

## Amendment Instrument

# Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 6 – Pelican Waters Western Land and Regional Zoning Anomalies

Made under the *Sustainable Planning Act 2009*, section 117  
(Process for preparing, making or amending local planning  
instruments)

This amendment has effect on and from 15 August 2016



## 1. Short title

This amendment instrument may be cited as *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 6*.

## 2. Commencement

This amendment instrument has effect on and from 15 August 2016.

## 3. Purpose

The purpose of this amendment instrument is to:

- (a) amend the zoning of:
  - i. part of former Lot 971 on SP259001 (now Lot 973 on SP278711) and part of Lot 960 on SP235743, located at Tweddell Drive, Pelican Waters, from the Environmental management and conservation zone to the Open space zone, including consequential mapping changes;
  - ii. part of former Lot 971 on SP259001 (now Lot 974 on SP278711), located at Tweddell Drive, Pelican Waters, from the Environmental management and conservation zone to the Community facilities zone, including consequential mapping changes;
  - iii. Lot 604 on SP208094, located at Tweddell Drive, Pelican Waters, from the Environmental management and conservation zone to the Community facilities zone, with a Utility installation (Local utility) annotation, to reflect the current use of the land for sewerage purposes;
- (b) amend the zoning of part of Lot 1037 on CG6231 located at 48-52 School Road, Bli Bli, from the Community facilities zone to the Low density residential zone, to better reflect the desired future use of this land; and
- (c) correct zoning and building height anomalies for a small number of sites located in other parts of the planning scheme area, to better reflect the approved and/or developed land use for these sites.

## 4. Amendment tables

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1, Column 1, in respect of the planning scheme provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3.

**Table 1** Amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
<b><i>Pelican Waters Western Land</i></b>		
Part 7 (Local Plans) Section 7.2.13 (Golden Beach/Pelican Waters local plan code)	Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)	Amend as shown in <b>Appendix A</b>
<b><i>Part of Lot 1037 on CG6231</i></b>		
Schedule 2 (Mapping)	Zone Map ZM19 (Bli Bli Local Plan Area)	Amend as shown in <b>Appendix A</b>

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>
<b>Planning scheme component</b>	<b>Planning scheme provision</b>	<b>Amendment</b>
<b><i>Regional zoning anomalies</i></b>		
Schedule 2 (Mapping)	Zone Map ZM3 (Eumundi Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM7	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM9	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM10 (Peregian South Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM16 (Blackall Range Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM20	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM21 (Maroochy North Shore Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM26	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM27 (Woombye Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM28 (Palmwoods Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM32 (Buderim Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM42 (Landsborough Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM44 (Caloundra West Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM45 (Caloundra Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Zone Map ZM49 (Beerwah Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM3H (Eumundi Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM7H	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM9H	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM10H (Peregian South	Amend as shown in <b>Appendix A</b>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Local Plan Area)	
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM16H (Blackall Range Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM20H	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM26H	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM28H (Palmwoods Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM42H (Landsborough Local Plan Area)	Amend as shown in <b>Appendix A</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM49H (Beerwah Local Plan Area)	Amend as shown in <b>Appendix A</b>

As a consequence of the amendments in Table 1, this amendment instrument also makes consequential amendments to the component of the *Sunshine Coast Planning Scheme 2014* in Table 2, Column 1, in respect of the planning scheme provisions stated in Table 2, Column 2, in the manner stated in Table 2, Column 3.

**Table 2 Consequential amendment table**

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
<b><i>Pelican Waters Western Land</i></b>		
Part 3 (Strategic framework), section 3.3.10 (Strategic framework maps) Schedule 2 (Mapping)	Strategic Framework Map SFM1 (Land use elements)	Amend the “urban growth management boundary” and “urban area” land use category to align with the proposed amendment to Zone Map ZM46

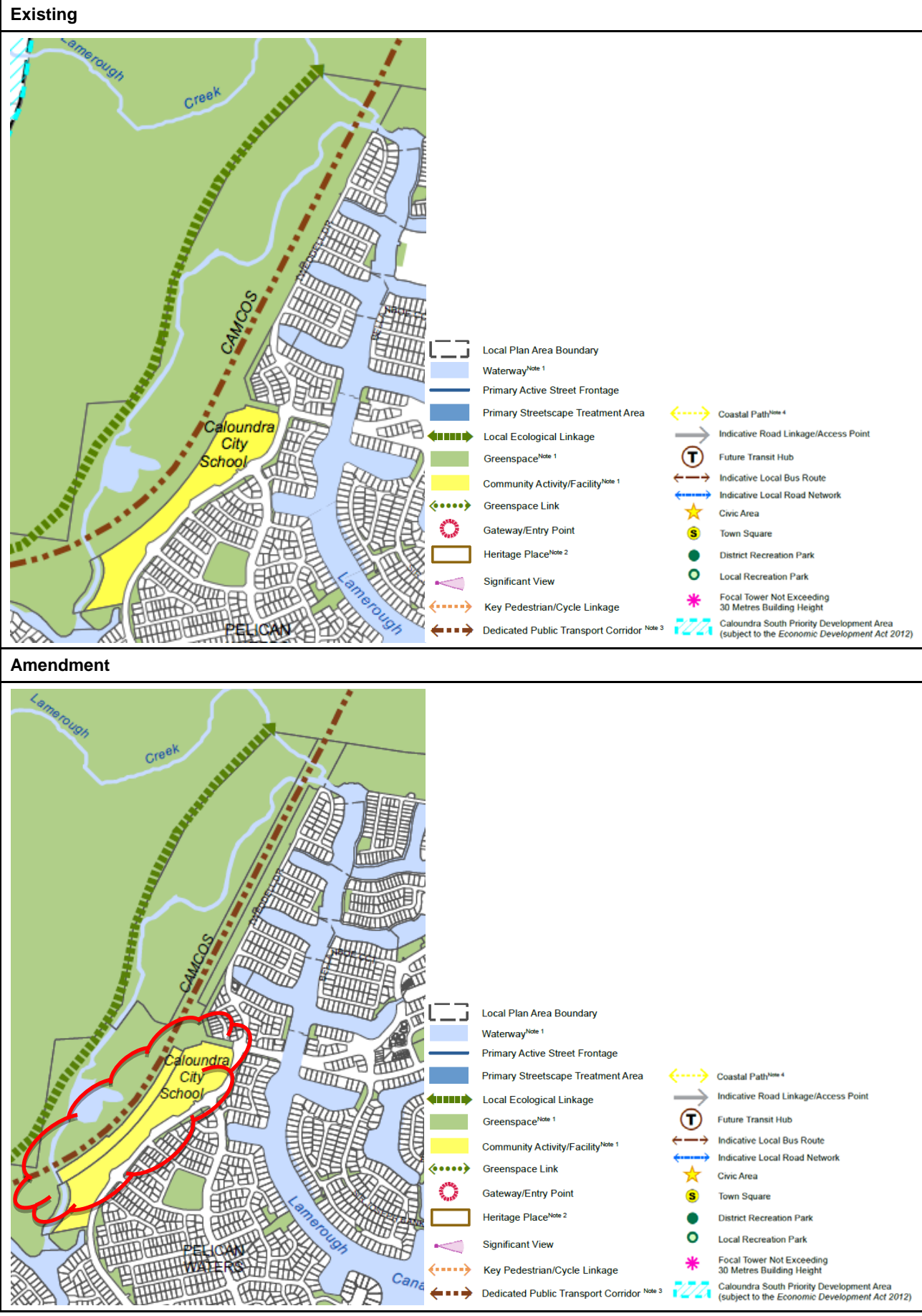
Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
		(Golden Beach/Pelican Waters Local Plan Area) <sup>1</sup>
Part 3 (Strategic Framework), section 3.4.9 (Strategic framework maps) Schedule 2 (Mapping)	Strategic Framework Map SFM2 (Economic Development Elements)	Amend the “urban area” land use category to align with the proposed amendment to Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area) <sup>1</sup>
Part 3 (Strategic Framework), section 3.5.10 (Strategic framework maps) Schedule 2 (Mapping)	Strategic Framework Map SFM3 (Transport Elements)	Amend the “urban area” land use category to align with the proposed amendment to Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area) <sup>1</sup>
Part 3 (Strategic Framework), section 3.6.11 (Strategic framework maps) Schedule 2 (Mapping)	Strategic Framework Map SFM4 (Infrastructure Elements)	Amend the “urban area” land use category to align with the proposed amendment to Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area) <sup>1</sup>
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8A (2031 Functional Transport Hierarchy)	Amend the “urban area” land use category to align with the proposed amendment to Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area) <sup>1</sup>
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))	Amend the “urban area” land use category to align with the proposed amendment to Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area) <sup>2</sup>
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))	Amend the “urban area” land use category to align with the proposed amendment to Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area) <sup>2</sup>
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8C (2031 Strategic Network of Public Transport Links)	Amend the “urban area” land use category to align with the proposed amendment to Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area) <sup>2</sup>

<sup>1</sup> The proposed amendment to Strategic Framework Maps are not shown in Appendix A as the proposed amendment is not discernible due to the small scale of the map.

<sup>2</sup> The proposed amendment to the Transport and parking code figures are not shown in Appendix A as the proposed amendment is not discernible due to the small scale of the map.

# Appendix A Amendment schedule (maps)

Extract of Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)



