

ADMINISTRATIVE and MINOR AMENDMENT CHANGES - MAPPING

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Summary - Administrative amendments

- Zone map
 - Include updated DCDB (to April 2016)
- Overlay maps
 - Road hierarchy - corrections to road alignment around Moreton Bay rail line and stations and new development in growth areas
 - Map notes - Road hierarch and possibly others to improve usefulness and assist interpretation


Summary - Minor amendments

- Zone map
 - Reflect development approvals, eg. new park dedications and split zone boundary changes since initial approvals.
- Overlay maps
 - **Building Heights** - amend height from 12m to 8.5m where zone is changing to Recreation and Open Space
 - **Rural Residential Lot Sizes** - remove lots where zone is changing from Rural Residential to Recreation and Open Space zone
 - **Coastal Hazard** - amend the Coastal Planning Area Boundary to remove an area north of Kinsellas Rd, Mango Hill (part of Capestone estate) from the Balance Coastal Planning Area
 - **Flood Hazard** - amend the Flood Planning Area Boundary to remove an area north of Kinsellas Rd, Mango Hill (part of Capestone estate) from the Balance Flood Planning Area
 - **Overland Flow** - remove two areas north of Kinsellas Rd, Mango Hill (part of Capestone estate)
 - **Riparian and Wetland Setbacks** - amend southern boundary of setback on lot 901 Boundary Rd, North Lakes
 - **Infrastructure buffers:**
 - Brisbane airport mapping - Shade in land within Aviation facility area of interest
 - Identify additional bulk water supply infrastructure
 - **Environmental areas:**
 - Delete MSES and MLES - High Value and MSES - Value Offset areas where clearing has occurred in accordance with State and Council approvals E.g. MSES at Beerburrum Rd, Caboolture (QSEC), MSES at Old North Road, Brendale, MLES north of Kinsellas Rd, Mango Hill (Capestone estate) and lot 901 Boundary Rd, North Lakes
 - Reflect corrections in State Planning Policy mapping of MSES
 - Remove manual edits to MLES - High Value area to comply with the methodology agreed to with the State
 - Add new areas to MLES - High Value Area to reflect covenants for environmental protection required by development approvals E.g. Python Street, Dakabin;
 - Remove slivers of MLES and MSES High Value for areas less than 200m² or slivered isolated fragments from Overlay map - Environmental areas



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Issue No	Map & Property/ Location	Background & reason for change	Recommended change (Snapshot or lot/location & GIS instruction)
ADMINISTRATIVE AMENDMENTS			
1.	<p>Overlay map - Road hierarchy</p> <p>Rothwell, Mango Hill, Griffin, Kallangur</p>	<p>Alignment of some roads area incorrect, particularly around Moreton Bay rail line and stations and new development in growth areas such as Griffin. Amendment is required to some road alignments to align with constructed or dedicated roads.</p> <p><u>MALPI</u> 2.3A.2 (a) (iii) A spelling, grammatical or mapping error in the planning scheme that does not materially affect the remainder of the planning scheme 2.3A.2 (a) (iv) A factual matter incorrectly stated in the planning scheme.</p>	<p>Change alignment of roads in the following locations:</p> <p><i>Warbrick Way and Stubbins Street, Rothwell (district collector)</i></p>  <p><i>Capestone Boulevard and Napier Avenue, Mango Hill (proposed Council sub-arterial road)</i></p>  <p><i>Kinsellas Road East (Council sub-arterial)</i></p>



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			 <p>Griffin - Between Vanilla Avenue and Brays Road (proposed Council sub-arterial)</p>


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			 <p><i>Onyx Drive, Kallangur & Murrumba Downs (proposed Council district collector)</i></p>  <p><i>Gallipoli Way, Kallangur (Council sub-arterial)</i></p>

