

## **Explanatory Memorandum**

# **Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8**

27 February 2017



## 1. Short title

The amendment instrument to which this explanatory memorandum relates is the *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8*.

## 2. Type of amendment

The *Sunshine Coast Planning 2014 (Administrative and Minor Amendment) No. 8* constitutes an 'administrative amendment' and 'minor amendment' in accordance with Sections 2.3A.2 and 2.3A.3 of *Statutory guideline 01/16: Making and amending local planning instruments*, for the following reasons:-

- (a) the amendment is of a minor nature;
- (b) the amendment does not adversely affect a State interest;
- (c) the amendment corrects formatting, grammatical, spelling and mapping errors in the planning scheme;
- (d) the amendment corrects cross-references in the planning scheme;
- (e) the amendment updates planning scheme mapping to be consistent with State Planning Policy mapping;
- (f) the amendment reflects a number of current development approvals and an approval under other legislation in respect to the Caloundra South Priority Development Area (PDA);
- (g) in respect to the amendment associated with the Caloundra South PDA, has involved adequate consultation with the public and the state; and
- (h) the public interest would not be served by undertaking public notification about the amendment.





## 3. Entity making the Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8

The entity making the *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8* is the Sunshine Coast Regional Council.

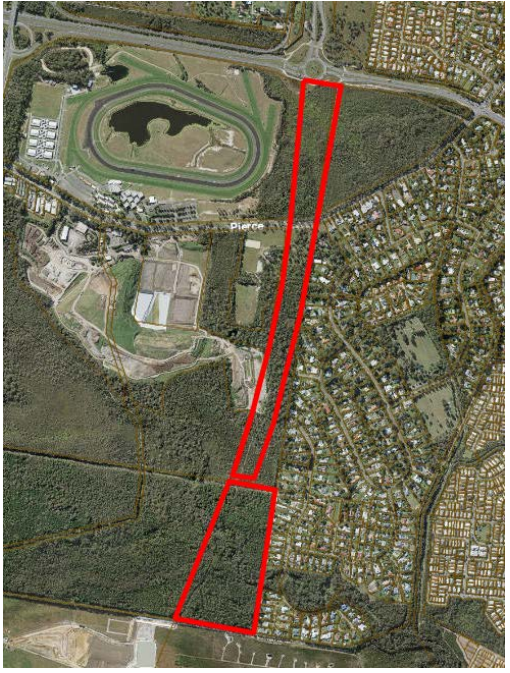

## 4. Land affected by the Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8

The *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8* generally applies to the planning scheme area. However, aspects of the planning scheme amendment affect particular land parcels as described in **Table 4.1**.

**Table 4.1 Land affected by the Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8**

Property Description	Address	Ownership Category	Map of Subject Land
<p><b>Lot 119 on SP160890, Lot 999 on SP269560 and Lot 120 on SP160890</b></p>	<p>5 and 12 Buckland Place and 15 Cutters Way, Bli Bli</p>	<p>Private and Council (under trust)</p>	
<p><b>Lot 2 on M93311</b></p>	<p>Clematis Court, Marcoola</p>	<p>State (under control of Council)</p>	
<p><b>Lots 2 - 5 and Lot 100 on SP286007</b></p>	<p>49, 51, 53, 55 Palmwoods School Road, Palmwoods</p>	<p>Private and Council (under trust)</p>	
<p><b>Lot 967 on SP263646 and Lot 973 on SP263644</b></p>	<p>1 and 72 The Passage, Pelican Waters</p>	<p>Council (under trustee)</p>	



Property Description	Address	Ownership Category	Map of Subject Land
Part of Lot 801 on SP272966 (including Bells Creek Arterial Road reserve)	Caloundra Dump Road, Bells Creek	State (Department of Main Roads)	
Lot 2 on AP19219	Steve Irwin Way, Glenview	State	

## 5. Purpose of the Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8

The purpose of the *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8* is to:-

- (a) correct minor formatting, spelling, grammatical and mapping errors to improve the clarity and efficiency of the planning scheme;
- (b) correct cross-referencing errors and provide drafting clarification for certain provisions in the planning scheme;
- (c) reflect a number of current development approvals, including the Caloundra South Development Scheme and the Urban Development Area (UDA) Approval, as required in clause 11.8 of the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) executed on 2 November 2015; and
- (d) reflect the latest State Planning Policy mapping in relation to state transport infrastructure (including CAMCOS, transit hubs and stations) and erosion prone areas and ensure consistent use of terminology.