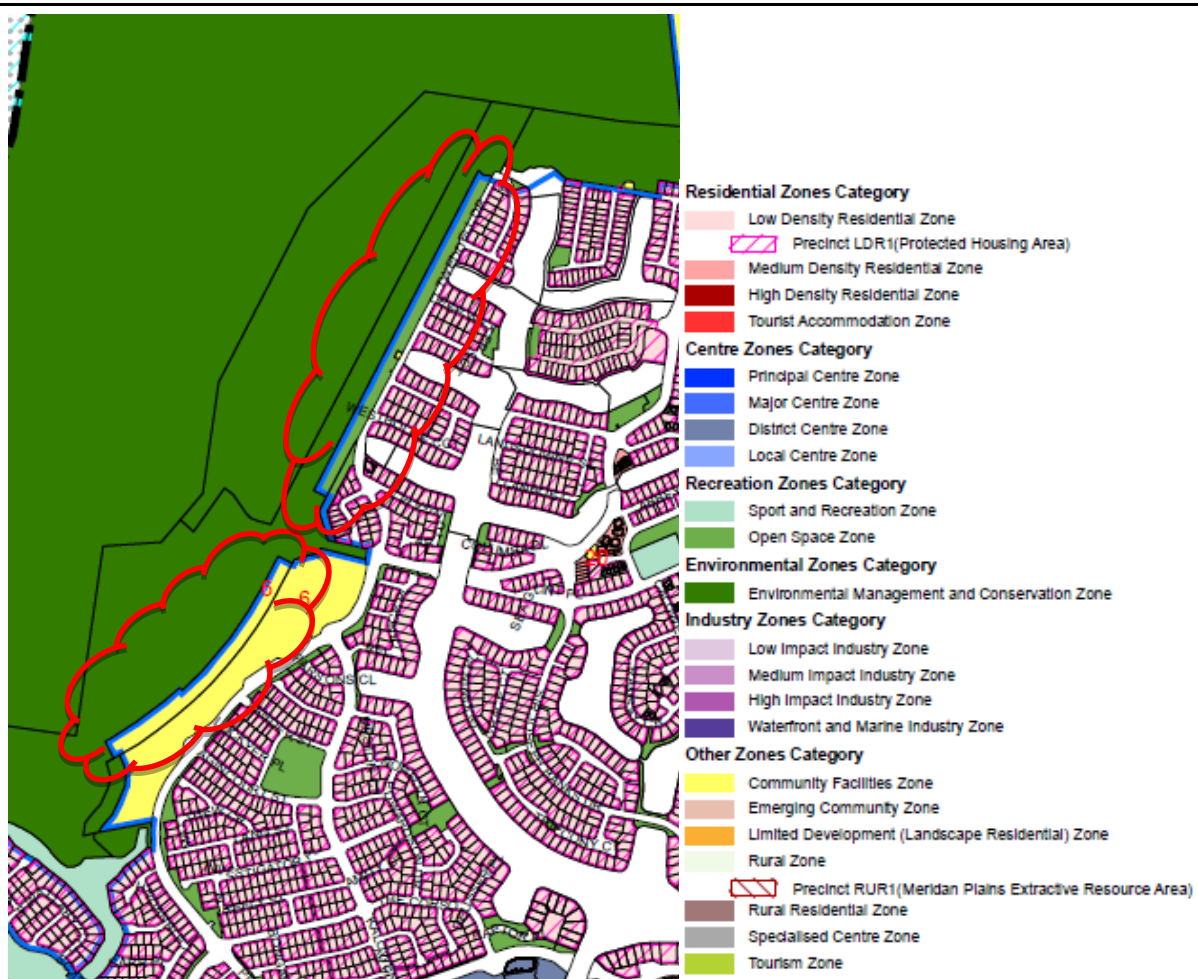


**Extract of Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)**

**Existing**



**Amendment**



**Extract of Zone Map ZM3 (Eumundi Local Plan Area)**

**Existing**



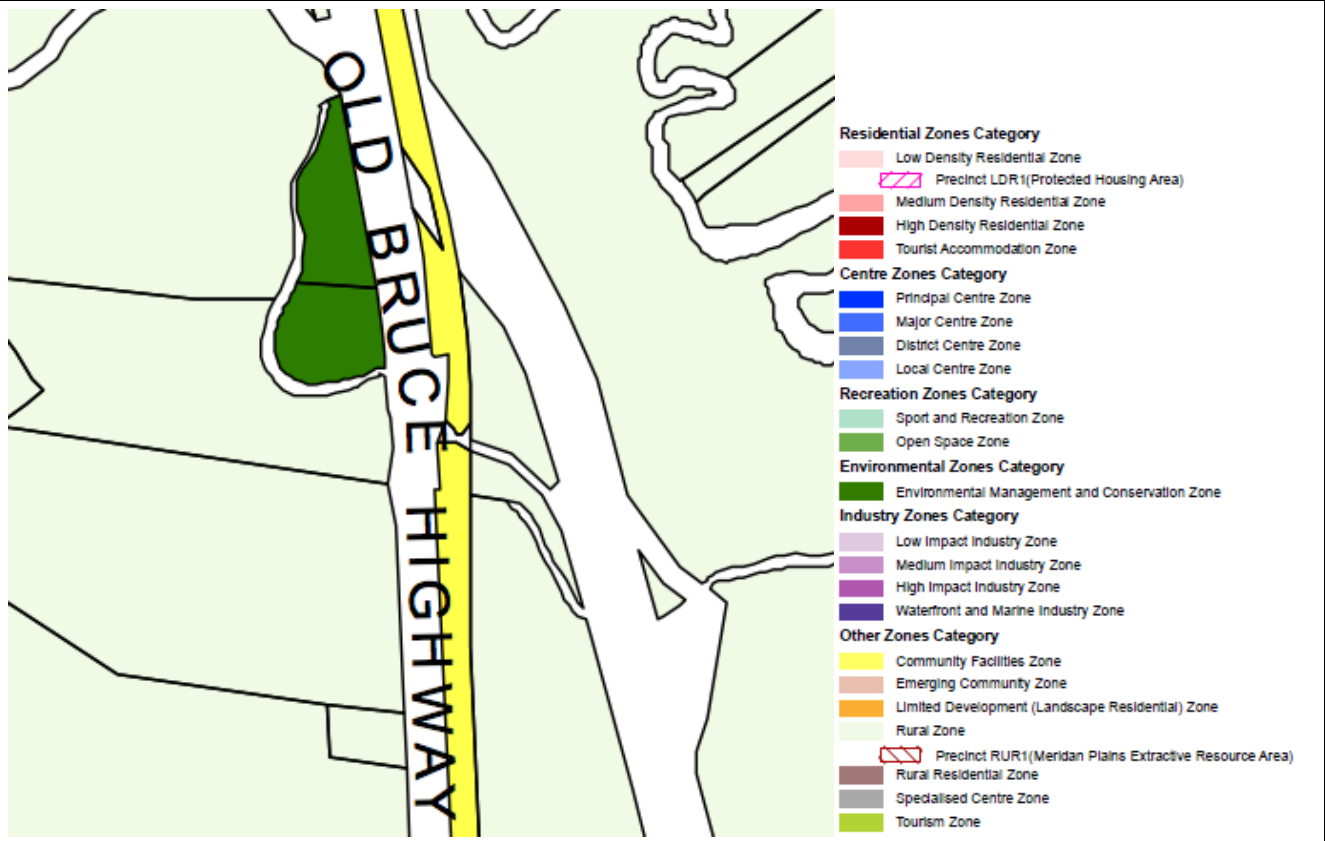
**Amendment**



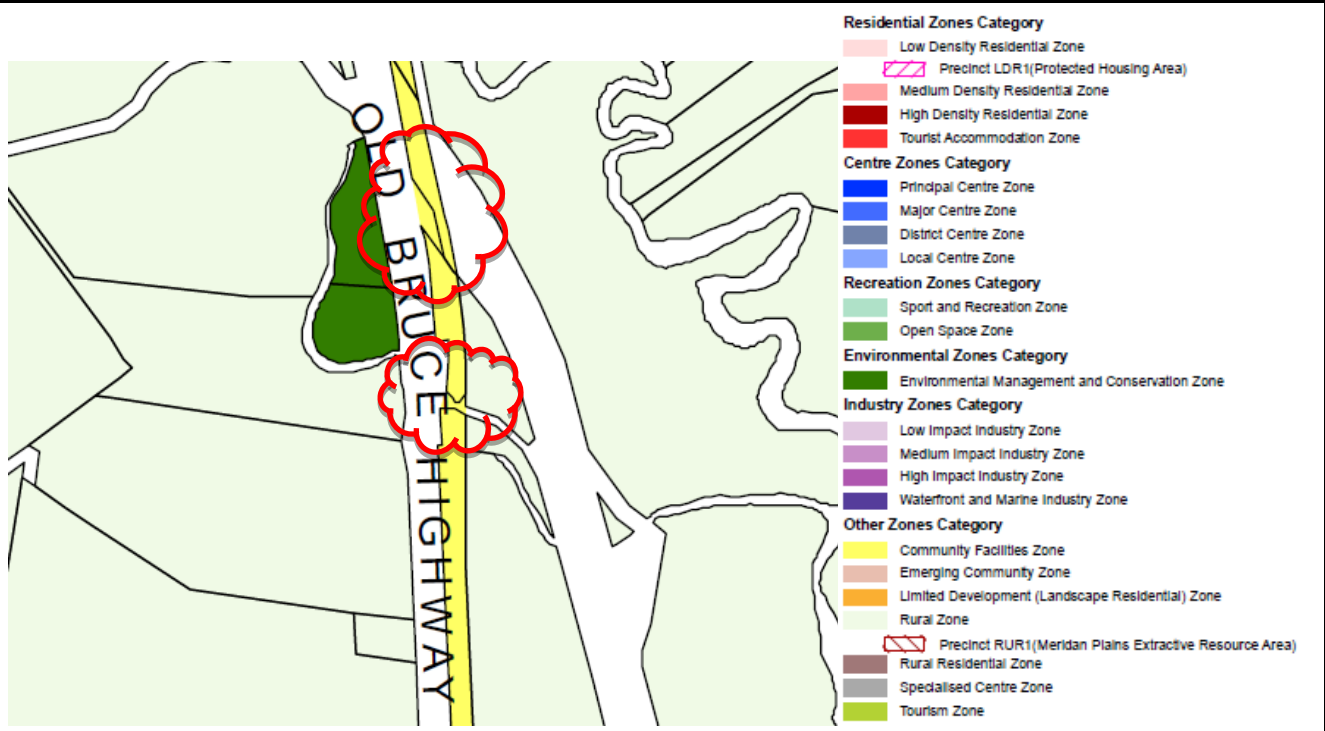


**Extract of Zone Map ZM7**

**Existing**

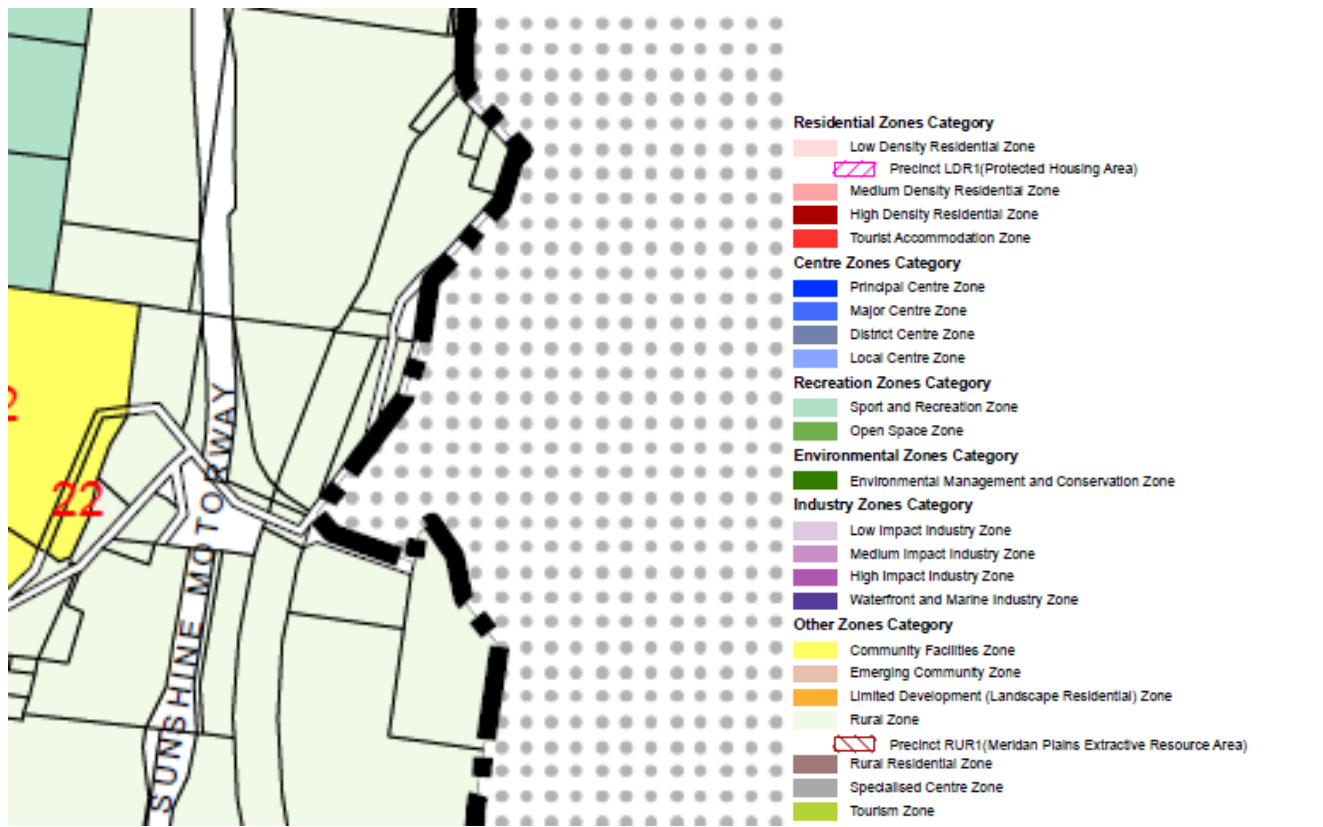


**Amendment**

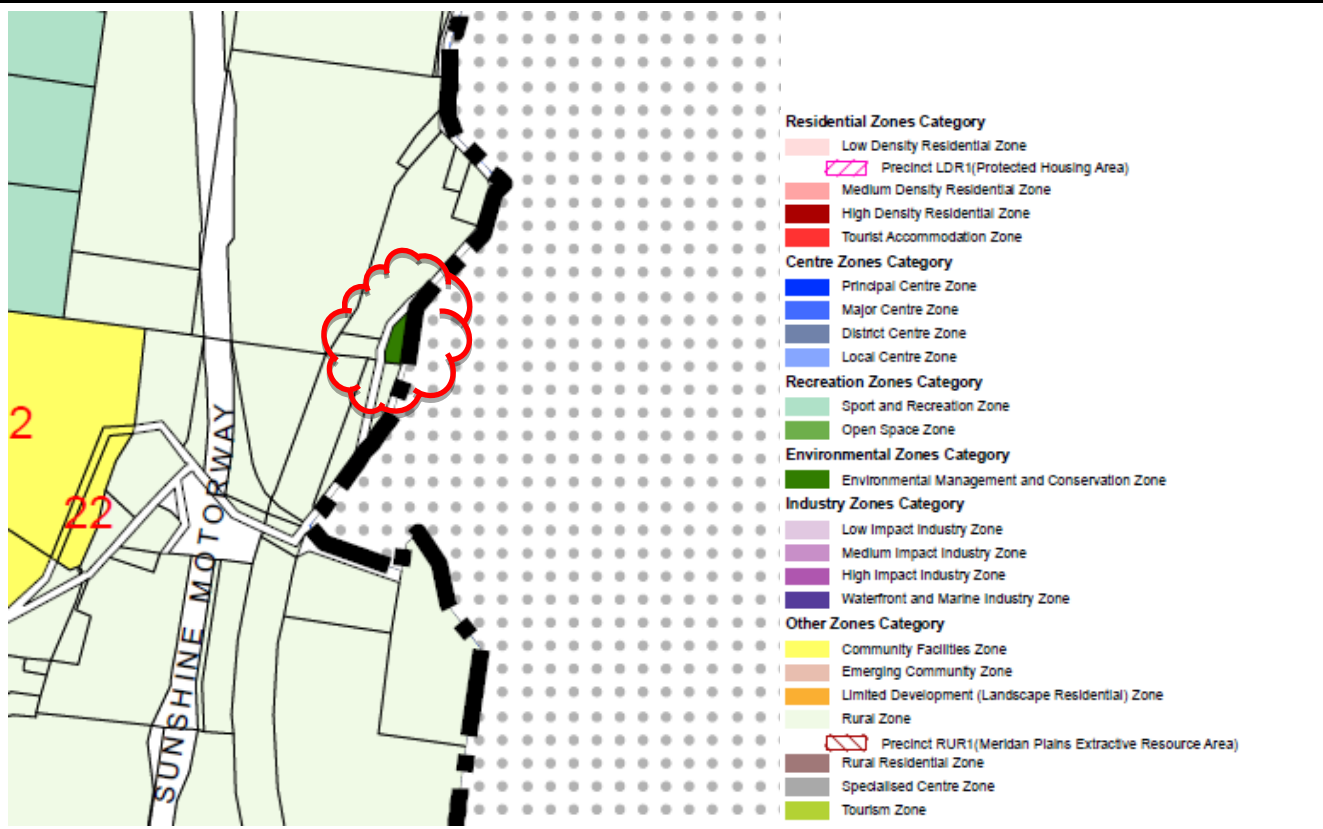


**Extract of Zone Map ZM9**

**Existing**

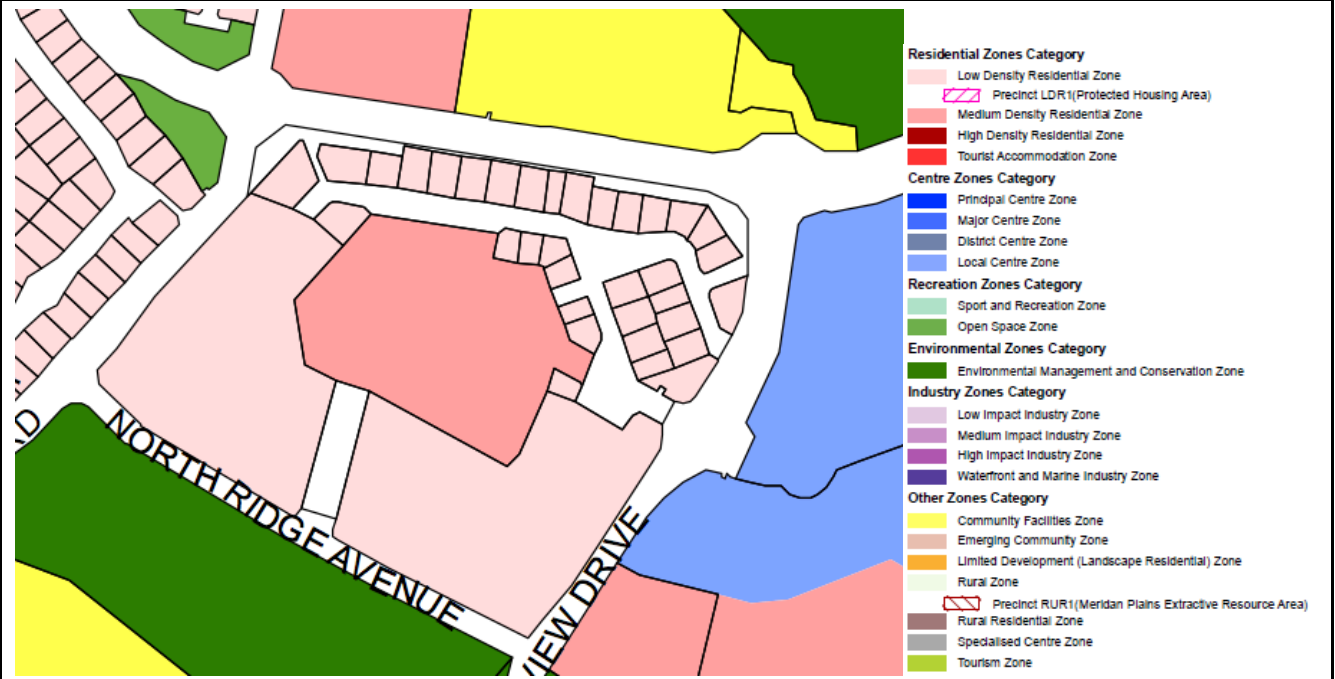


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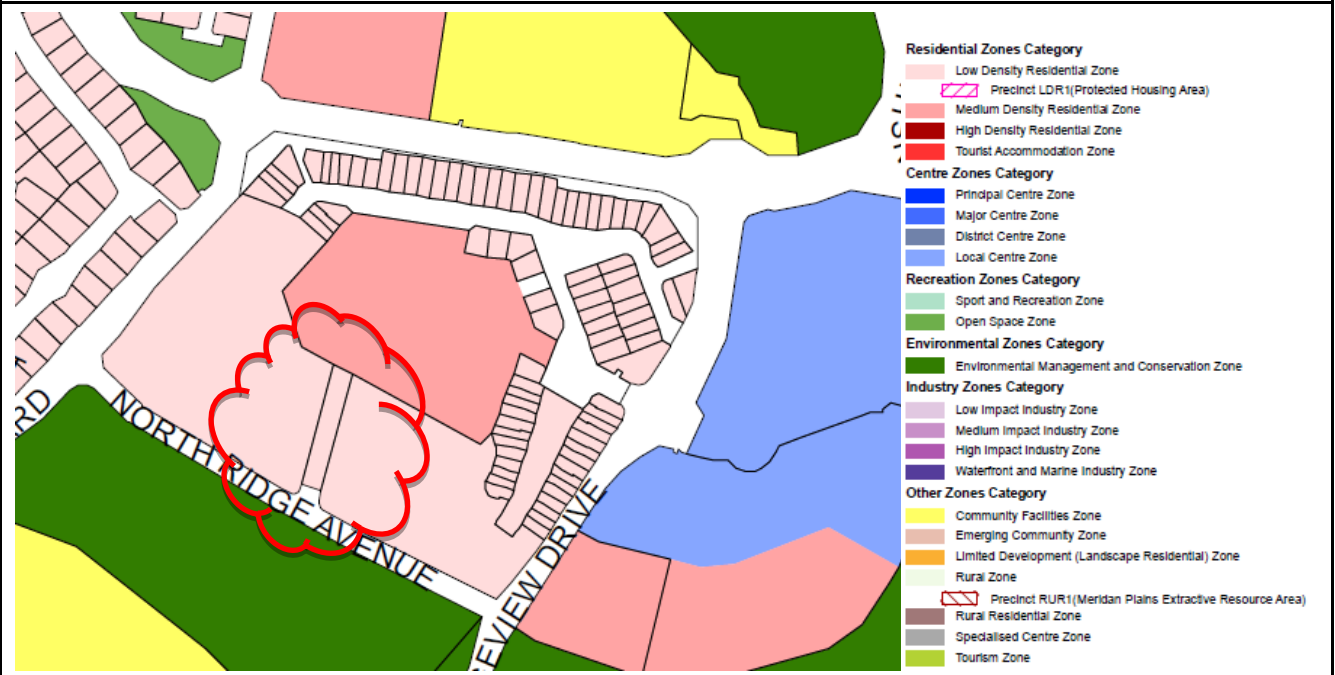