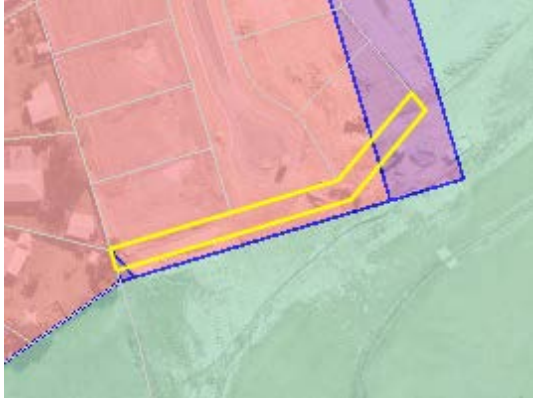

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			 <p><i>Livingstone St / Nicol Way extension, Brendale (proposed Council sub-arterial)</i></p> 
2.	Overlay map - Road hierarchy	Old Gympie Rd, Burpengary, between New Settlement Rd and Progress Rd is State controlled, not Council as indicated on the overlay map	Amend Overlay map - Road hierarchy to identify Old Gympie Rd between Settlement Rd and Progress Rd as a State controlled Sub-arterial road.

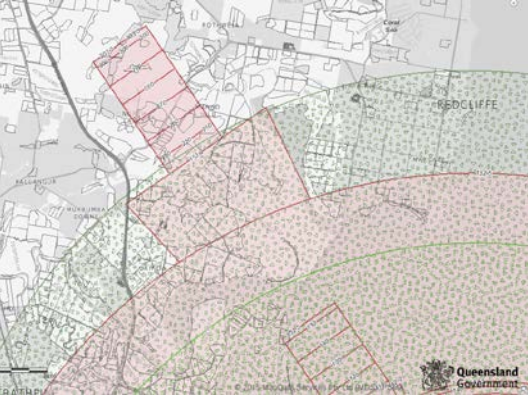

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3.	Overlay map - Road hierarchy	<p>Some map notes need editing to improve usefulness and assist interpretation.</p> <p>For example, on the Road hierarchy map clarification is required about roads that are not identified on the map i.e. all unidentified roads are considered 'access streets'.</p>  <p>These notes also appear in the interactive mapping and My Property Look Up functions available on Council's website.</p> <p><u>MALPI</u> 2.3A.2 (a) (i) An explanatory matter about the planning scheme.</p>	<p>Change map note as follows -</p> <p>Overlay map – Road Hierarchy Please read the following notes about this map:</p> <p><i>This map shows the hierarchy of existing Council and State controlled roads.</i></p> <p><i>Roads not identified on this map are taken to be access streets.</i></p> <p><i>This overlay map assists with interpreting tables of assessment and applying development requirements throughout the planning scheme.</i></p> <p><i>Inclusion in this map does not necessarily mean there are associated requirements.</i></p> <p><i>Refer to relevant tables of assessment, zone code, local plan code and/or development codes for requirements associated with this overlay map.</i></p> <p><i>Development adjacent to State-controlled roads is subject to separate requirements as may be determined by the State from time to time. Refer to the Queensland Department of Transport and Main Roads (www.tmr.qld.gov.au).</i></p> <p><i>For further information regarding this overlay please refer to the relevant fact sheet on Council's planning scheme website or contact Council.</i></p>
MINOR AMENDMENTS			
4.	<p>Zone map</p> <p>Overlay map - Building Heights</p>	<p>Changes to reflect new development approvals and associated DCDB updates, e.g. new park dedications and split zone boundary changes since initial approvals.</p> <p><u>MALPI</u></p>	<p>Refer to Attachment A (A13689688) for detailed documentation of changes. 24 lots are proposed to change to Recreation and Open Space zone. Associated changes to Overlay maps Building Height and Rural Residential Lot Sizes are also proposed in some instances.</p> <p>Example of changes include:</p>


