



Information Sheet

11. Mapping changes

Council's Planning Scheme commenced on 1 February 2016. Since this time council has been working on the proposed amendment to the scheme to ensure it remains a living document that supports growth and maintains the region's unique characteristics.

Council previously consulted the community on the proposed improvements to the planning scheme and supporting planning scheme policies. Council has now reviewed and considered much of this feedback, using it to inform the development of a new planning scheme amendment.

Council is now seeking community feedback on the new proposed amendment to the planning scheme and planning scheme policies.

The proposed changes generally aim to improve functionality and address implementation issues which have been identified since the planning scheme first came into effect.

The changes summarised in this information sheet may also be made in other areas of the planning scheme where similar outcomes are sought.

The proposed amendment only relates to changes to certain parts and provisions of the planning scheme. For example, whilst the proposed amendment is seeking to change car parking provisions for secondary dwellings, other requirements for secondary dwelling already exist in the planning scheme (design and setbacks etc.) and are proposed to continue. To determine the requirements for any proposed development the planning scheme must be considered in full.

The proposed changes described in this information sheet relate to planning scheme maps, including maps for zoning and overlay maps for walking distance and community activities and neighbourhood hubs. Minor changes are proposed to Overlay map - Active transport, Overlay map - Building heights and to a range of maps to reflect 'The Mill at Moreton Bay' Priority Development Area, which commenced since the planning scheme came into effect.

Note: Mapping for the proposed amendment uses property boundary (cadastral) information from April 2016. Changes to property boundaries arising from lot reconfigurations (subdivisions and consolidations etc.) that have occurred since April 2016 will not be visible.

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Proposed mapping changes are outlined in the tables below.

Proposed Mapping changes - Zones and precincts

The planning scheme allocates a zone (and often precincts within each zone) to land within the region. The zone (and zone precinct) of the land indicates what kind of development is expected in that area and is used to determine if council approvals are required and what outcomes council is seeking. Most of the map changes described below aim to more closely align the zone (and zone precinct) of the land with what is happening on the ground e.g. if the land use has changed or, for public land, if it is necessary for infrastructure purposes. This amendment is not intended to be a comprehensive review of zones. The changes proposed in this amendment include:

ZONES and PRECINCTS	
Location	Change
49 Dinterra Avenue 51 Dinterra Avenue (part) ARANA HILLS	Change <u>zone</u> from Environmental management and conservation to Recreation and open space and related change to Overlay map - Building heights
Lot 1 Kremzow Road Lot 13 Hinkler Court Lot 14 South Pine Road (rail land) BRENDALE	Change <u>zone</u> from Industry to Community facilities zone (Utilities precinct) and related change to Overlay map - Building heights
1, 2-4, 3-5, 8, 9, 11, 12-14, 15, 16, 19 and 20 Phillips Street 192 Pitt Road (Burpengary Secondary College) BURPENGARY	Change <u>zone</u> from Emerging community (Transition precinct) to Rural residential and related changes to Strategic framework map, Overlay map - Building heights, Overlay map - Community Activities and Neighbourhood Hubs and Overlay map - Rural residential lot sizes
148-158 King Street CABOOLTURE	Change <u>zone</u> from General residential to Community facilities zone (Utilities precinct) excluding the existing areas zoned Limited development and related change to Overlay map - Building heights
Lots north of Brisbane Crescent and Moreton Downs Drive including Seabreeze and Valentine Circuits DECEPTION BAY	Change the residential <u>zone precinct</u> from Suburban neighbourhood and Urban neighbourhood to Next generation neighbourhood and related change to Overlay map - Building heights
Lot 998 Shoreview Boulevard and Lot 999 Dohles Rocks Road (adjoins Pine River and Lot 998) GRIFFIN	Change <u>zone</u> from General residential to Environmental management and conservation and related change to Overlay map - Building heights
Lot 1 Wagner Road (part) (adjoins Pine River) GRIFFIN	Change <u>zone</u> from General residential to Environmental management and conservation zone and related change to Overlay map - Building heights
62 Gordon's Crossing Road (James Court Park) JOYNER	Change <u>zone</u> from General residential to Recreation and open space
42-48 Cliff Street 19 Highet Street 45 Blazey Street KALLANGUR	Change <u>zone</u> from General residential to Recreation and open space
Area bordered by Old Gympie Road, Sheehan Street, Ann Street, Japonica Street, Holborn Street and Somerset Street KALLANGUR	Change residential <u>zone precinct</u> from Suburban neighbourhood to Next generation neighbourhood and related change to Overlay map - Building heights