**Extract of Zone Map ZM10 (Peregian South Local Plan Area)**

**Existing**

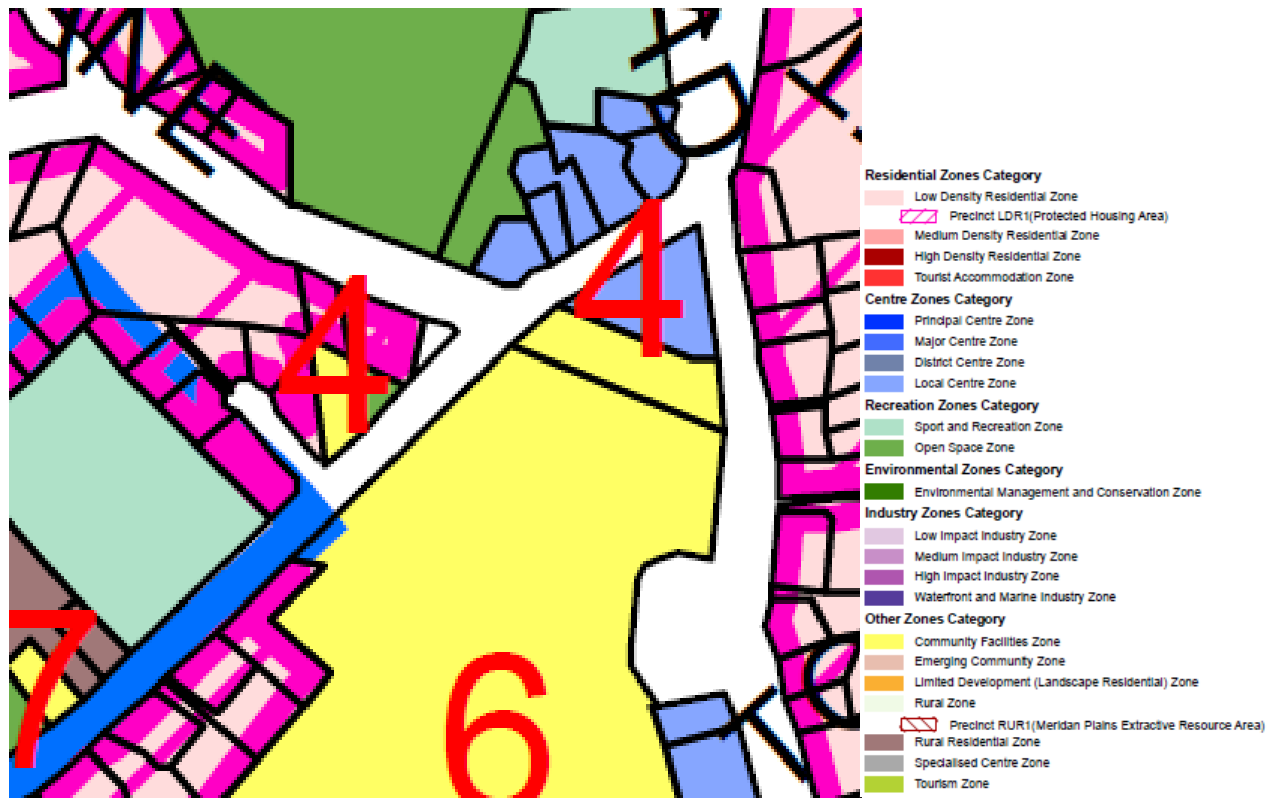


**Amendment**

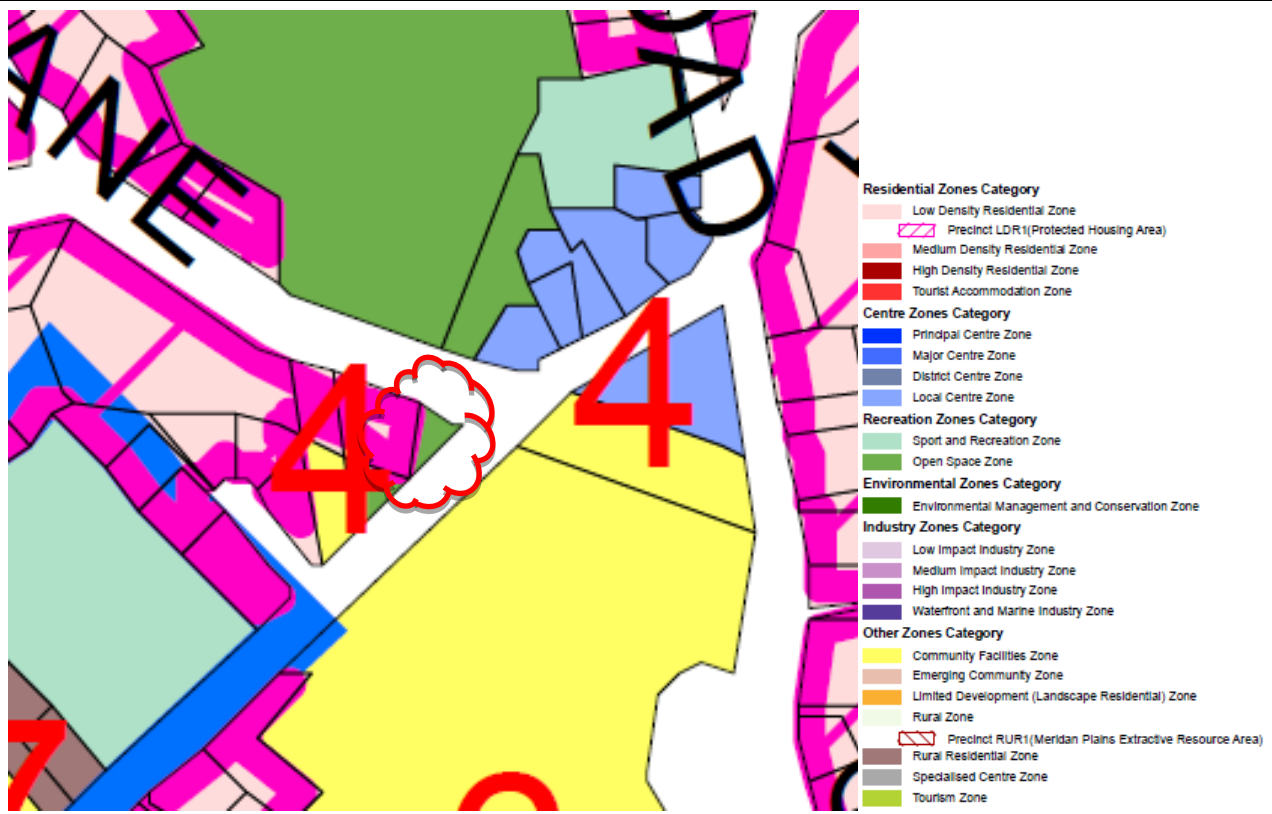


**Extract of Zone Map ZM16 (Blackall Range Local Plan Area)**

**Existing**

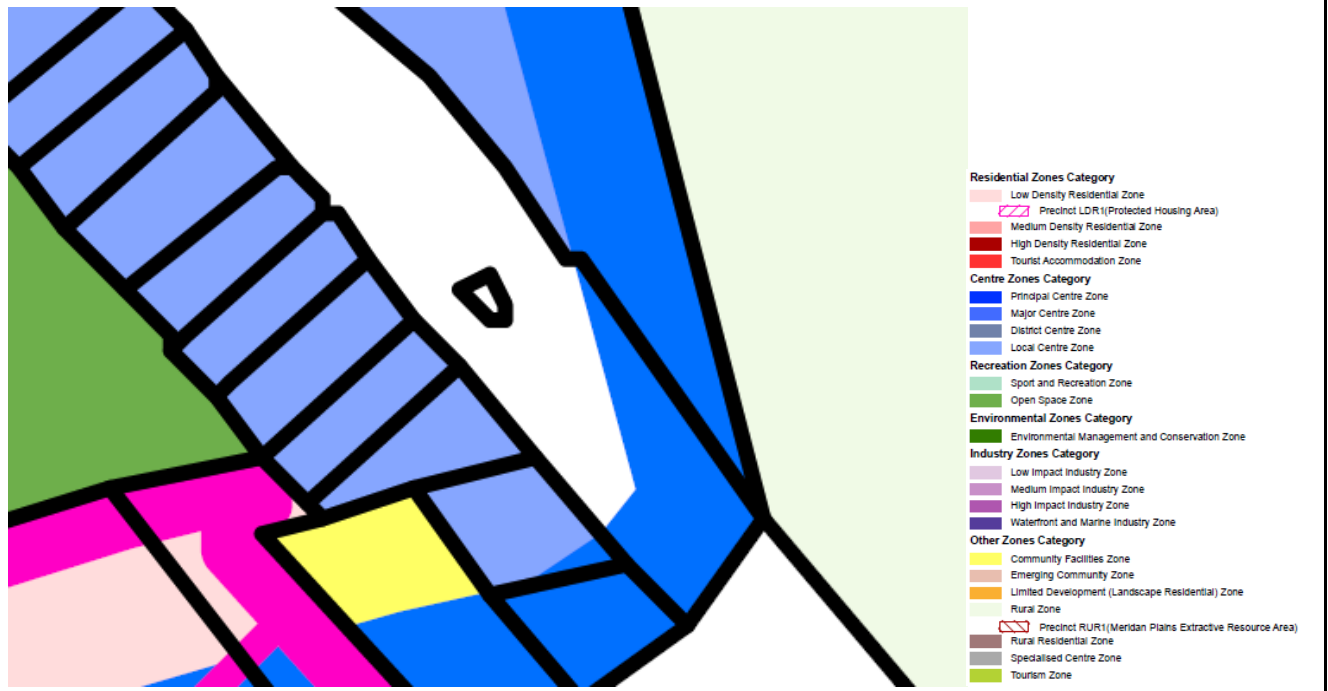


**Amendment**



**Extract of Zone Map ZM16 (Blackall Range Local Plan Area)**

**Existing**



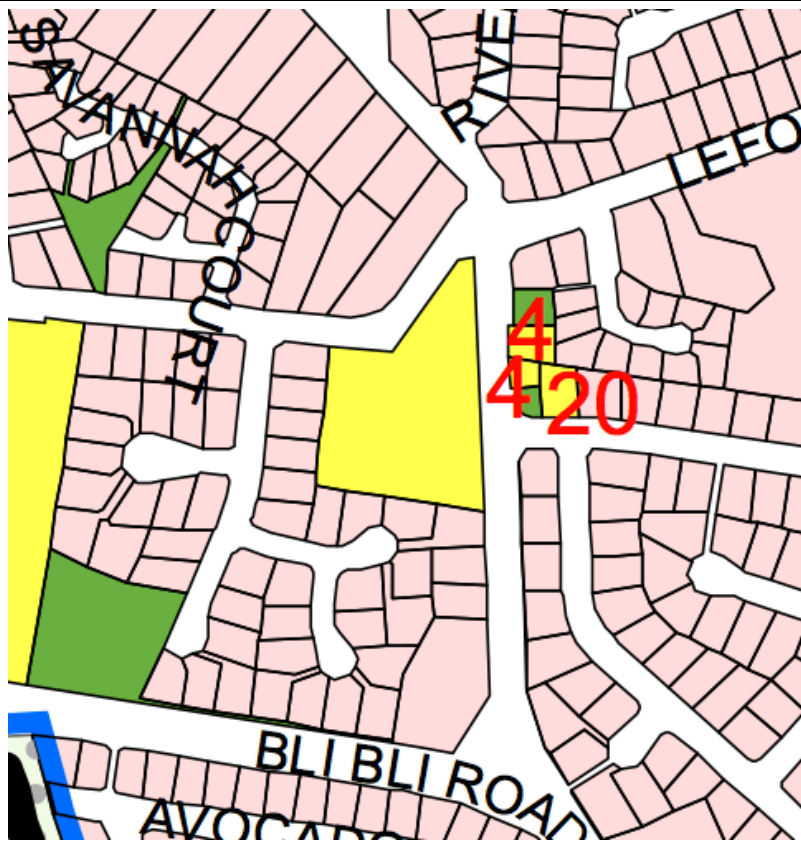
**Amendment**





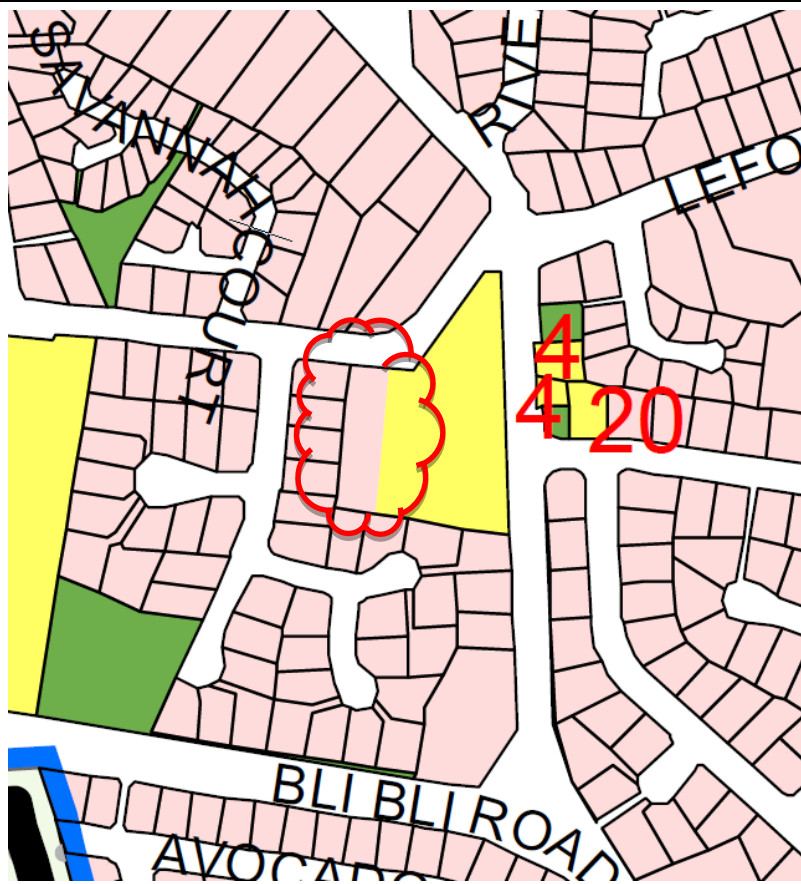
**Extract of Zone Map ZM19 (Bli Bli Local Plan Area)**

**Existing**



- Residential Zones Category**
  - Low Density Residential Zone
  - Precinct LDR1(Protected Housing Area)
  - Medium Density Residential Zone
  - High Density Residential Zone
  - Tourist Accommodation Zone
- Centre Zones Category**
  - Principal Centre Zone
  - Major Centre Zone
  - District Centre Zone
  - Local Centre Zone
- Recreation Zones Category**
  - Sport and Recreation Zone
  - Open Space Zone
- Environmental Zones Category**
  - Environmental Management and Conservation Zone
- Industry Zones Category**
  - Low Impact Industry Zone
  - Medium Impact Industry Zone
  - High Impact Industry Zone
  - Waterfront and Marine Industry Zone
- Other Zones Category**
  - Community Facilities Zone
  - Emerging Community Zone
  - Limited Development (Landscape Residential) Zone
  - Rural Zone
  - Precinct RUR1(Meridan Plains Extractive Resource Area)
  - Rural Residential Zone
  - Specialised Centre Zone
  - Tourism Zone

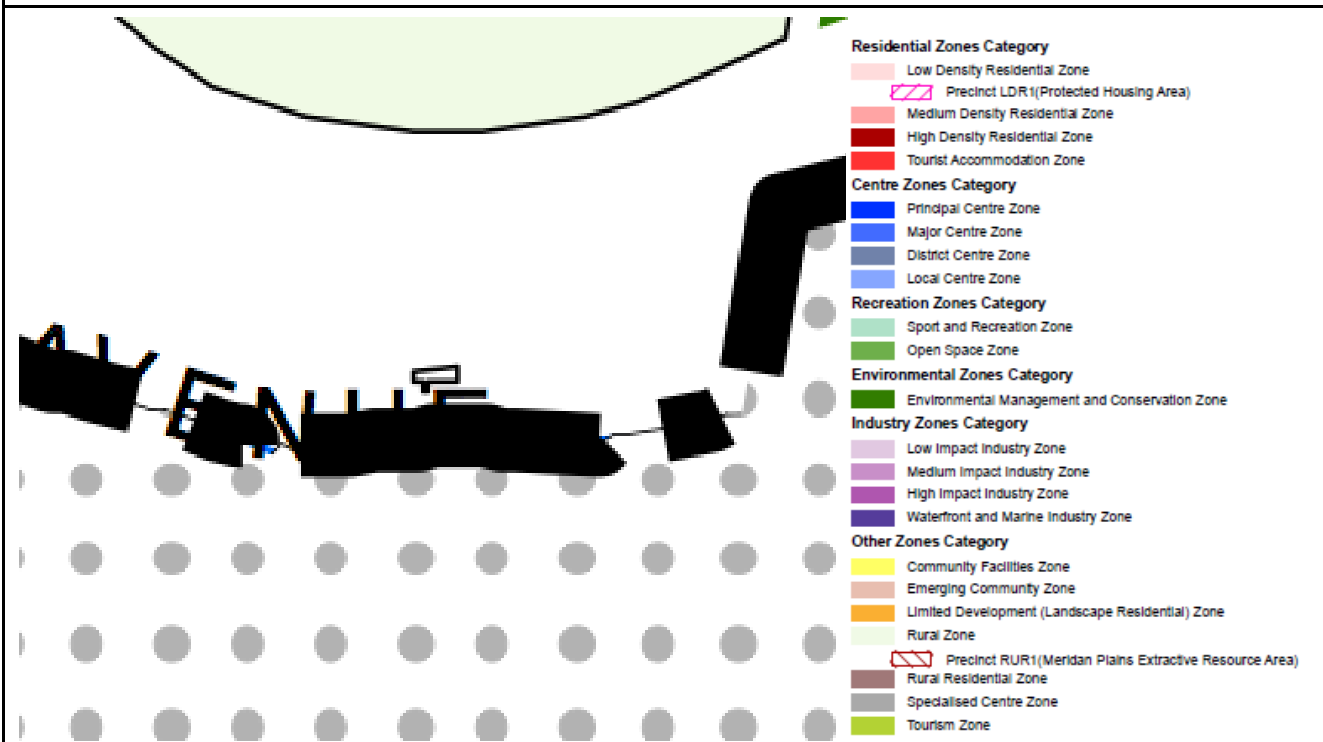
**Amendment**



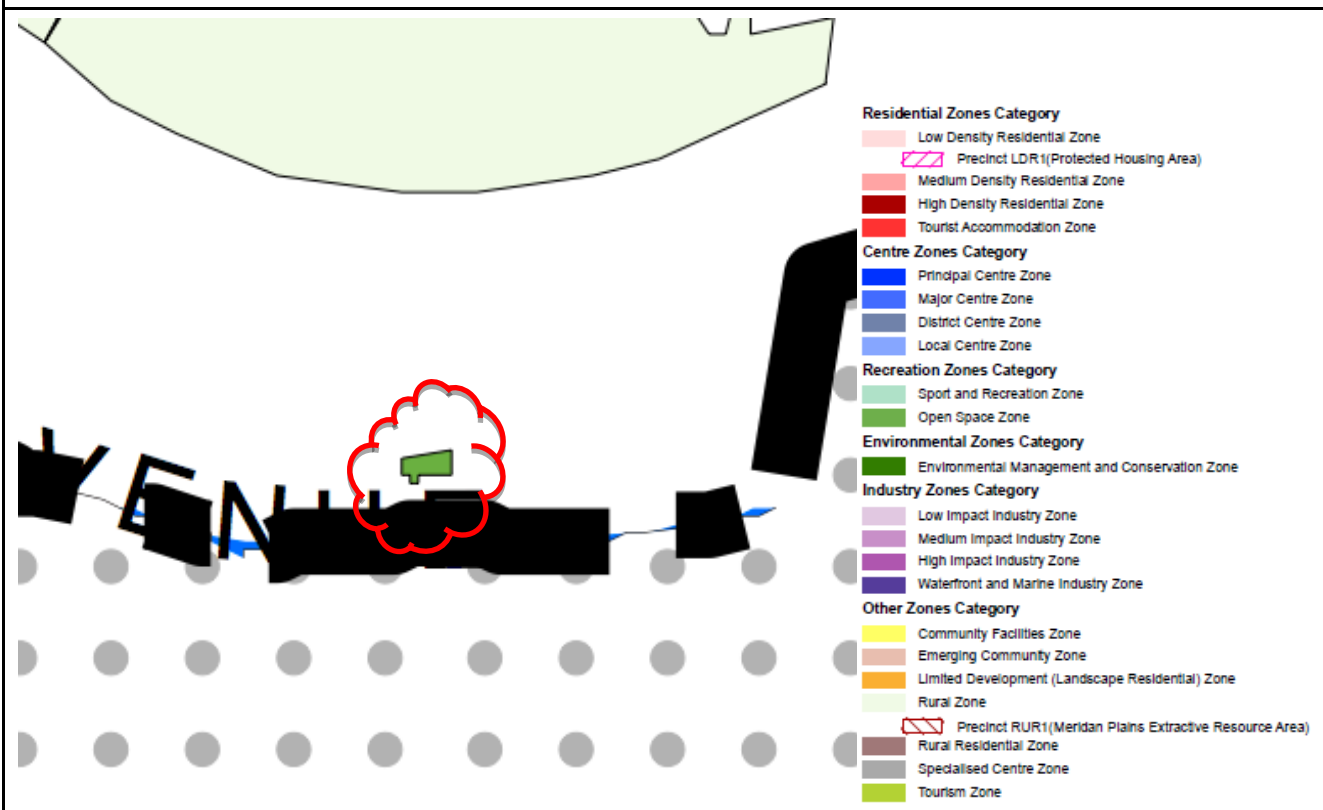
- Residential Zones Category**
  - Low Density Residential Zone
  - Precinct LDR1(Protected Housing Area)
  - Medium Density Residential Zone
  - High Density Residential Zone
  - Tourist Accommodation Zone
- Centre Zones Category**
  - Principal Centre Zone
  - Major Centre Zone
  - District Centre Zone
  - Local Centre Zone
- Recreation Zones Category**
  - Sport and Recreation Zone
  - Open Space Zone
- Environmental Zones Category**
  - Environmental Management and Conservation Zone
- Industry Zones Category**
  - Low Impact Industry Zone
  - Medium Impact Industry Zone
  - High Impact Industry Zone
  - Waterfront and Marine Industry Zone
- Other Zones Category**
  - Community Facilities Zone
  - Emerging Community Zone
  - Limited Development (Landscape Residential) Zone
  - Rural Zone
  - Precinct RUR1(Meridan Plains Extractive Resource Area)
  - Rural Residential Zone
  - Specialised Centre Zone
  - Tourism Zone