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	<p>Overlay map - Rural Residential Lot Sizes</p> <p>Region wide</p>	<p>2.3A.3 (a) reflects a current development approval, a master plan for a declared master planned area, or an approved development plan under the <i>South Bank Corporation Act 1989</i>, or an approval under other legislation</p>	<p><i>Bandt Close, Burpengary (Lot 903 SP275428)</i></p>  <p><i>Petersen Road, Morayfield (Lot 900 SP273444)</i></p> 
5.	<p>Overlay map - Infrastructure buffers</p> <p>South-eastern part of region</p>	<p>Shade in land within Aviation facility area of interest. This will have no consequence for development as there are no specific criteria in the planning scheme relating to the mapped feature.</p>	<p>Shade in land within Aviation facility area of interest (use similar symbology to SPP mapping - green symbols to shade).</p>


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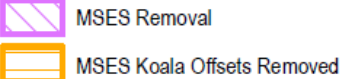
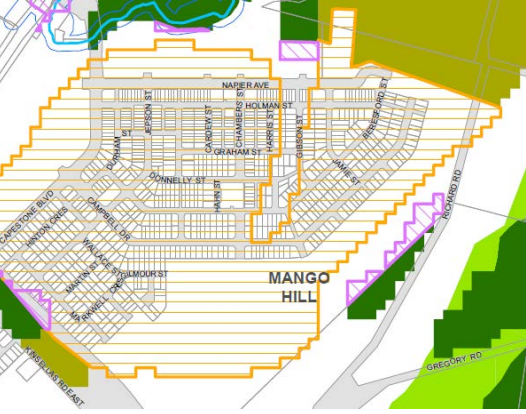

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		<p>The Aviation facility area of interest is shown as a line with no shading (dark green line). MPLU gives a result of the overlay affecting properties within the line/area of interest, but it is not obvious the overlay applies when the map is viewed.</p> <p>MALPI 2.3A.2 (a) (i) an explanatory matter about the planning scheme 2.3A.2 (a) (iii) a spelling, grammatical or mapping error in the planning scheme that does not materially affect the remainder of the planning scheme</p> <p><i>SPP mapping</i></p> 	
6.	Overlay map - Infrastructure buffers Various locations	<p>Revisions to State Planning Policy mapping has identified additional SEQ bulk water supply infrastructure. The overlay map should be amended to include this additional infrastructure, which includes:</p> <ul style="list-style-type: none"> ○ 7 lots containing new 'Water quality facilities' ○ 9 lots identified as 'Properties containing bulk water facilities' 	<p>Amend overlay map to include additional SEQ Bulk Water infrastructure points in accordance with updated State Planning Policy mapping.</p>



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		<p>Also, 4 lots will be removed from 'Properties containing bulk water facilities'</p> <p>Refer to A13717138 for detailed list of properties involved.</p> <p>Assessment criteria associated with Bulk water supply infrastructure is limited to ensuring that development does not restrict access to the infrastructure.</p> <p><u>MALPI</u> 2.3A.3 (d) is a change to a SPSP compliant planning scheme that is directly responding to a SPP</p>	
7.	<p>Overlay map - Environmental areas</p> <p>140B-280B Beerburum Rd, Caboolture</p> <p>4SP215588</p>	<p>A Map Change Request (MAPCHG/2/2016) sought to have Overlay map - Environmental Areas amended at 140B-280B Beerburum Rd, Caboolture.</p> <p>Vegetation has been cleared on this property in accordance with an existing development approval and State exemptions for clearing associated with community infrastructure.</p> <p><u>MALPI</u> 2.3A.3 (b) reflects a current development approval, a master plan for a declared master planned area, or an approved development plan under the <i>South Bank Corporation Act 1989</i>, or an approval under other legislation</p>	<p>Delete MSES High Value Area from 140B-280B Beerburum Rd, Caboolture.</p> <p><i>Beerburum Road, Caboolture</i></p>  <p>Area in red indicates extent of amendment.</p>