171 Morayfield Road (Morayfield Shopping Centre) MORAYFIELD	Change <u>zone</u> of parts of lot from Limited development to Centre zone (Morayfield centre precinct)
312-344 Morayfield Road MORAYFIELD	Change the centre <u>zone precinct</u> from Specialised centre to Morayfield centre precinct and related changes to Overlay map - Building heights and Overlay map - Walking distance (centre)
506 Moorina Road MOORINA	Change <u>zone</u> of part of lot from Extractive industry to Rural and related change to Overlay map - Building heights
Lot 4 Mt Mee Road (Arthur Duncan Park - adjacent to 1369 Mt Mee Road) MOUNT MEE	Change <u>zone</u> from unzoned to Recreation and open space zone and related change to Overlay map - Building heights
1,3,7 and 11 Waterview Close 1,2,4,5,7,8,9,11,12,15,16 and 18 Ningi Shores Circuit NINGI	Change <u>zone</u> from Rural to General residential zone (Suburban neighbourhood precinct)
743-757, 759 and 761 Deception Bay Road (Rothwell Central Shopping Centre) ROTHWELL	Change <u>zone precinct</u> from Centre zone (Specialised centre precinct) to Centre zone (District centre precinct) and related change to Overlay map - Walking distance (centre)
87 Woodrow Road STANMORE	Change <u>zone</u> from Limited development of part of lot to Community facilities zone
863 Caboolture River Road UPPER CABOOLTURE	Change <u>zone</u> from Rural to Emerging community zone and related change to Strategic framework map Include the land in the <u>Caboolture West Local Plan</u> as a Rural living precinct
Moreton Bay rail line and adjacent: VARIOUS South of Buchanan Street, Rothwell Capestone Boulevard, Mango Hill Mango Hill Boulevard and Kinsellas Road East, Mango Hill Dohles Rocks Road, Kallangur	Change <u>zone</u> from a combination of General residential and Environmental management and conservation to Community facilities zone (Utilities precinct) and related change to Overlay map - Building heights
Surplus Moreton Bay rail line land: VARIOUS North-east of Mango Hill Station South of Buchanan Street	Change <u>zone</u> from Community facilities zone (Utilities precinct) to General residential zone (Urban neighbourhood precinct) and related change to Overlay map - Building heights Change <u>zone</u> from Community facilities (Utilities precinct) to Environmental conservation and management Change <u>zone</u> from Community facilities (Utilities precinct) to General residential (Next generation neighbourhood precinct) and related change to Overlay map - Building heights

Proposed Mapping Changes - Overlay map - Community activities and neighbourhood hubs

The planning scheme Overlay map - Community activities and neighbourhood hubs identifies community activities (schools, pre-schools, child care centres, places of worship, community health services) and neighbourhood hubs (defined in the planning scheme). The purpose of the map is to identify the location of places in the General residential, Rural residential and Industry zones where some retail, commercial and community uses may be supported and alternative levels of assessment and requirements may apply to development.

The proposed changes below recognise such activities where currently occurring on existing lots.