**Extract of Zone Map ZM20**

**Existing**

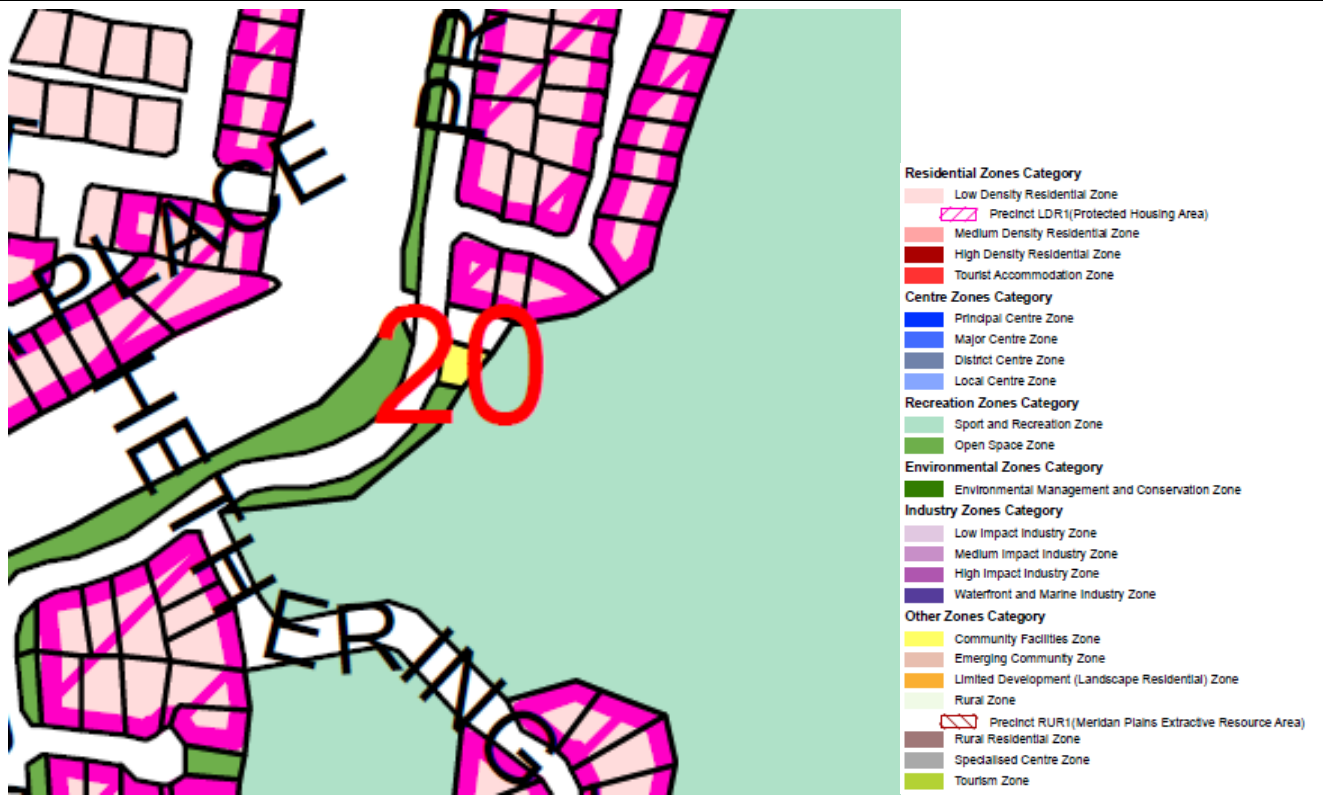


**Amendment**

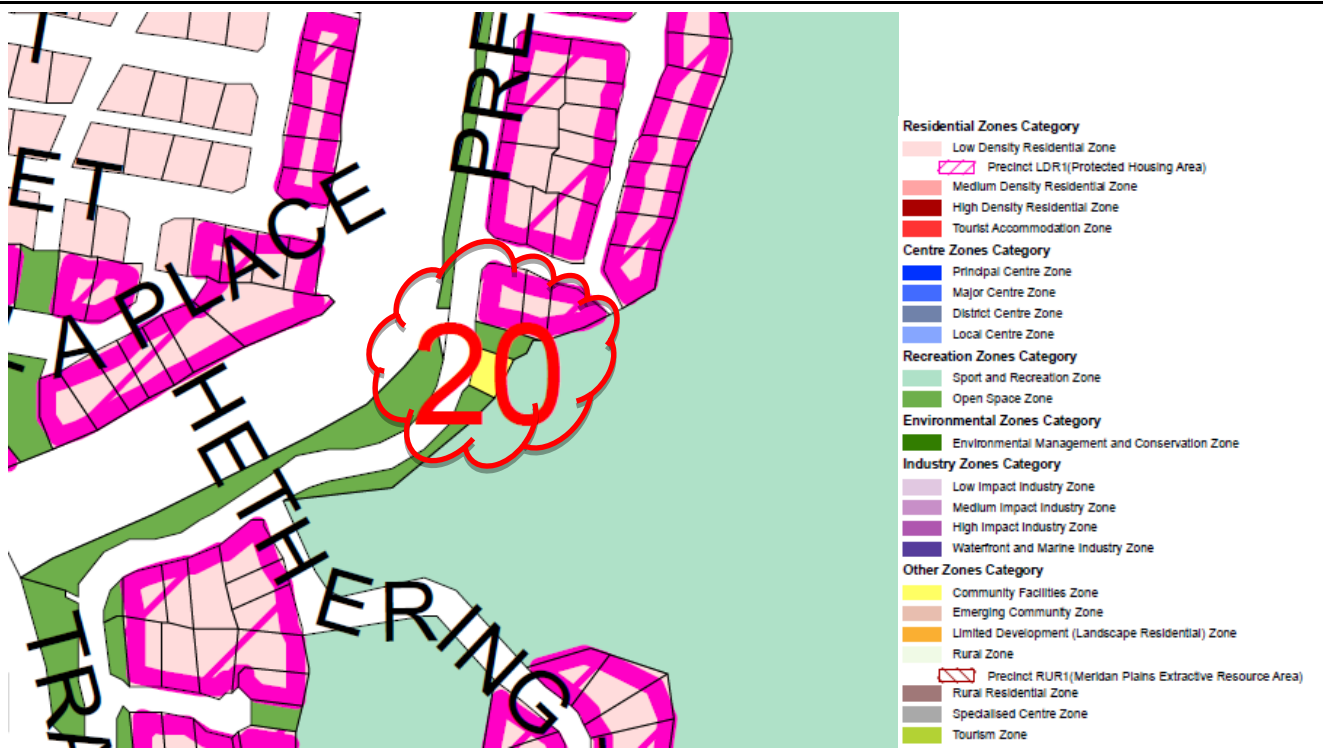


**Extract of Zone Map ZM21 (Maroochy North Shore Local Plan Area)**

**Existing**

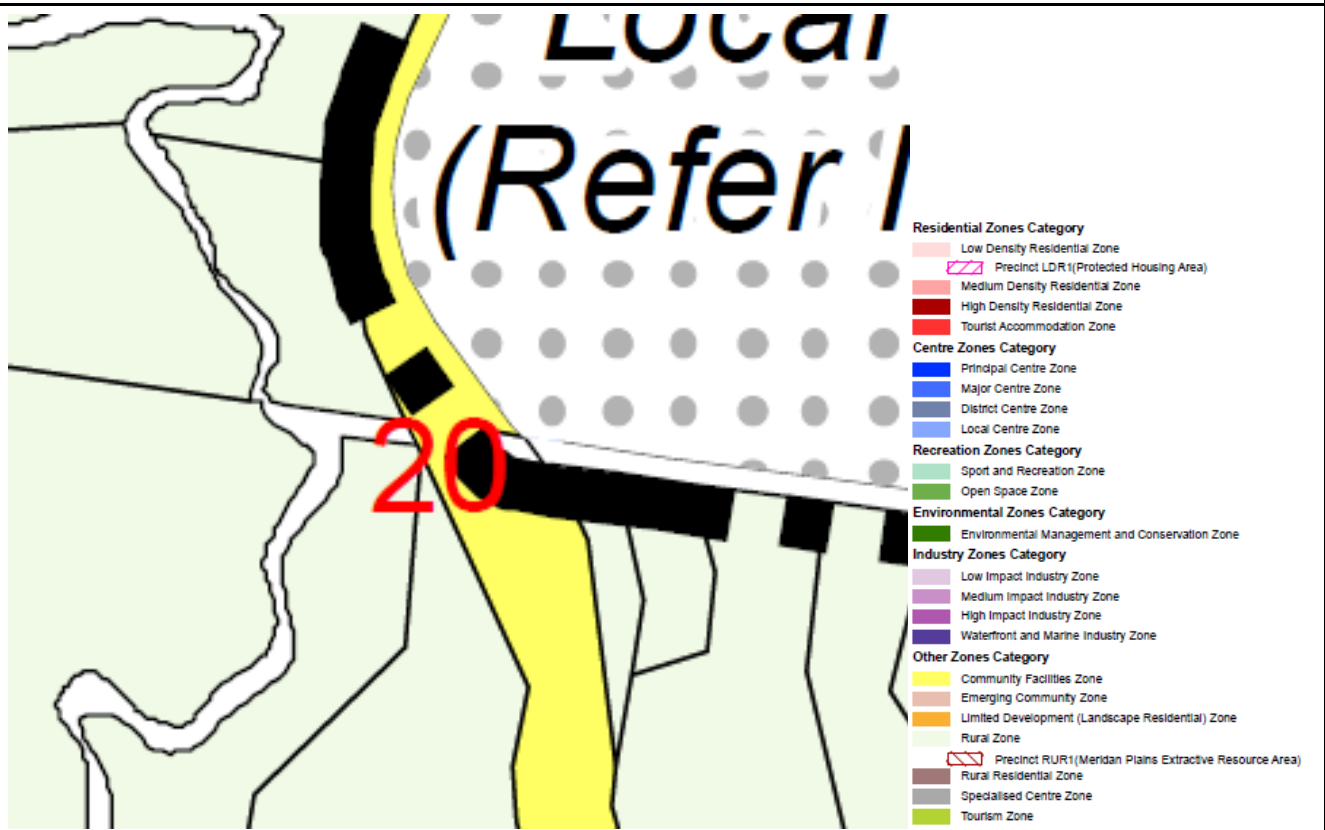


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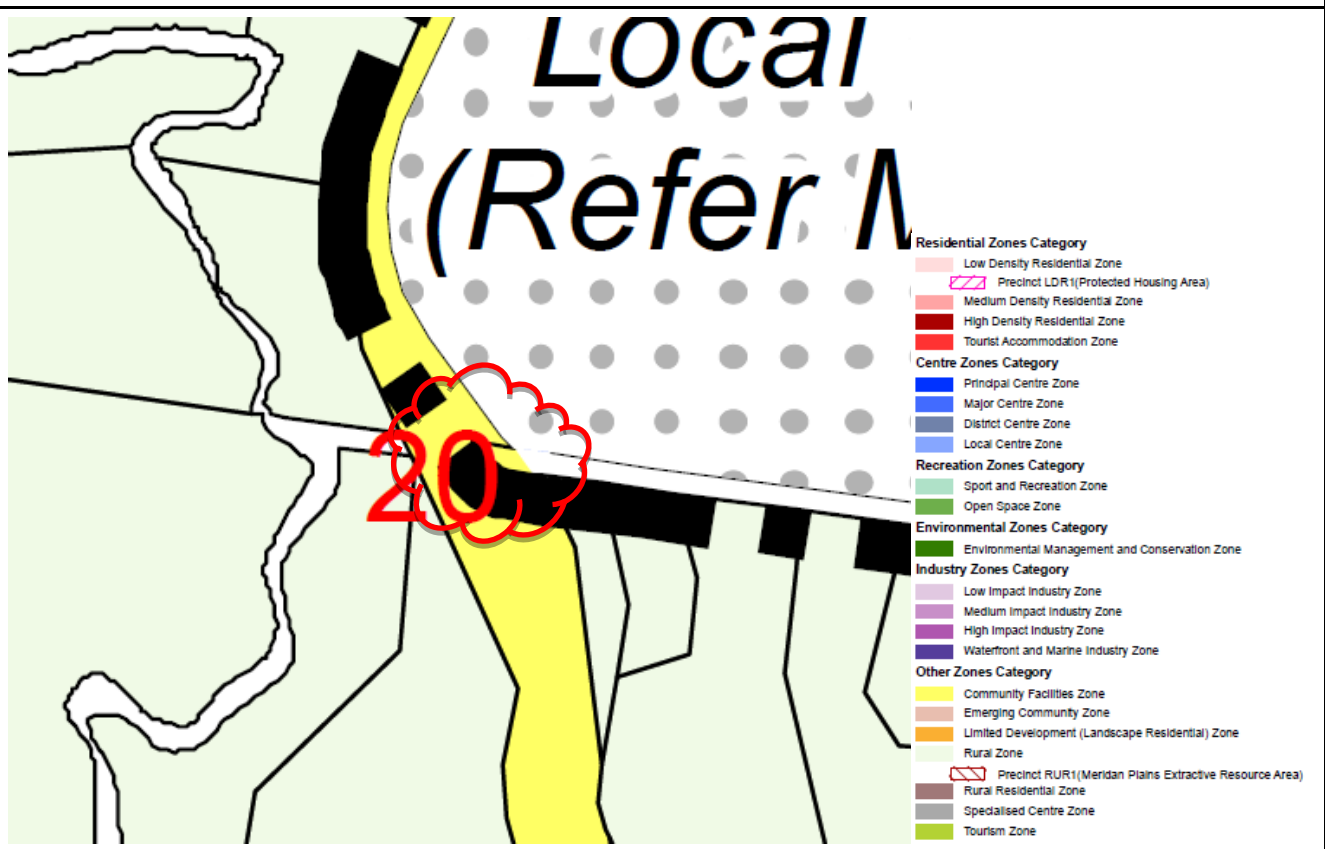