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			 <p>Aerial photograph verifying matter has been removed.</p> <p>This area at QSEC has been subject to a Map Change Request (MAPCHG/2/2016)</p>
8.	<p>Overlay maps:</p> <ul style="list-style-type: none"> o Environmental Areas o Coastal Hazard o Flood Hazard o Overland Flow <p>Kinsellas Rd, Mango Hill (Capestone estate)</p> <p>Various lots</p>	<p>A Map Change Request (MAPCHG/4/2016) sought to have all overlay maps affecting the Capestone estate at Mango Hill amended.</p> <p>The request is agreed to in part. In most instances, where the change reflects approved and or development, the overlay map will be amended. Where mapping is State data and development has not commenced, no change will be made to overlay mapping.</p> <p>With respect to the Environmental Areas overlay map, vegetation has been cleared on this property</p>	<p>Amend overlay maps:</p> <p>Environmental Areas</p> <p>Delete MSES High Value and MSES Value Offset areas from developed land north of Kinsellas Rd, Mango Hill (Capestone estate)</p>

Issue No	Map & Property/ Location	Background & reason for change	Recommended change (Snapshot or lot/location & GIS instruction)
		<p>in accordance with existing development approvals. It is therefore appropriate to remove MSES High Value and MSES Value Offset mapping where the values that these matters are based on have been removed.</p> <p>Changes to the flood and coastal risk areas is not possible without rerunning the modelling for the catchment, therefore it is not appropriate for the Coastal Hazard and Flood Hazard overlay maps to be amended at this time.</p> <p>Amendment to the flood and coastal planning area boundaries to remove stages 1 to 17 of the development from the balance planning area is reasonable.</p> <p>Amendment to the Bushfire Hazard overlay is also not possible at this point in time due to the map being provided by the State and cannot be altered without State Government agreement.</p> <p><u>MALPI</u> 2.3A.3 (c) reflects a current development approval, a master plan for a declared master planned area, or an approved development plan under the <i>South Bank Corporation Act 1989</i>, or an approval under other legislation.</p>	<p> MSES Removal MSES Koala Offsets Removed</p>  <p>Coastal Hazard (storm tide inundation) Amend the Coastal Planning Area Boundary to remove the identified area from the Balance Coastal Planning Area (snap boundary to edge of risk area where they intersect)</p> 

Issue No	Map & Property/ Location	Background & reason for change	Recommended change (Snapshot or lot/location & GIS instruction)
			<p>Flood Hazard Amend the Flood Planning Area Boundary to remove the identified area from the Balance Flood Planning Area (snap boundary to edge of risk area where they intersect)</p>  <p>Overland flow path Delete identified overland flow path</p>  <p>This area has been subject to a Map Change Request (MAPCHG/4/2016)</p>


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9.	<p>Overlay maps:</p> <ul style="list-style-type: none"> Environmental Areas Riparian and Wetland Setbacks <p>Lot 901 Boundary Rd, North Lakes</p> <p>901SP275478</p>	<p>A Map Change Request (MAPCHG/6/2016) sought to have Environmental Areas and Riparian and Wetland Setbacks overlay maps amended.</p> <p>The southern part of the site has been cleared in accordance with Preliminary Approval DA/28766/2014/V23R and subsequent development permits.</p> <p>The request is agreed to only in part. It is appropriate to amend the Environmental Areas overlay map where vegetation has already been cleared in the southern part of the site.</p> <p>Amendment to the Riparian and Wetland Setbacks overlay map to reflect the approved development layout is considered appropriate.</p> <p><u>MALPI</u> 2.3A.3 (d) reflects a current development approval, a master plan for a declared master planned area, or an approved development plan under the <i>South Bank Corporation Act 1989</i>, or an approval under other legislation.</p> <p><i>Extract of approved plan</i></p>	<p>Amend overlay maps:</p> <p>Environmental Areas Delete MSES Value Offset and MSES High Value areas identified below.</p> 

