map 3.14.1 - Allocation of place types	To reflect the amendments made to the Place types map elsewhere identified in this document. Remove hatching identifying 'The Mill' as an investigation area.
SF Map 3.13.4 - Place Types - Strathpine Planning Area	Remove hatching identifying 'The Mill' as an investigation area.