Extract of Zone Map ZM26

Existing



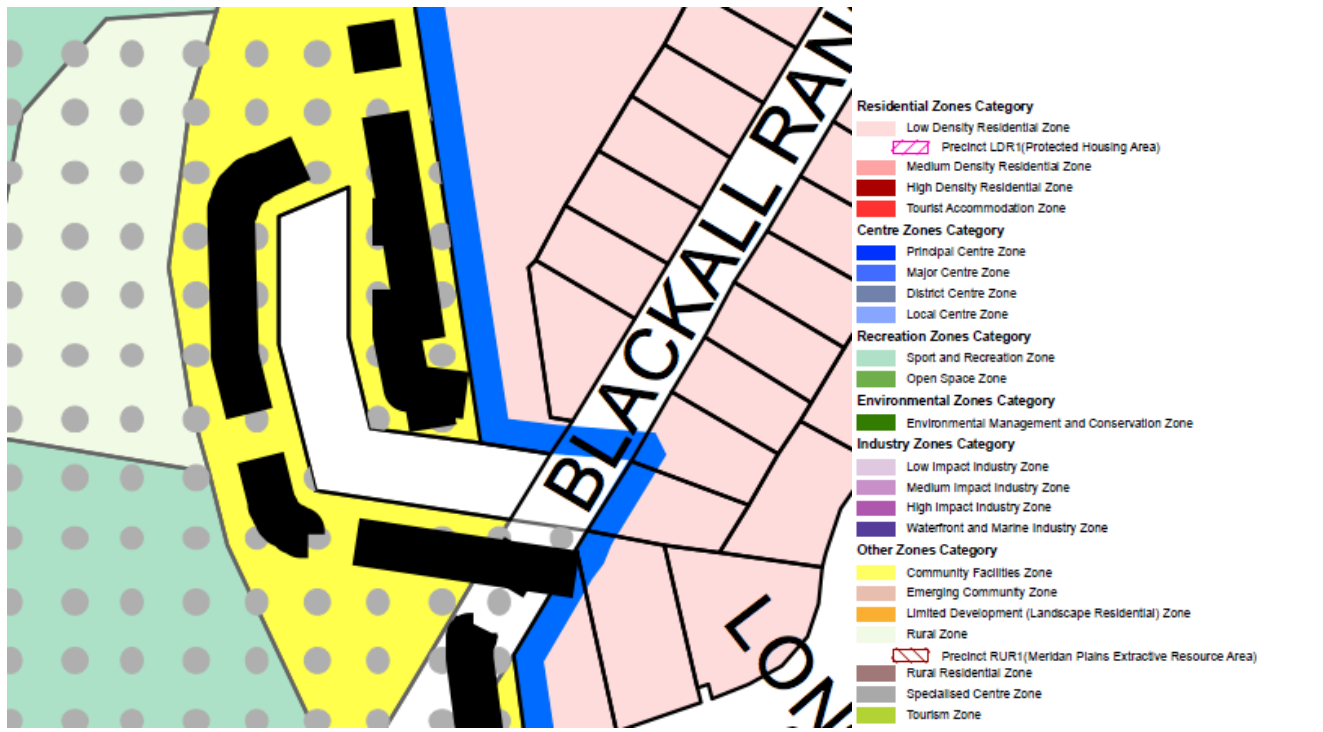
Amendment



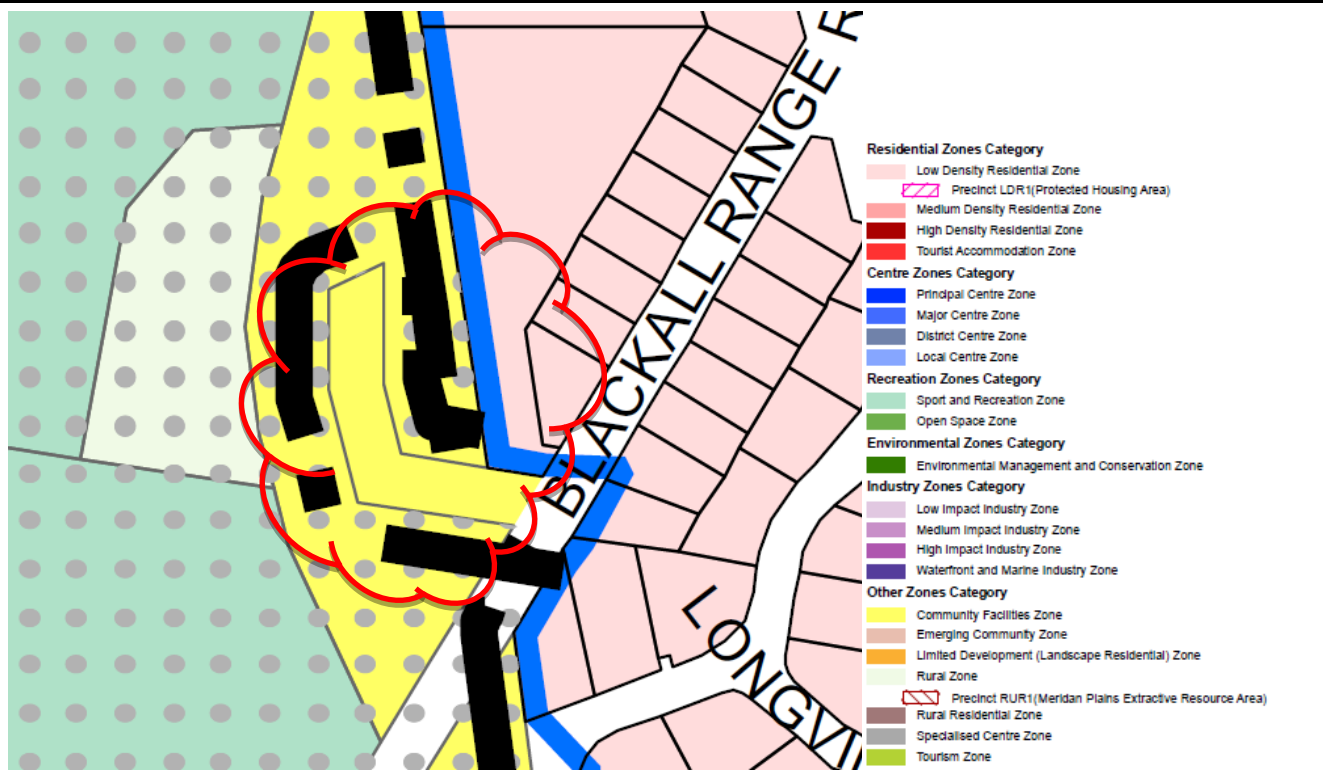


**Extract of Zone Map ZM27 (Woombye Local Plan Area)**

**Existing**



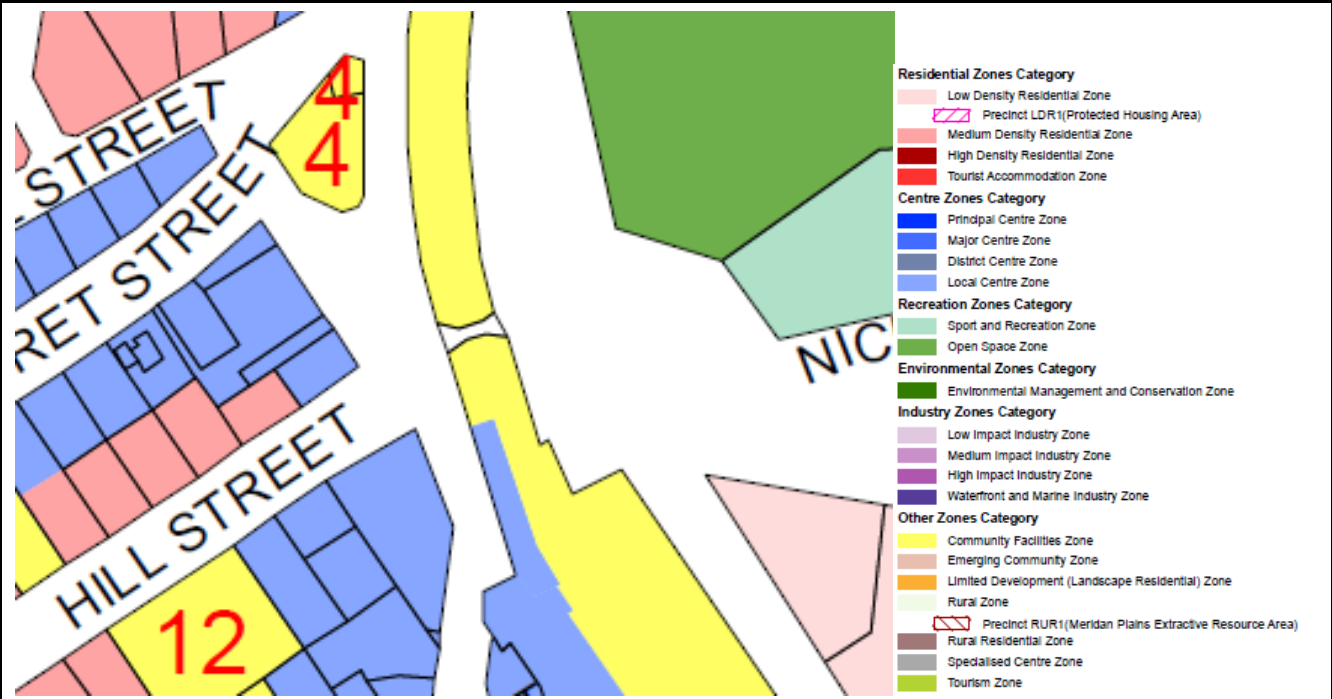
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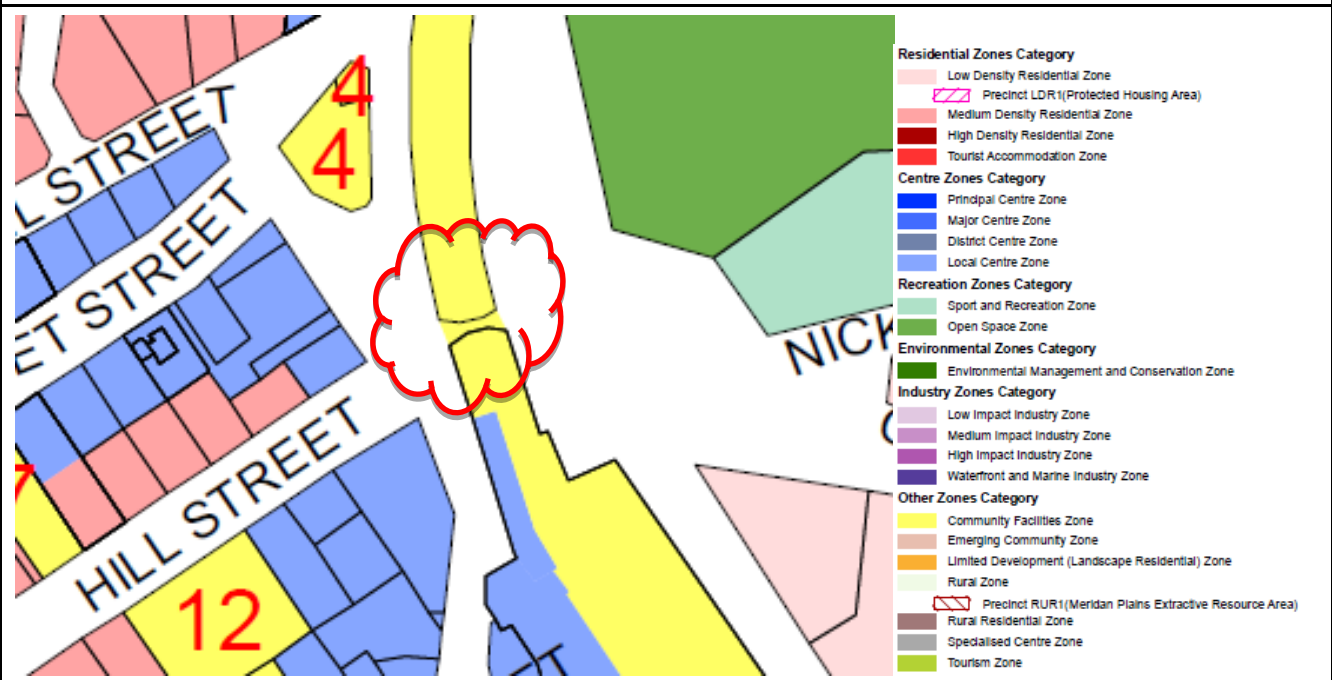


**Extract of Zone Map ZM28 (Palmwoods Local Plan Area)**

**Existing**

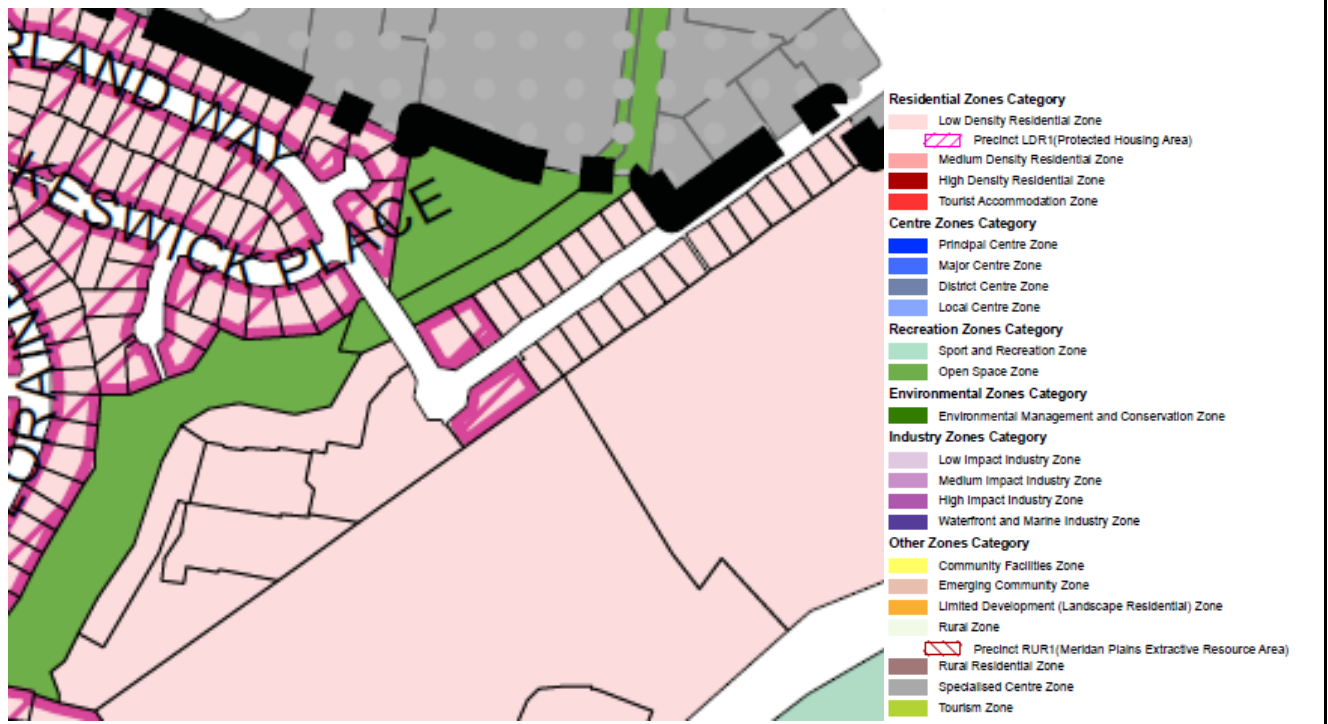


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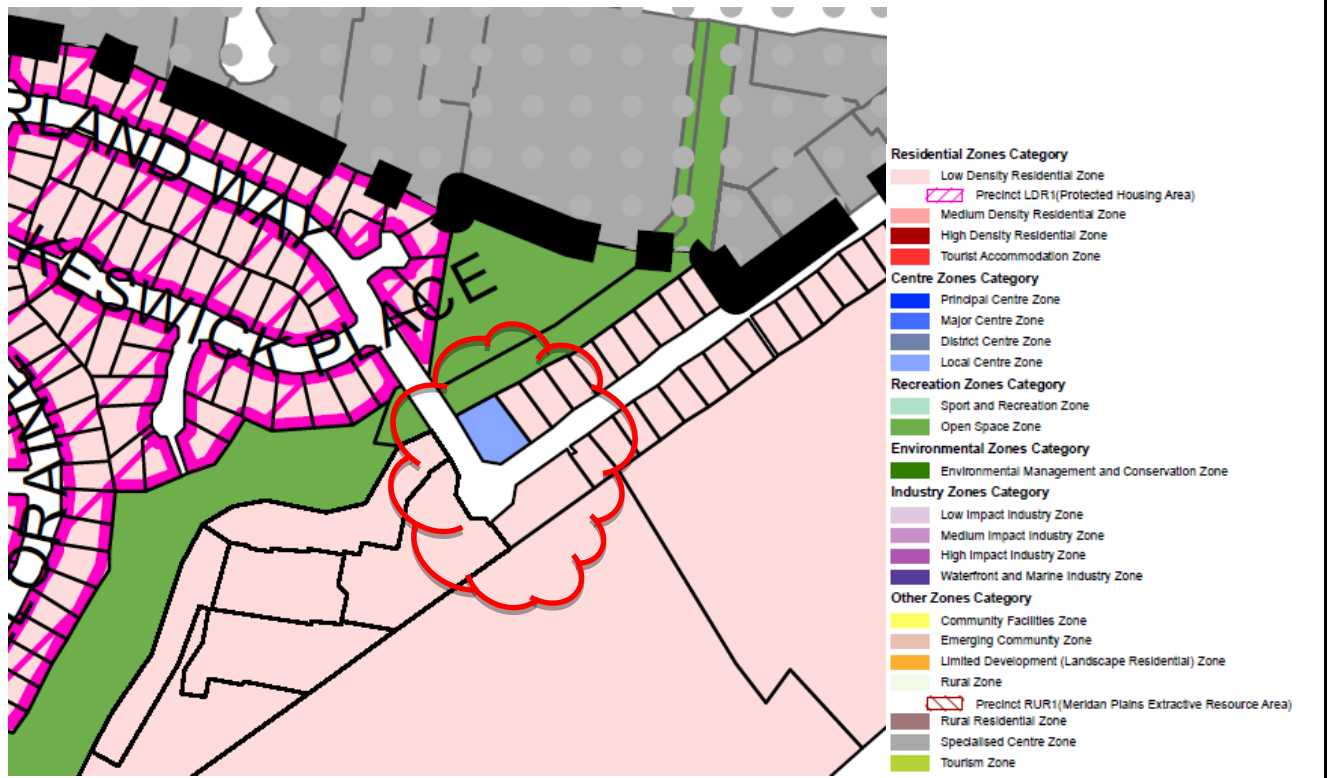


**Extract of Zone Map ZM32 (Buderim Local Plan Area)**

**Existing**

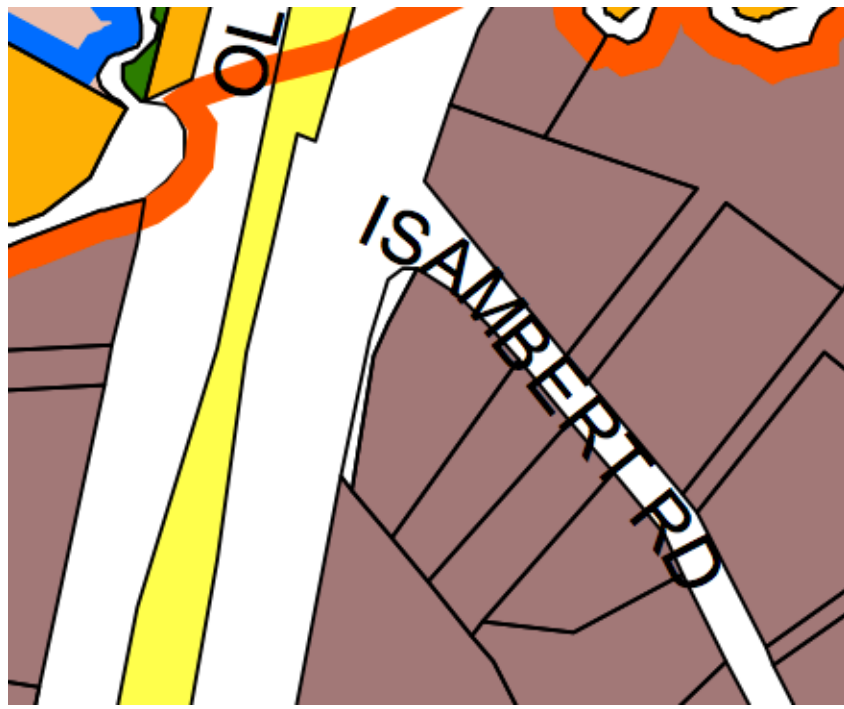


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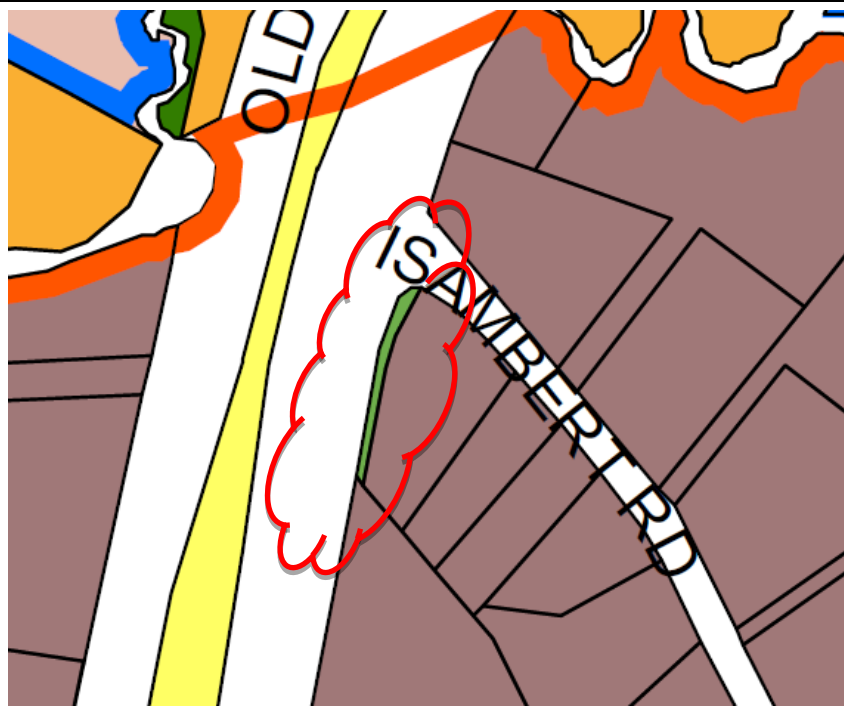
**Extract of Zone Map ZM42 (Landsborough Local Plan Area)**

**Existing**



- Residential Zones Category**
- Low Density Residential Zone
- Preinct LDR1(Protected Housing Area)
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone
- Centre Zones Category**
- Prinipal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone
- Recreation Zones Category**
- Sport and Recreation Zone
- Open Space Zone
- Environmental Zones Category**
- Environmental Management and Conservation Zone
- Industry Zones Category**
- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Waterfront and Marine Industry Zone
- Other Zones Category**
- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Preinct RUR1(Meridan Plains Extractive Resource Area)
- Rural Residential Zone
- Speclaised Centre Zone
- Tourism Zone

**Amendment**



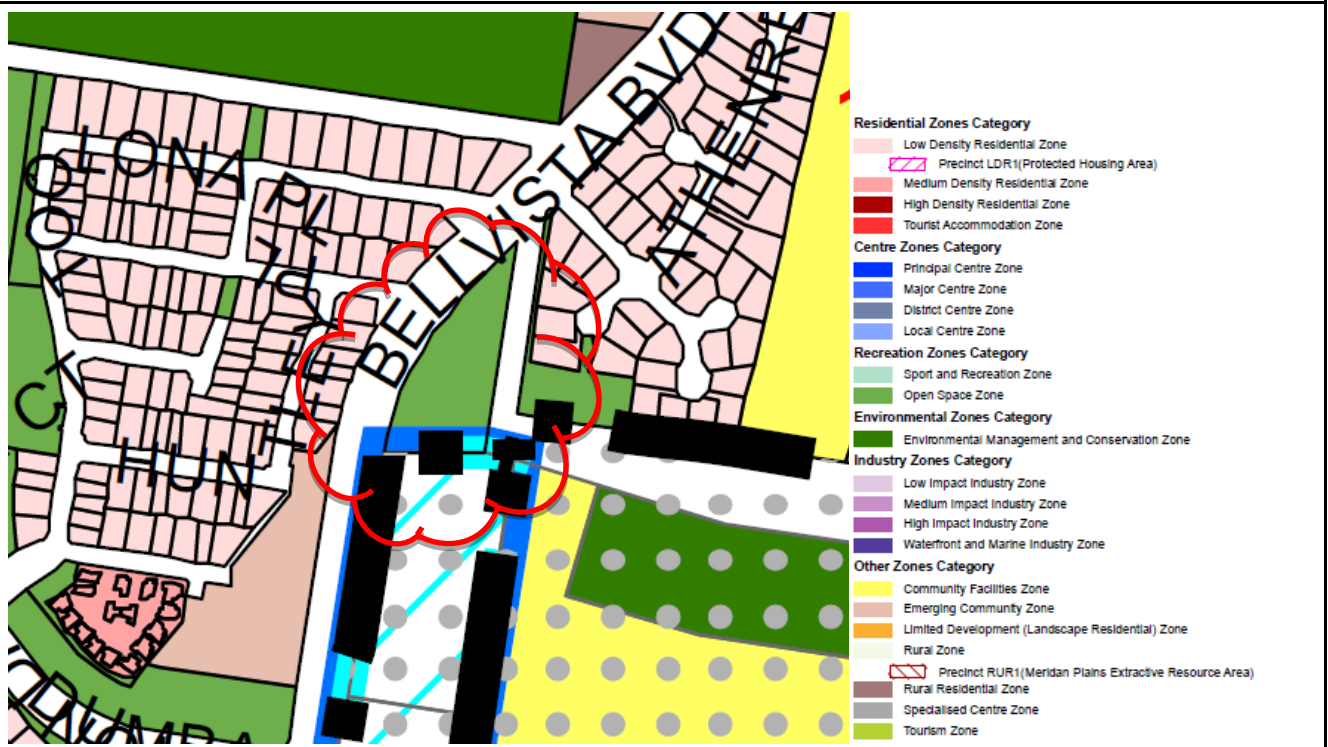
- Residential Zones Category**
- Low Density Residential Zone
- Preinct LDR1(Protected Housing Area)
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone
- Centre Zones Category**
- Prinipal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone
- Recreation Zones Category**
- Sport and Recreation Zone
- Open Space Zone
- Environmental Zones Category**
- Environmental Management and Conservation Zone
- Industry Zones Category**
- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Waterfront and Marine Industry Zone
- Other Zones Category**
- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Preinct RUR1(Meridan Plains Extractive Resource Area)
- Rural Residential Zone
- Speclaised Centre Zone
- Tourism Zone