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Issue No	Map & Property/ Location	Background & reason for change	Recommended change (Snapshot or lot/location & GIS instruction)																				
		<div><table><tr><td>14</td><td>AREA OF ROAD</td><td>TOTAL AREA OF ROAD (SPACES)</td><td>ORIGIN AREA</td></tr><tr><td>15</td><td>0.0007 Ha</td><td>0.0077 Ha</td><td>1.3089 Ha</td></tr><tr><td>16</td><td>0.7838 Ha</td><td>4.3877 Ha</td><td>11.9172 Ha</td></tr><tr><td>17</td><td>0.0023 Ha</td><td>—</td><td>0.0071 Ha</td></tr><tr><td>18</td><td>1.8225 Ha</td><td>6.1983 Ha</td><td>18.1363 Ha</td></tr></table><p>Approved as Compliance with Condition 26 of Decision Notice DA/28766/2014/V23R</p></div>	14	AREA OF ROAD	TOTAL AREA OF ROAD (SPACES)	ORIGIN AREA	15	0.0007 Ha	0.0077 Ha	1.3089 Ha	16	0.7838 Ha	4.3877 Ha	11.9172 Ha	17	0.0023 Ha	—	0.0071 Ha	18	1.8225 Ha	6.1983 Ha	18.1363 Ha	<div><p>Riparian and Wetland Setbacks Amend setback to align with edge of approved development (road and lot boundaries)</p></div>
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			 <p>This area has been subject to a Map Change Request (MAPCHG/6/2016)</p>
10.	<p>Overlay map - Environmental Areas</p> <p>Region wide</p>	<p>The adopted version of Overlay map - Environmental Areas included Ramsar mapped areas in the MLES Wetlands layer. Ramsar mapping is included is the MSES v4.1 methodology as 'Wildlife Habitat'.</p> <p>The overlay map should be amended to correct the error.</p> <p>The corrections do not change extent of MSES layer overall.</p> <p><u>MALPI</u> 2.3A.2 (a) (iii) a spelling, grammatical or mapping error in the planning scheme that does not materially affect the remainder of the planning scheme</p>	<p>Amend Environmental Areas overlay map to identify Ramsar areas as MSES, instead of MLES Wetlands.</p> <p><i>Existing overlay map</i></p>




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			 <p data-bbox="1198 798 1377 829"><i>Amended map</i></p> 



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11.	Overlay map - Environmental Areas Region wide	<p>Consultation versions of Overlay map - Environmental Areas included manually added areas as part of the Green Infrastructure Network, and MLES (Matters of Local Environmental Significance) High Value Area.</p> <p>Manual edits include areas of:</p> <ul style="list-style-type: none"> • High Value Regrowth • Nature Refuges (MSES) • Remnant Vegetation (MSES) • Manually added areas missing attribute criteria <p>These manual edits do not comply with the methodology agreed to with the State and should be removed to ensure compliance with State expectations and to reduce unnecessary regulation of development.</p> <p>Where areas of MLES do not meet the agreed methodology and criteria, they are proposed to be deleted. In some of these areas, MSES Value Offset areas, previously hidden by the MLES High Value areas will now be visible.</p> <p><u>MALPI</u> 2.3A.2 (a) (iii) a spelling, grammatical or mapping error in the planning scheme that does not materially affect the remainder of the planning scheme 2.3A.3 (c) reflects a current development approval, a master plan for a declared master planned area, or an approved development plan under the <i>South Bank Corporation Act 1989</i>, or an approval under other legislation 2.3A.3 (d) is a change to a SPSP compliant planning scheme that is directly responding to a SPP 2.3A.3 (k) Is otherwise of a minor nature (not including zoning changes)</p>	<p>Remove manual edits to MLES (Matters of Local Environmental Significance) - High Value Areas.</p> <p>Refer to Amendment 1 Overlay Map - Environmental Areas for identification of areas to be removed (A13703475)</p> <p>Examples</p> <p> MLES To Be Discarded</p> <p>Caboolture</p>  <p>Burpengary</p> 