OVERLAY MAP - COMMUNITY ACTIVITIES AND NEIGHBOURHOOD HUBS	
Location	Change
27 Paradise Road BURPENGARY	Amend to designate the site as a 'Community activity'
101 Lear Jet Drive CABOOLTURE	Amend to designate the site as a 'Neighbourhood hub'
114 Hornibrook Esplanade CLONTARF	Amend to designate the site as a 'Neighbourhood hub'
146 and 150-152 Hornibrook Esplanade CLONTARF	Amend to designate the site as a 'Neighbourhood hub'
11 Maine Road CLONTARF	Amend to designate the site as a 'Neighbourhood hub'
25-27 Raymond Terrace DECEPTION BAY	Amend to designate the site as a 'Community activity'
1 Cairns Road GRIFFIN	Amend to designate the site as a 'Community activity'
381 Anzac Avenue KIPPA-RING	Amend to designate the site as a 'Neighbourhood hub'
24 Windsor Street MARGATE	Amend to designate the site as a 'Neighbourhood hub'
326 Meldale Road MELDALE	Amend to designate the site as a 'Neighbourhood hub'
10-16 Madeline Drive MORAYFIELD	Amend to designate the site as a 'Community activity'
1168-1172 Oakey Flat Road NARANGBA	Amend to designate the site as a 'Neighbourhood hub'
516 Oxley Avenue REDCLIFFE	Amend to designate the site as a 'Neighbourhood hub'
193 and 195 Redcliffe Parade REDCLIFFE	Amend to designate the site as a 'Community activity'
261 Victoria Avenue REDCLIFFE	Amend to designate the site as a 'Neighbourhood hub'
8 Bunton Street SCARBOROUGH	Amend to designate the site as a 'Neighbourhood hub'
1 Jeays Street SCARBOROUGH	Amend to designate the site as a 'Neighbourhood hub'
569 Oxley Avenue SCARBOROUGH	Amend to designate the site as a 'Neighbourhood hub'
607, 611, 614 and 617 Oxley Avenue SCARBOROUGH	Amend to designate the site as a 'Neighbourhood hub'
95 Prince Edward Parade SCARBOROUGH	Amend to designate the site as a 'Neighbourhood hub'
196-198 Prince Edward Parade SCARBOROUGH	Amend to designate the site as a 'Neighbourhood hub'
97 and 103 Kate Street WOODY POINT	Amend to designate the site as a 'Neighbourhood hub'
155 Oxley Avenue WOODY POINT	Amend to designate the site as a 'Neighbourhood hub'
173 Oxley Avenue WOODY POINT	Amend to designate the site as a 'Neighbourhood hub'

Proposed mapping changes - other Overlay maps

The purpose of Overlay map - Active transport is to protect the function of the region's active transport network (walking, cycling etc). Active transport is mentioned throughout the scheme. The change proposed is:

OVERLAY MAP - ACTIVE TRANSPORT	
Location	Change
Samford to Ferny Grove Rail Trail: VARIOUS	Change to reflect Samford to Ferny Grove Rail Trail

The purpose of Overlay map - Centre walking distances is to allow alternative levels of assessment and car parking requirements in locations close to higher order and district centres. Walking distance is mentioned throughout the scheme. The changes proposed are:

OVERLAY MAP - CENTRE WALKING DISTANCE	
Location	Change
400m and 800m WALKING DISTANCE to Centres	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.

A new overlay map is proposed to be included in the planning scheme, Overlay Map - Walking Distance (Train Station).

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

Proposed mapping Changes - The Mill at Moreton Bay Priority Development Area

The former Petrie Paper Mill site adjoining Petrie train station will be transformed into a major development area for the region. The Mill at Moreton Bay will see development of a university campus, residential, community and recreation, retail and commercial uses and environmental protection. Since the commencement of the planning scheme The Mill at Moreton Bay was designated as a Priority Development Area by the Queensland Government. Therefore, The Mill at Moreton Bay now has its own planning controls known as The Mill Development Scheme 2017, which are separate to the planning scheme. Changes are proposed throughout the planning scheme to reflect approval of the Development Scheme. The proposed changes include:

VARIOUS MAPS	
The Mill at Moreton Bay Priority Development Area (PDA) PETRIE	<ul style="list-style-type: none"> Notate the PDA: 'The Mill at Moreton Bay Priority Development Area - Refer to 10.2' on all planning scheme maps Reflect the Moreton Bay PDA Development Scheme August 2017 by masking certain existing planning scheme map information as some maps in the planning scheme are not relevant to development in the PDA

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