**Extract of Zone Map ZM44 (Caloundra West Local Plan Area)**

**Existing**



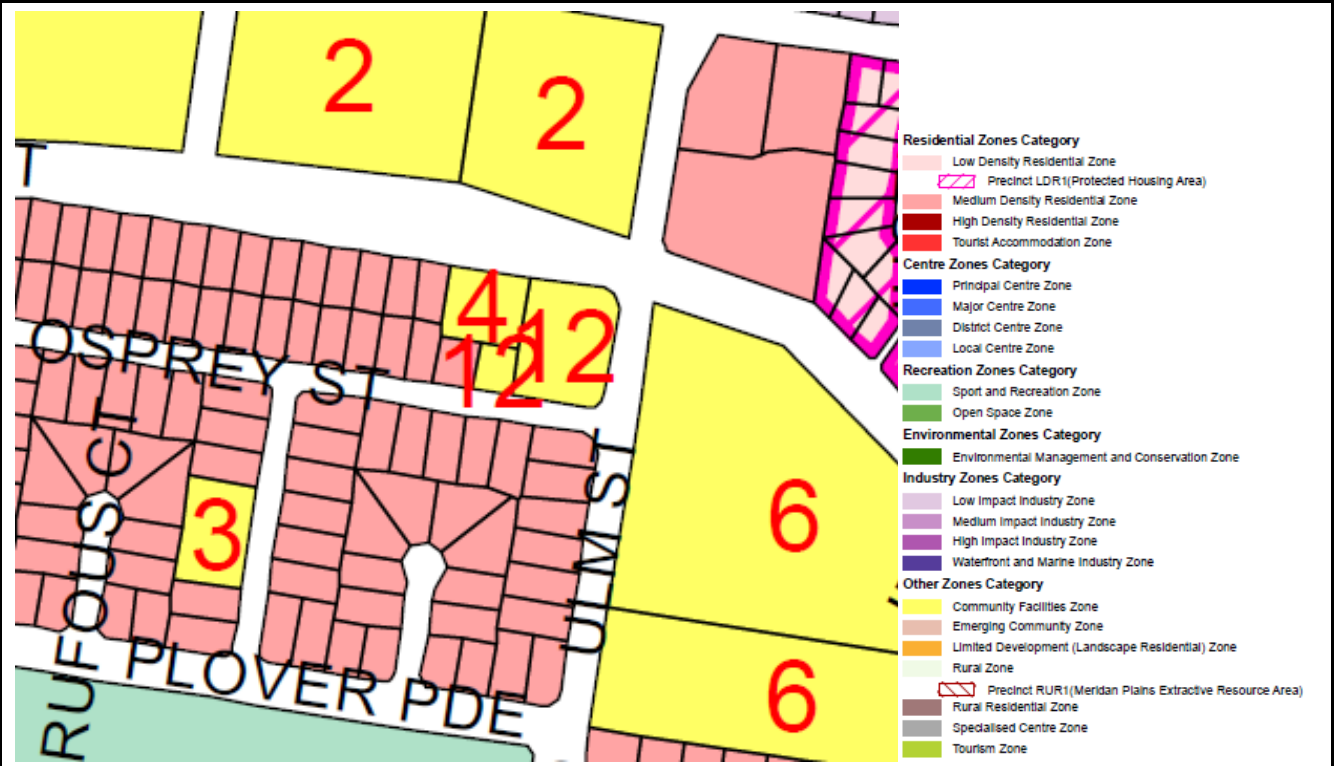
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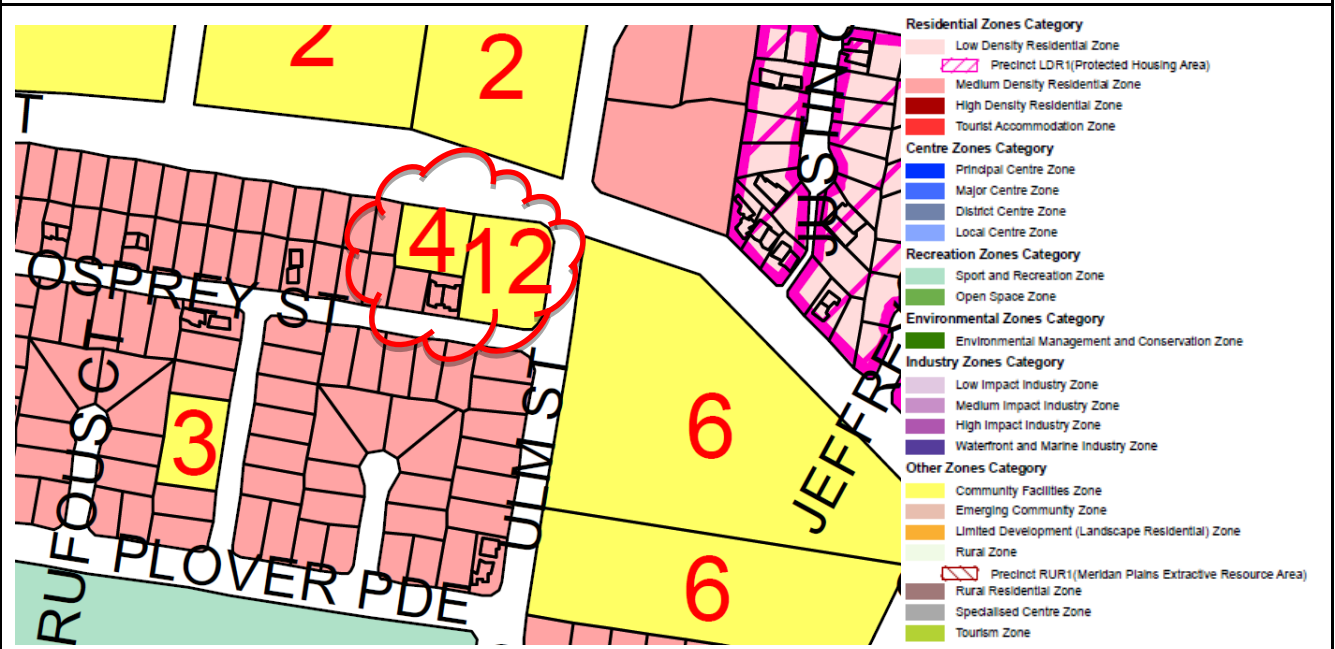


**Extract of Zone Map ZM45 (Caloundra Local Plan Area)**

**Existing**



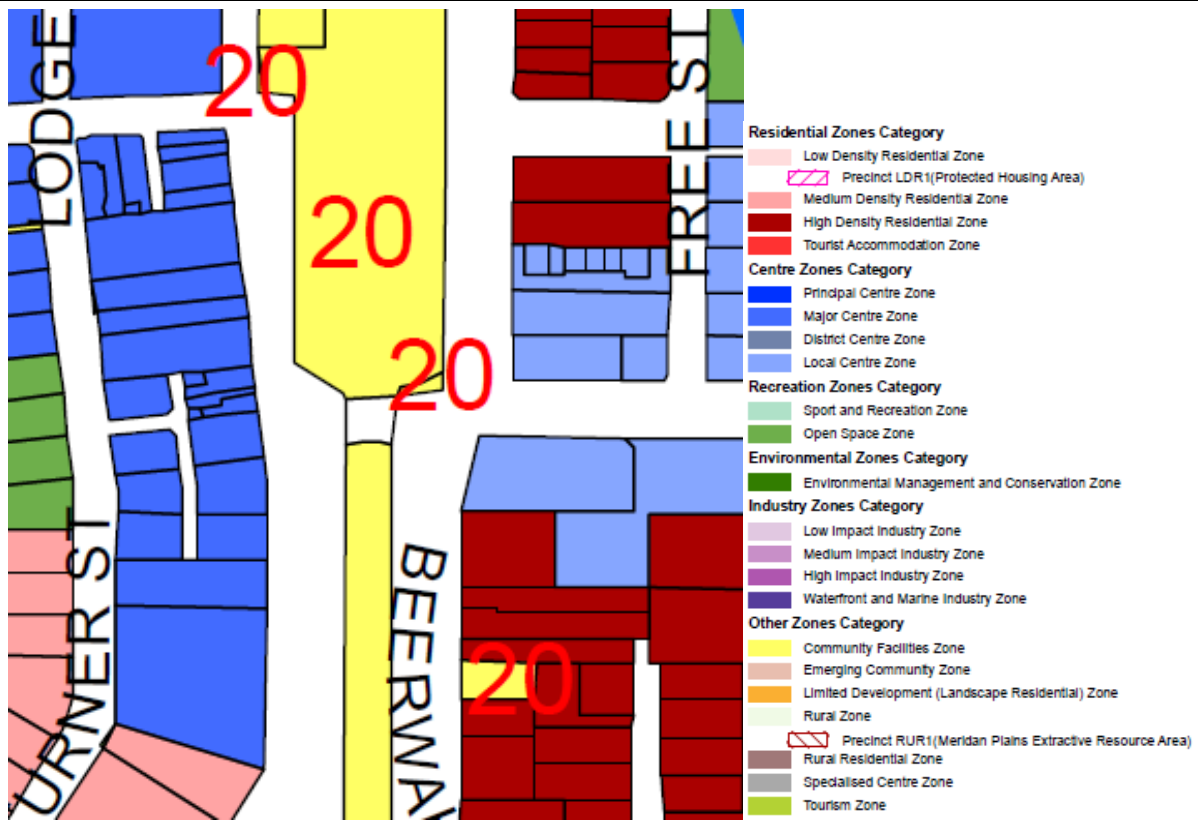
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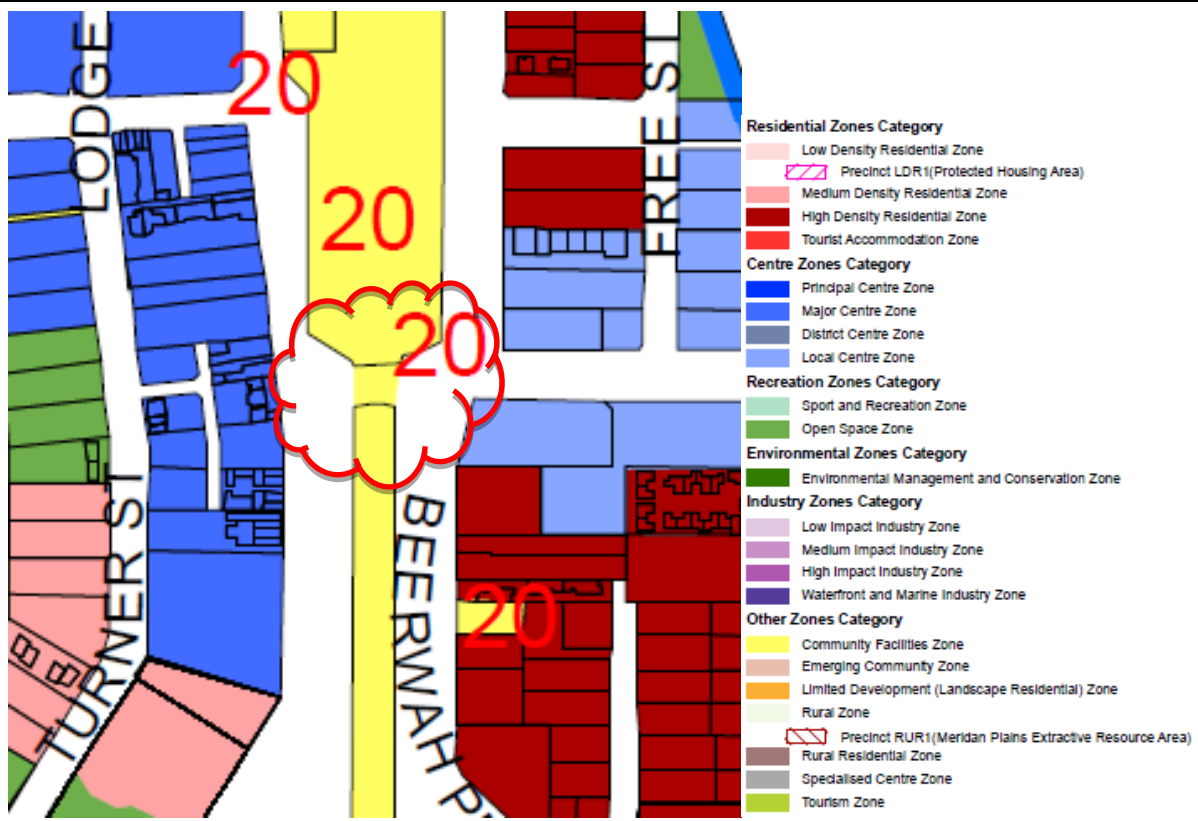