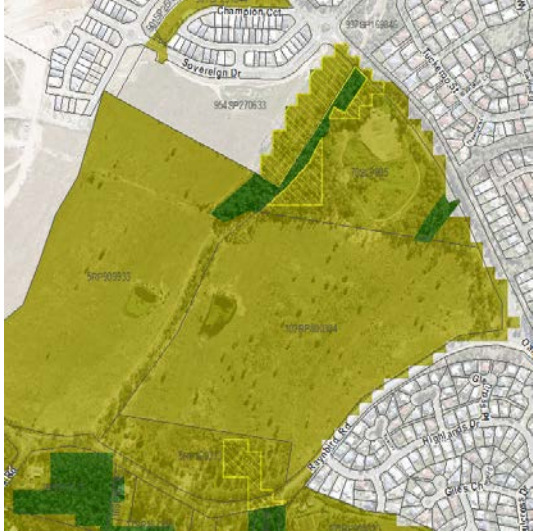
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			<p><i>Kippa-Ring</i></p>  <p> MLES Removed, Reveal MSES Koala Offset</p> <p><i>Kurwongbah</i></p> 
12.	Overlay map - Environmental Areas Region wide	<p>Since commencement of the planning scheme, vegetation has been cleared on a number of sites identified as MSES on Overlay map - Environmental areas in accordance with development approvals issued by Council or the Queensland Government.</p> <p>Advice received from DSDIP (30 Sept 2014) confirms that Council can remove mapping</p>	<p>Remove areas cleared and developed since the planning scheme was adopted and commenced.</p> <p>Examples:</p>



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		<p>originating from State datasets where the value has been removed through development.</p> <p>The total amount of MSES mapping reduced by approved cleared areas is 205ha.</p> <p><u>MALPI</u></p> <p>2.3A.2 (a) (iii) a spelling, grammatical or mapping error in the planning scheme that does not materially affect the remainder of the planning scheme</p> <p>2.3A.3 (d) is a change to a SPSP compliant planning scheme that is directly responding to a SPP</p> <p>2.3A.3 (k) Is otherwise of a minor nature (not including zoning changes)</p>	 <p>Old North Road, Brendale</p>  <p>Greenhaven Circuit, Narangba</p>
13.	<p>Overlay map - Environmental Areas</p> <p>Oakey Flat Road, Narangba</p>	<p>Under the Koala State Planning Regulatory Provisions (SPRP), koala bushland in urban areas in a Koala Assessable Development Area can be offset (Division 7 Column 2). For this reason, two mapping parcels that meet this criteria by being bushland habitat in the urban footprint of the SEQ Regional Plan, are proposed to change from MSES</p>	<p>Change yellow areas identified below from MSES High Value area to MSES Value offset - koala offset area.</p>

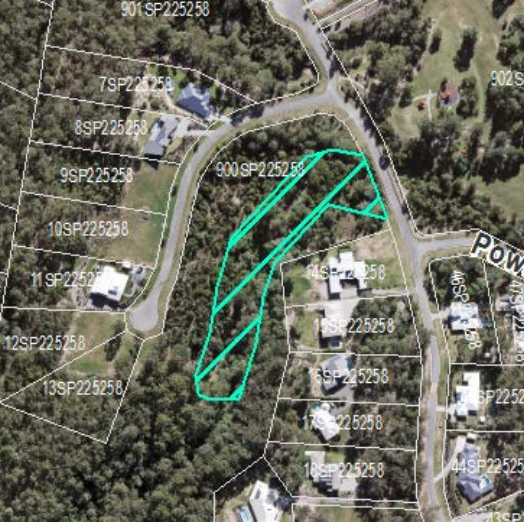
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		<p>High Value to Value Offset areas to be consistent with the SPRP.</p> <p><u>MALPI</u> 2.3A.2 (a) (iii) a spelling, grammatical or mapping error in the planning scheme that does not materially affect the remainder of the planning scheme 2.3A.3 (d) is a change to a SPSP compliant planning scheme that is directly responding to a SPP</p>	
14.	<p>Overlay map - Environmental Areas</p> <p>Dakabin, Wamuran and Bunya</p>	<p>Additional covenant areas need to be added to MLES High value areas where that have been conditioned by development approvals. Areas include:</p> <ul style="list-style-type: none"> Multiple properties on Panda St and Python St, Dakabin (DA/28198/2013) Multiple properties on Kalco Ct, Wamuran (DA/13253/2005) Lot 900, Bunya Rd, Bunya (DA/13978/2005) <p><u>MALPI</u> 2.3A.3 (d) reflects a current development approval, a master plan for a declared master planned area, or an approved development plan under the <i>South Bank Corporation Act 1989</i>, or an approval under other legislation</p>	<p>Add new areas identified below as MLES High value areas.</p> <p>The new MLES High Value mapping will show up under MSES High Value mapping if present over the same area.</p> <p><i>Multiple properties on Panda St and Python St, Dakabin</i></p>