**Extract of Zone Map ZM49 (Beerwah Local Plan Area)**

**Existing**

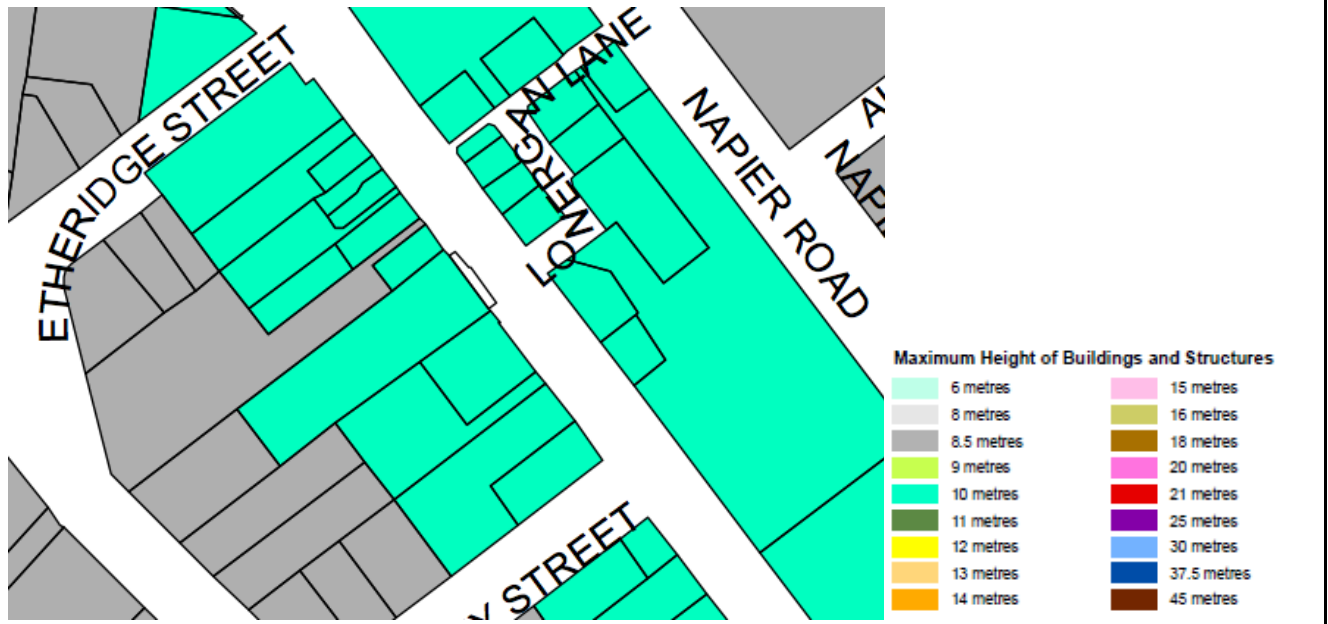


**Amendment**



**Extract of Overlay Map OVM3H (Eumundi Local Plan Area)**

**Existing**



**Amendment**




















**Extract of Overlay Map OVM7H**

**Existing**





















**Maximum Height of Buildings and Structures**

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

**Amendment**

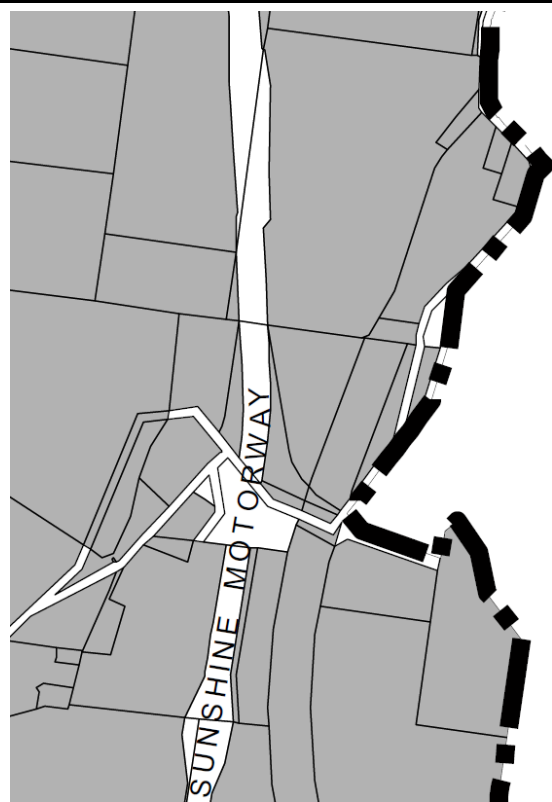


**Maximum Height of Buildings and Structures**

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

**Extract of Overlay Map OVM9H**

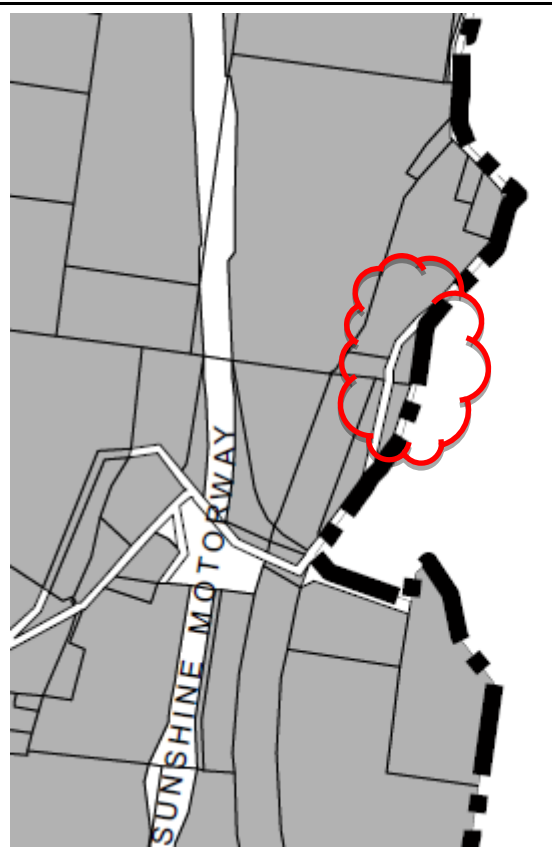
**Existing**



**Maximum Height of Buildings and Structures**

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

**Amendment**

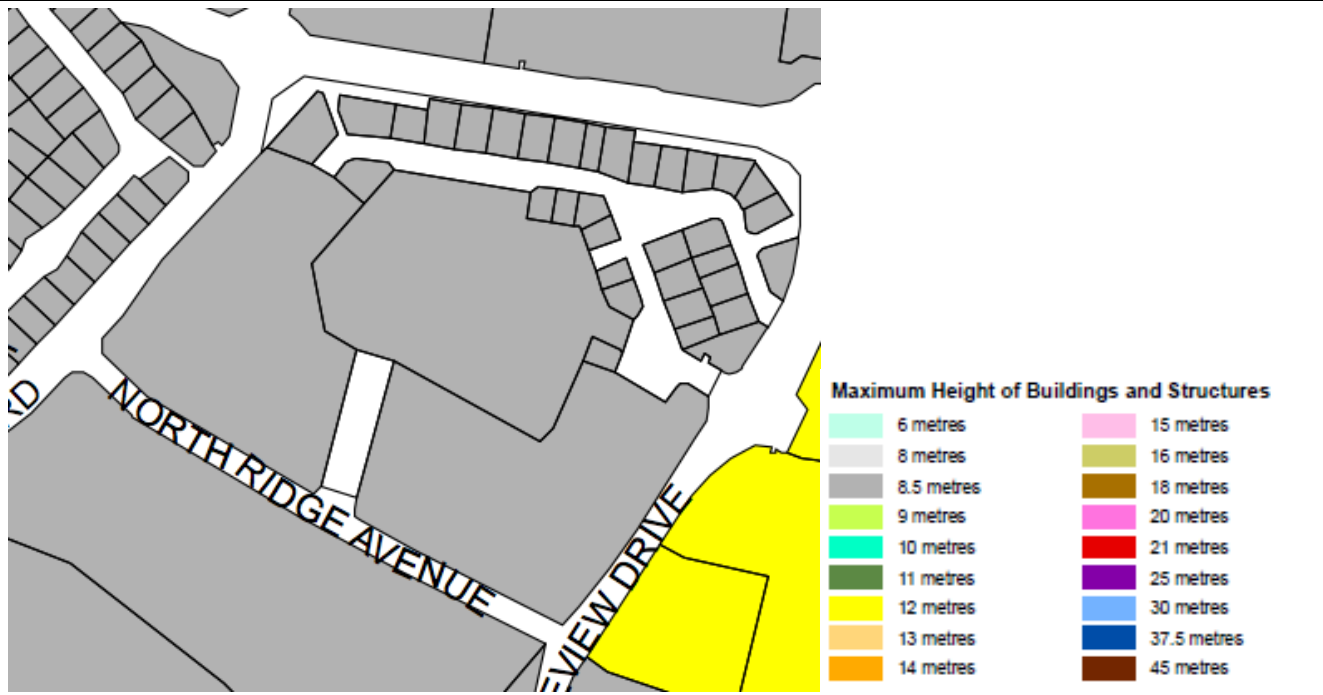


**Maximum Height of Buildings and Structures**

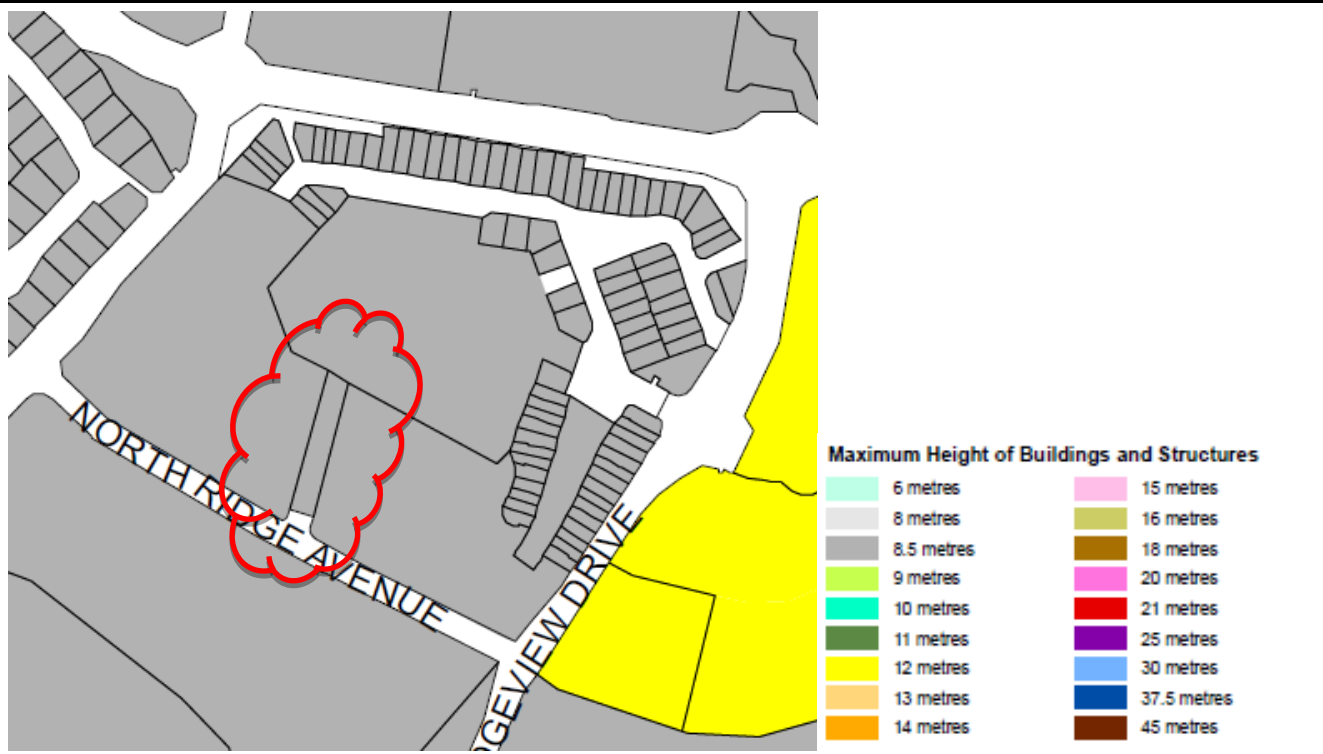
6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

**Extract of Overlay Map OVM10H (Peregian South Local Plan Area)**

**Existing**



**Amendment**





**Extract of Overlay Map OVM16H (Blackall Range Local Plan Area)**

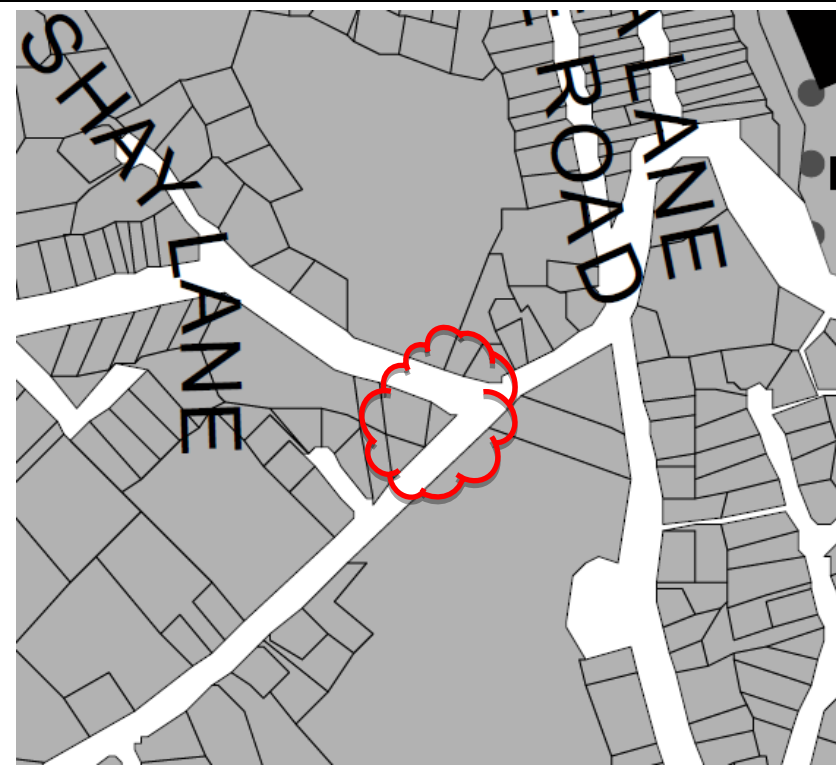
**Existing**



**Maximum Height of Buildings and Structures**

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

**Amendment**

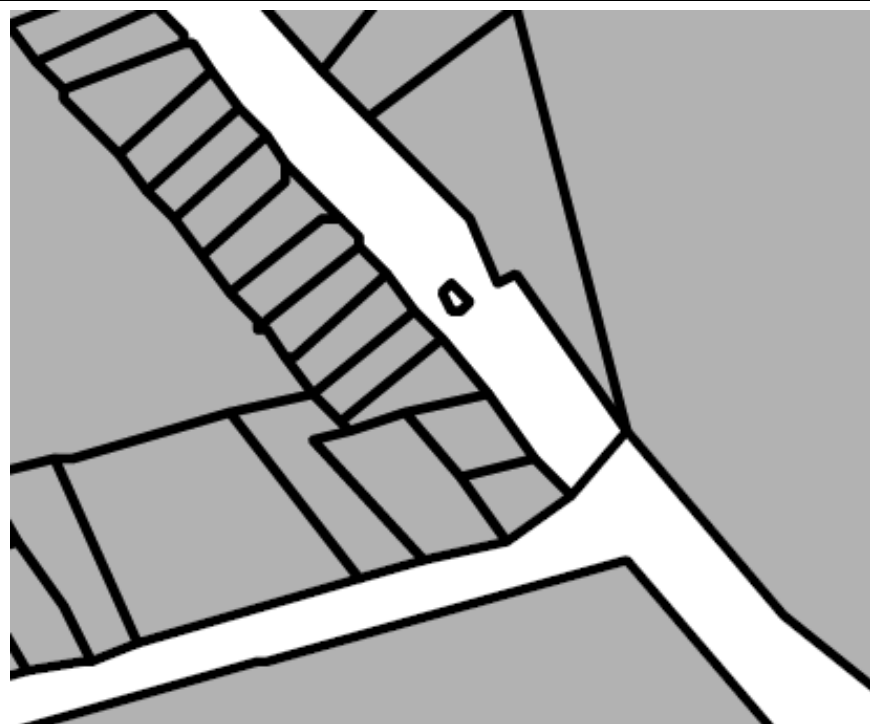


**Maximum Height of Buildings and Structures**

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

**Extract of Overlay Map OVM16H (Blackall Range Local Plan Area)**

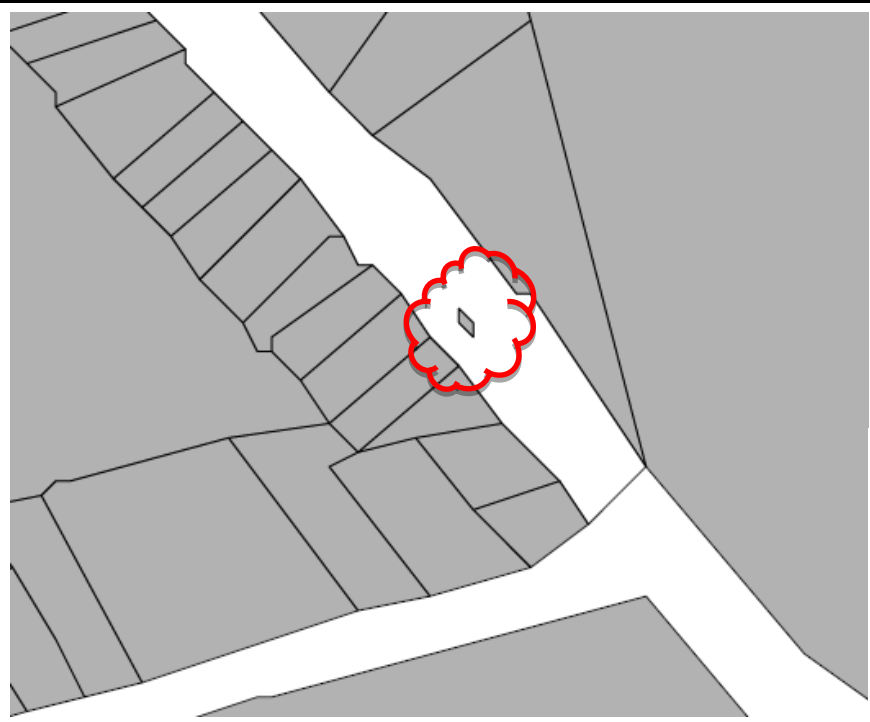
**Existing**



**Maximum Height of Buildings and Structures**

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

**Amendment**

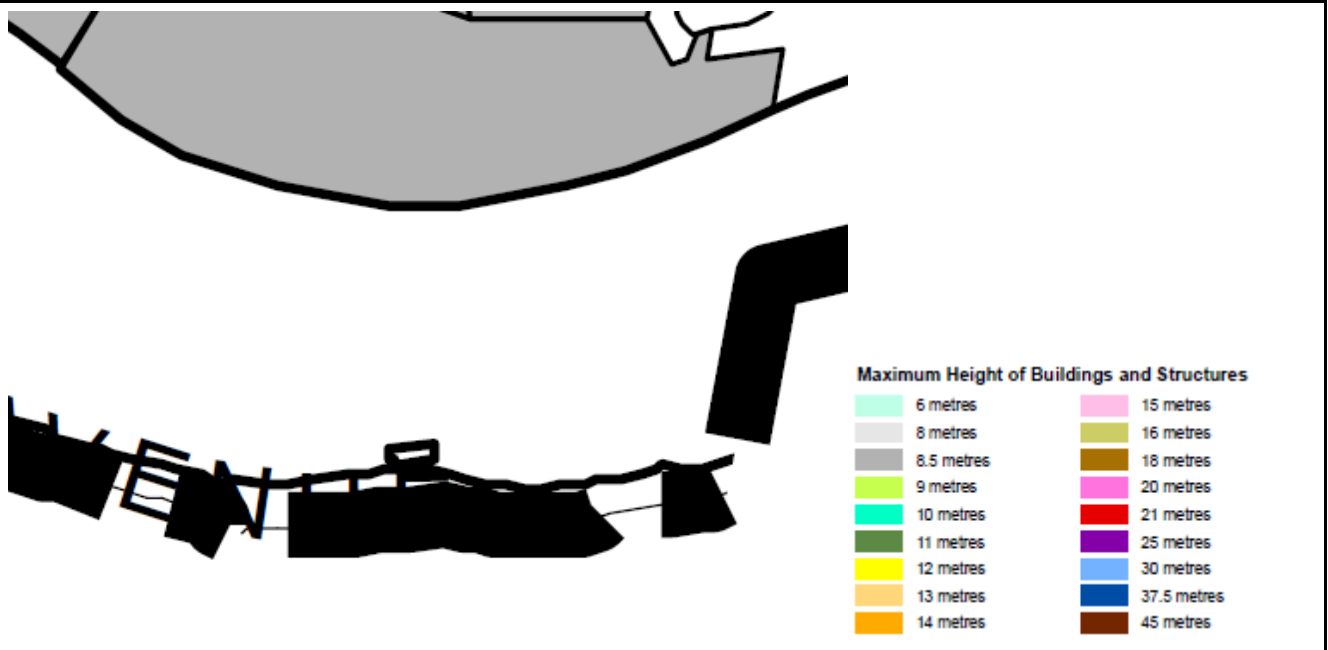


**Maximum Height of Buildings and Structures**

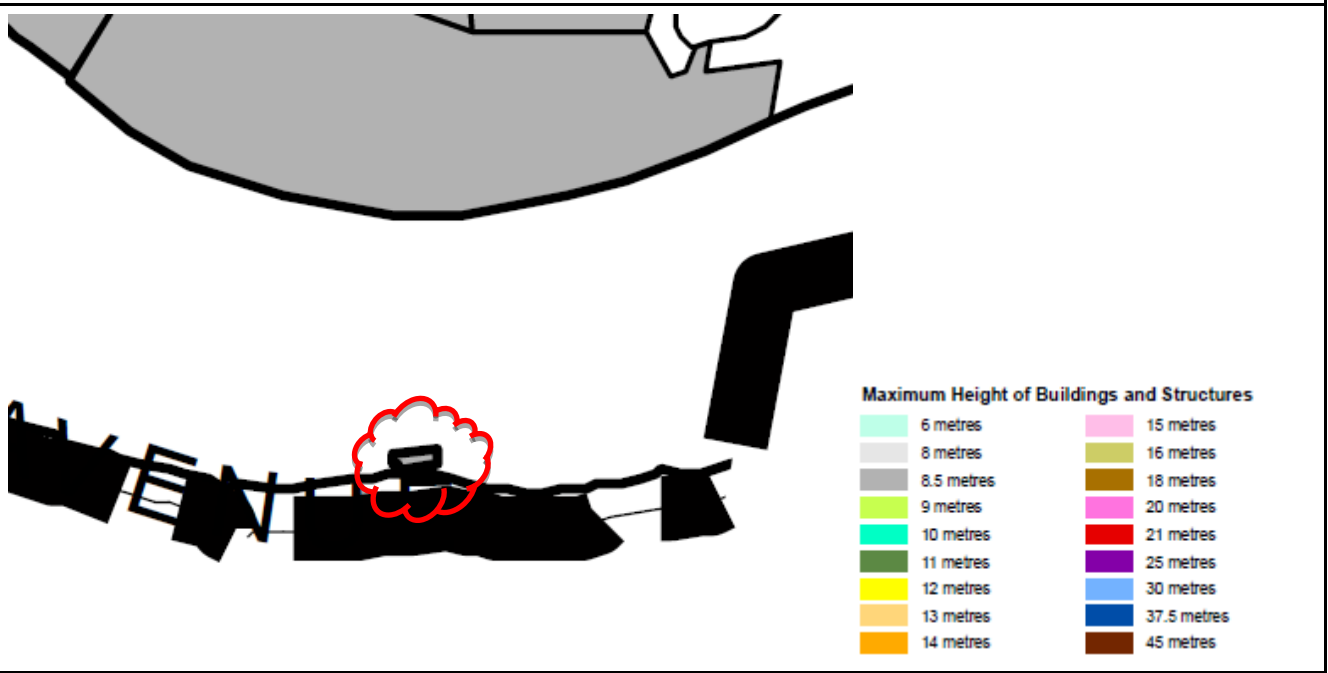
6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Extract of Overlay Map OVM20H

Existing



Amendment



Extract of Overlay Map OVM21H (Maroochy North Shore Local Plan Area)

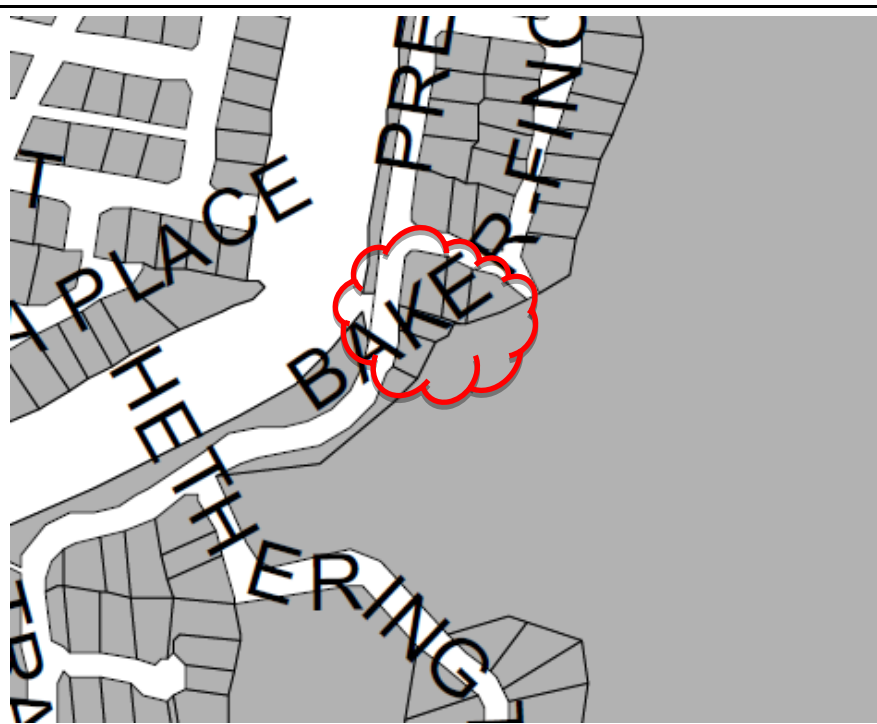
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