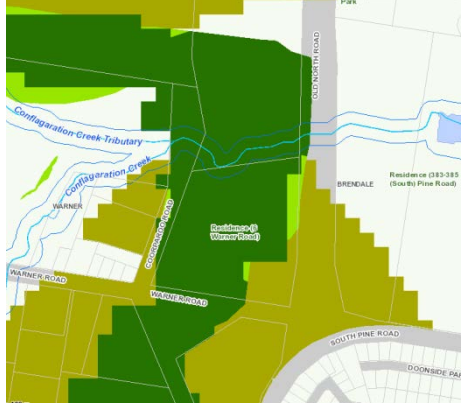
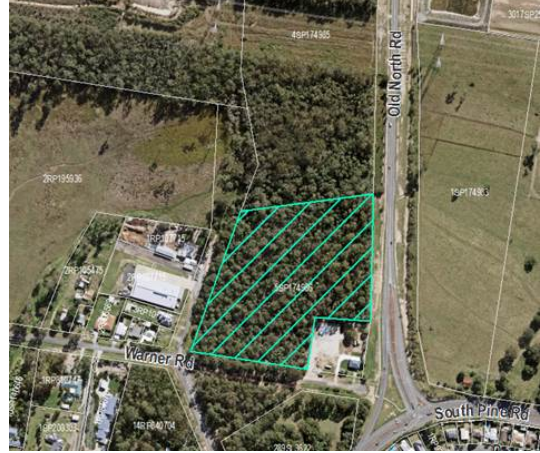
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			 <p data-bbox="1198 810 1697 842"><i>Multiple properties on Kalco Ct, Wamuran</i></p> 

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			<p><i>Lot 900, Bunya Rd, Bunya</i></p> 
15.	<p>Overlay map - Environmental Areas</p> <p>6 Warner Road, Warner</p>	<p>Additional covenant areas need to be added to MLES High value areas where that have been conditioned by development approvals. Areas include</p> <p><u>MALPI</u></p> <p>2.3A.3 (k) Is otherwise of a minor nature (not including zoning changes)</p>	<p>Add area identified below as MLES High value area.</p> <p>The new MLES High Value mapping will show up under MSES High Value mapping where it overlaps over the same area.</p> <p><i>6 Warner Road, Brendale</i></p>

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16.	Overlay map - Environmental Areas Region wide	<p>Slivers represent mapping anomalies in the region and are the result of elimination of other mapping data leaving behind 'slivers' of the former mapped area. This can result in a property being triggered mistakenly for referral.</p> <p><u>MALPI</u> 2.3A.2 (a) (iii) a spelling, grammatical or mapping error in the planning scheme that does not materially affect the remainder of the planning scheme</p>	<p>Remove from Overlay map - Environmental areas slivers of MLES and MSES High Value Areas less than 200m² or where the value for the area is less than the value for the perimeter.</p> <p>Purple areas below are examples of the slivers being removed.</p> <p>Example - <i>Morayfield Road, Burpengary</i></p>

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