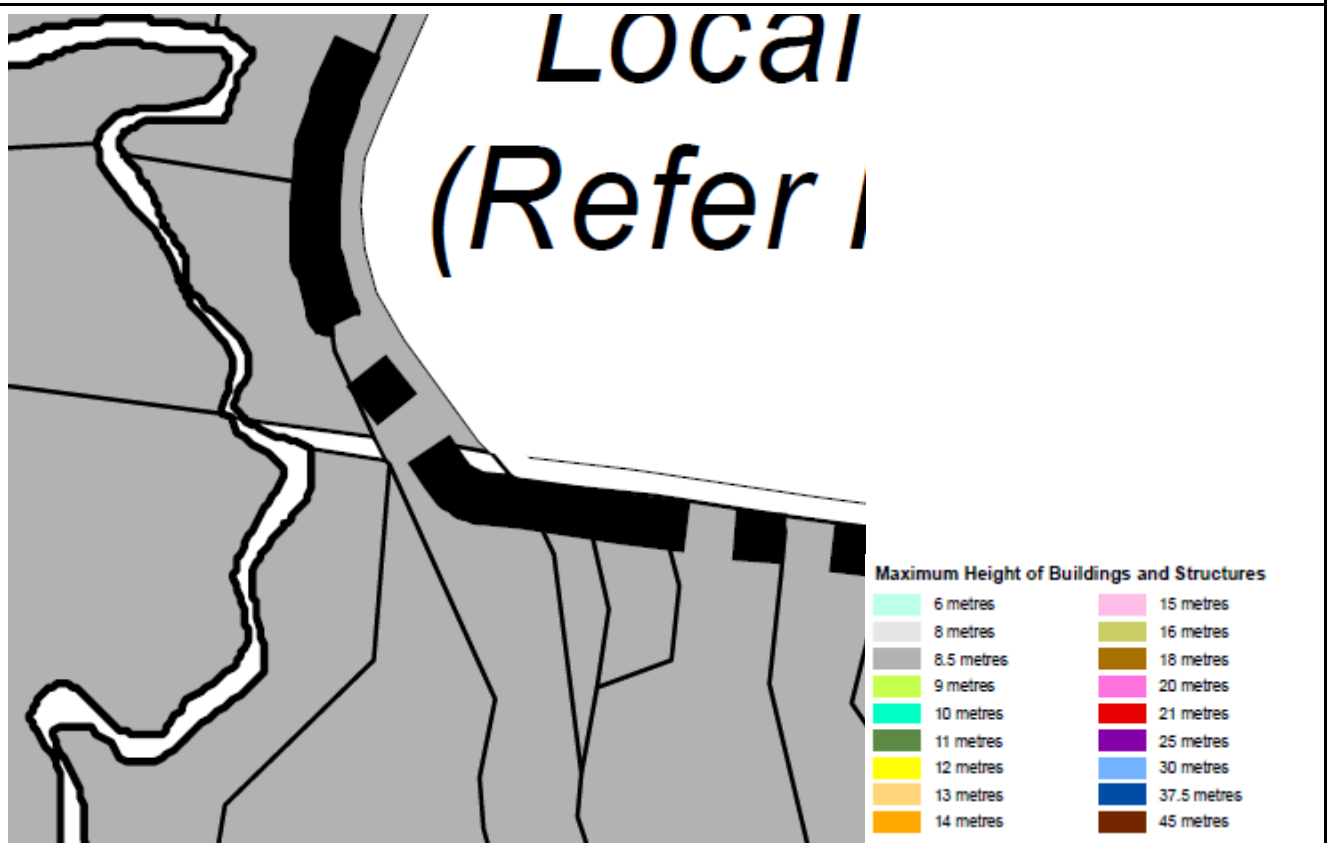
Amendment



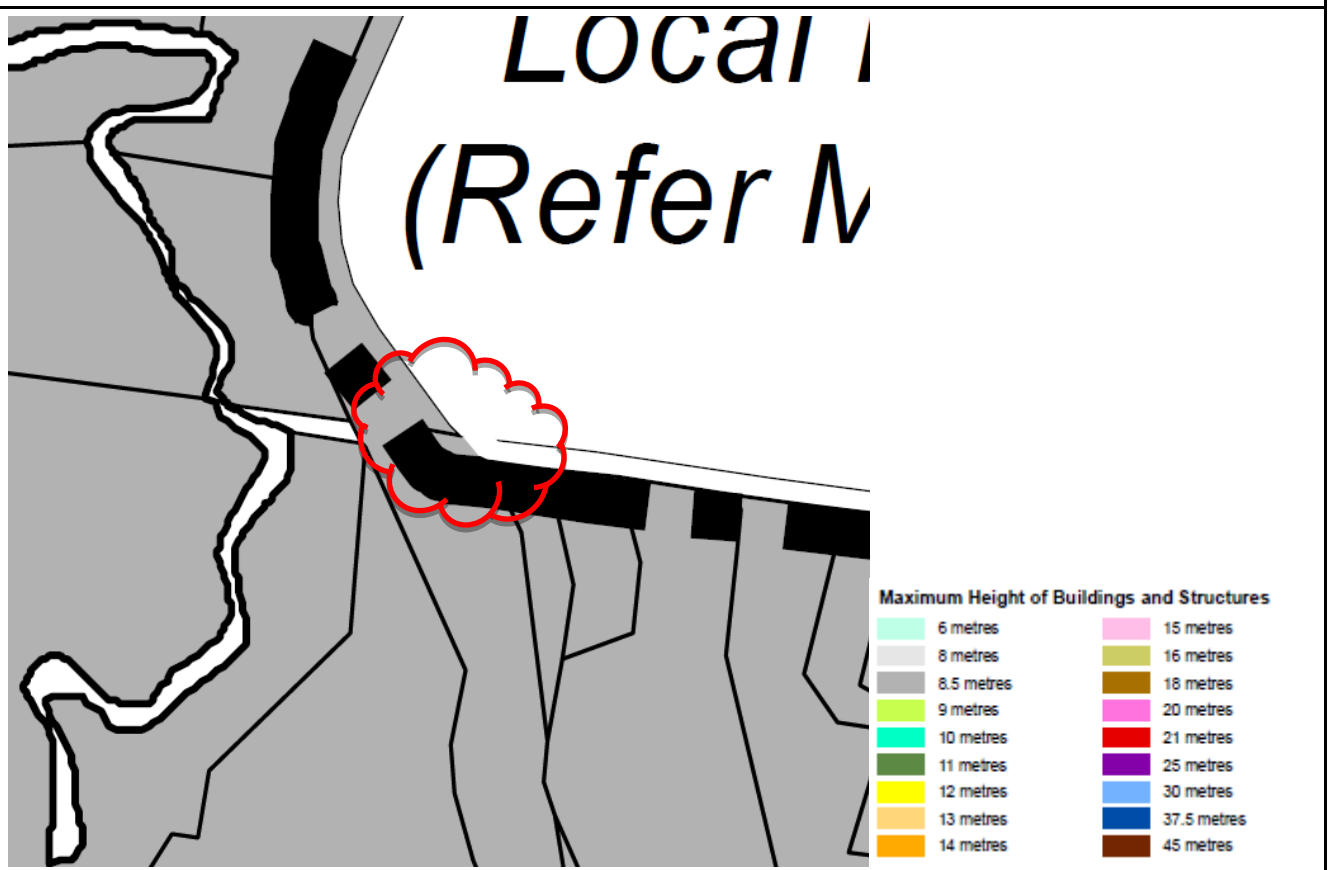
Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Existing



Amendment





Extract of Overlay Map OVM27H (Woombye Local Plan Area)

Existing

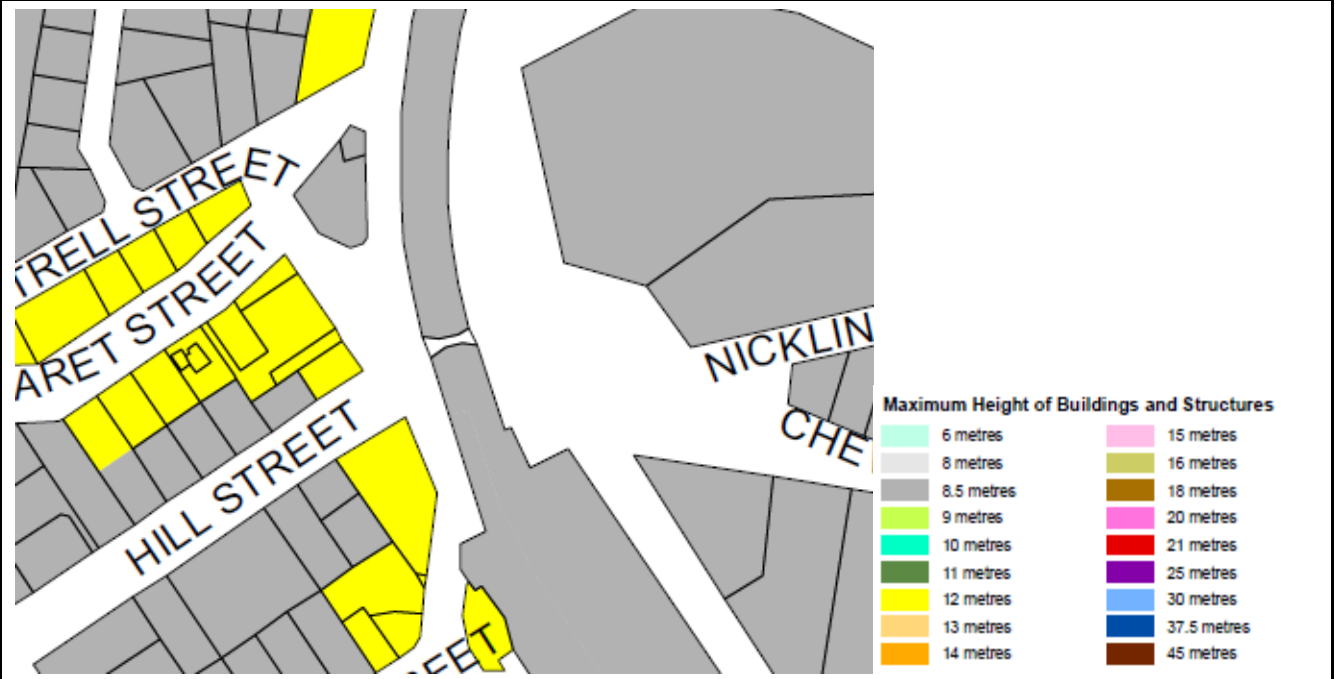


Amendment

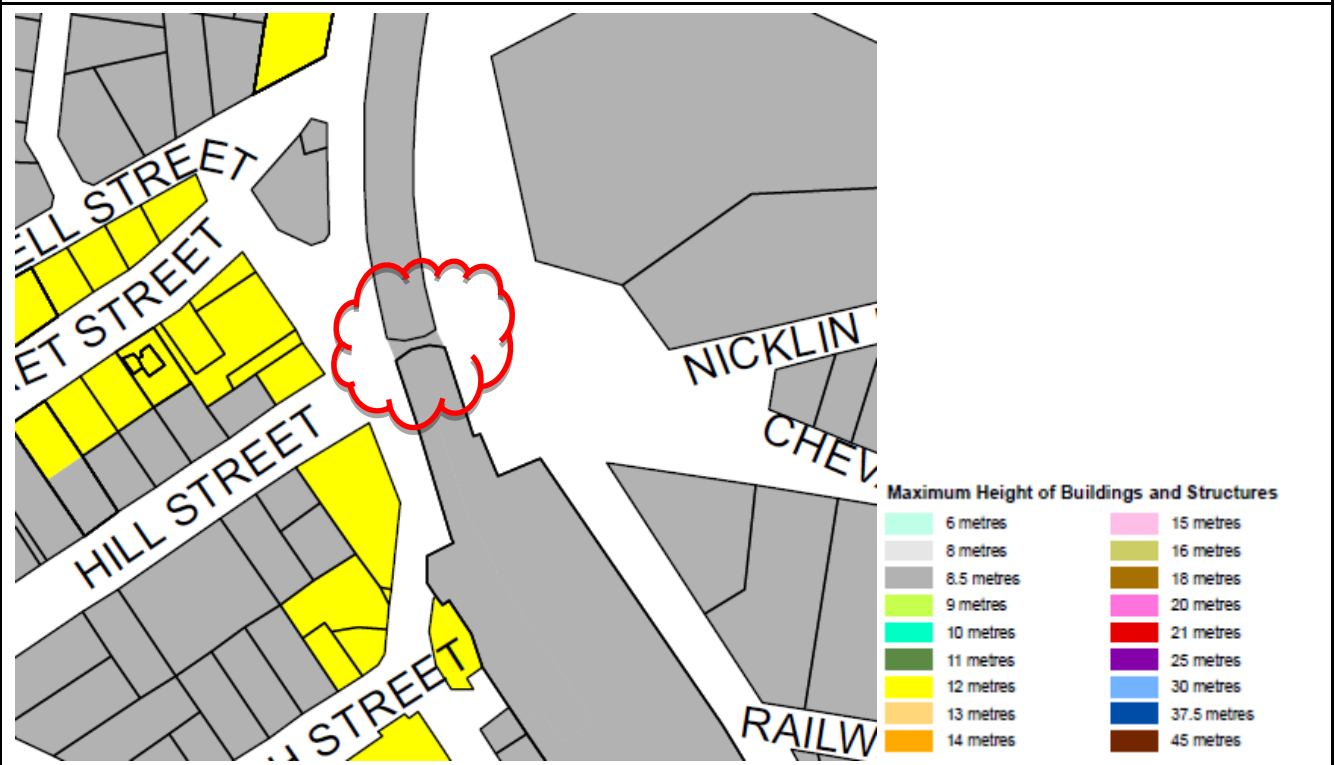


**Extract of Overlay Map OVM28H (Palmwoods Local Plan Area)**

**Existing**

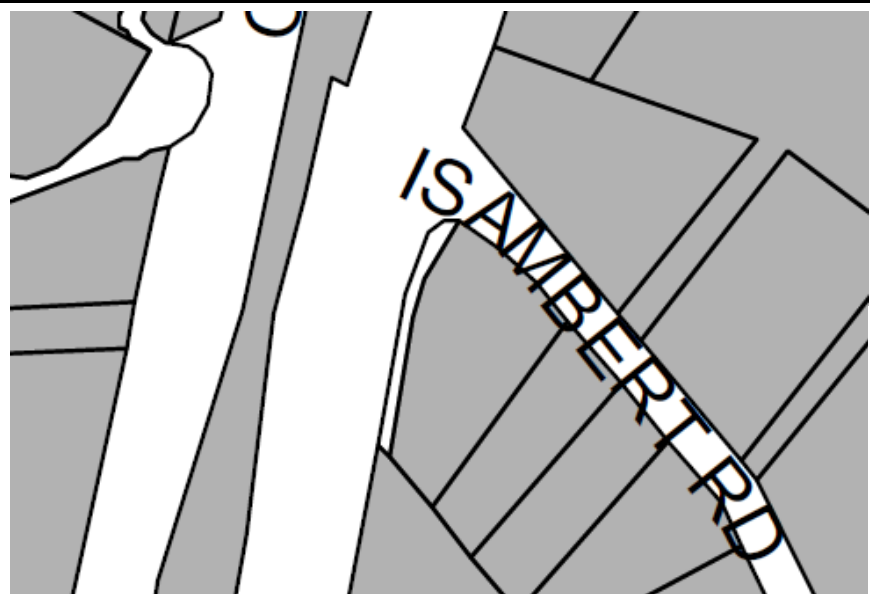


**Amendment**



**Extract of Overlay Map OVM42H (Landsborough Local Plan Area)**

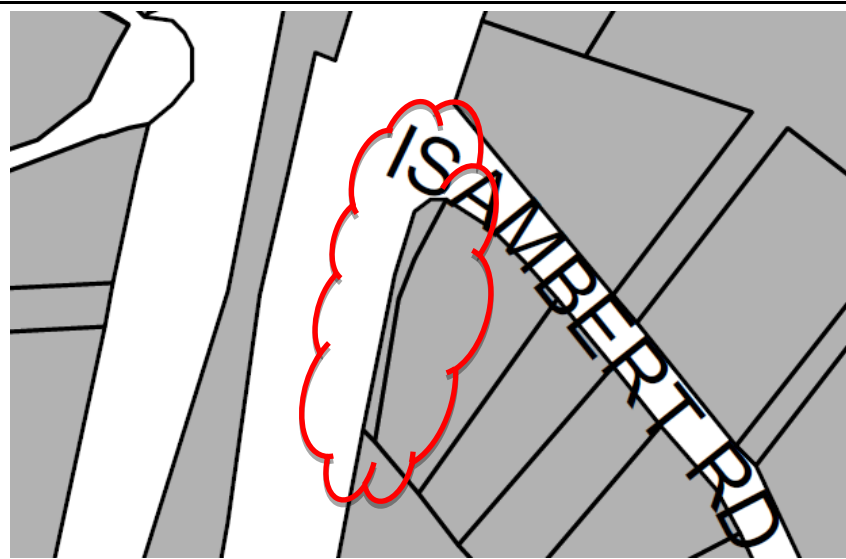
**Existing**



**Maximum Height of Buildings and Structures**

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

**Amendment**

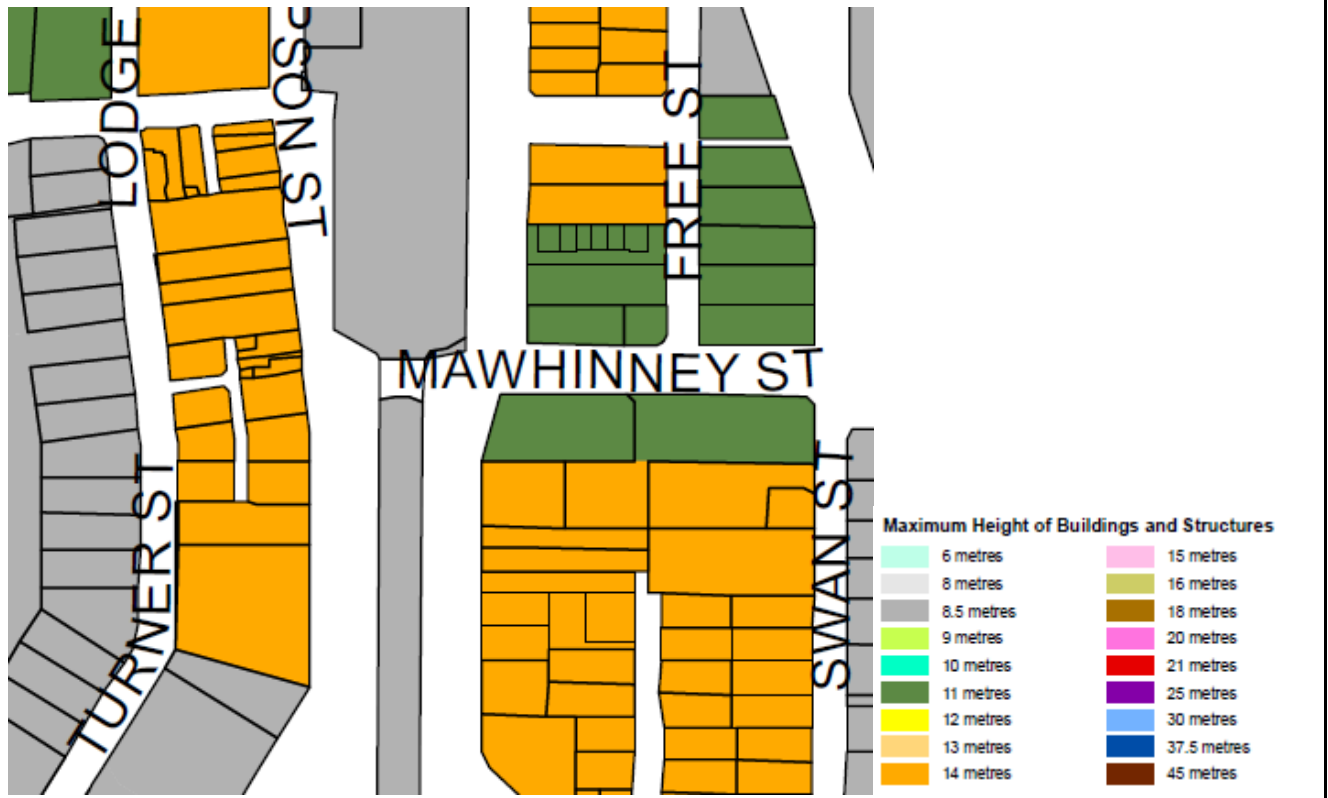


**Maximum Height of Buildings and Structures**

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Extract of Overlay Map OVM49H (Beerwah Local Plan Area)

Existing



Amendment