## 6. Details of the Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8

The *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8* generally relates to:-

- (a) amendments to various parts of the planning scheme to reflect the Caloundra South Development Scheme and the Urban Development Area (UDA) Approval in respect to the Caloundra South Priority Development Area;
- (b) amendments to various parts of the planning scheme to reflect recent changes (4 July 2016) to the CAMCOS alignment, to remove references to Council's former alternative CAMCOS alignment and to ensure consistent terminology;
- (c) a minor amendment to Strategic Framework Map 1 (Land Use Elements) to identify the location of the Maroochy River Golf Course,
- (d) a minor amendment to Part 3 (Strategic framework) to correct errors and improve consistency between mapping and text;
- (e) correcting a small number of grammatical and typographical errors in Part 9 (Development codes) and Schedule 1 (Definitions);
- (f) correcting a small number of cross-referencing errors in Part 7 (Local plans) and Part 9 (Development codes);
- (g) updating a number of maps and provisions relating to State transport infrastructure (transit hubs and stations) in Part 3 (Strategic framework) and Part 9 (Development codes);
- (h) amendments to zone maps and overlay maps in Schedule 2 (Mapping) to correct a small number of mapping errors; and
- (i) amendments to zone maps in Schedule 2 (Mapping) to reflect development approvals at Palmwoods, Pelican Waters and Bli Bli.

These matters are minor in nature and do not have any significant policy implications.

**Table 6.1** provides a summary of the planning scheme amendment and **Appendix 1** provides details of the mapping amendments affecting the zoning of specific sites.

**Table 6.1 – Summary of planning scheme amendment**

Planning Scheme Part	Summary of Amendment
<b>Part 1 (About the planning scheme)</b>	<ul style="list-style-type: none"> <li>• Amend section 1.2 (Planning scheme components) to improve clarity in terminology.</li> <li>• Amend section 1.6 (Building work regulated under the planning scheme) to correct a typographical error.</li> </ul>
<b>Part 3 (Strategic framework)</b>	<ul style="list-style-type: none"> <li>• Amend Map SFM1 (Strategic Framework Map 1 Land Use Elements) to include the area occupied by the Maroochy River Golf Course as Major Sport and Recreation Open Space, reflect the Caloundra South Development Scheme and the Urban Development Area (UDA) Approval in respect to the Caloundra South Priority Development Area (PDA), reflect recent changes to the CAMCOS alignment, remove alternative CAMCOS alignment and update notes.</li> <li>• Amend Map SFM2 (Strategic Framework Map 2 Economic Development Elements) to reflect the Caloundra South Development Scheme and the UDA Approval in respect to the Caloundra South PDA, reflect recent changes to the CAMCOS alignment, remove alternative CAMCOS alignment, update notes and update Employment, Industry and Enterprise Areas.</li> <li>• Amend Map SFM3 (Strategic Framework Map 3 Transport Elements) to reflect the Caloundra South Development Scheme and the UDA Approval in respect to the Caloundra South PDA, reflect recent changes to the CAMCOS alignment, remove alternative CAMCOS alignment, update notes and update transit hubs and stations.</li> <li>• Amend Map SFM4 (Strategic Framework Map 4 Infrastructure</li> </ul>

Planning Scheme Part	Summary of Amendment
	<p>Elements) to reflect the Caloundra South Development Scheme and the UDA Approval in respect to the Caloundra South PDA, update electricity infrastructure and update notes.</p> <ul style="list-style-type: none"> <li>• Amend Map SFM5 (Strategic Framework Map 5 Natural Environment Elements) to reflect the Caloundra South Development Scheme and the UDA Approval in respect to the Caloundra South PDA and update notes.</li> <li>• Amend Map SFM6 (Strategic Framework Map 6 Community Identity, Character and Inclusion Elements) to reflect the Caloundra South Development Scheme and the UDA Approval in respect to the Caloundra South PDA, reflect recent changes to the CAMCOS alignment, remove alternative CAMCOS alignment, update scenic routes and update notes.</li> <li>• Amend Map SFM7 (Strategic Framework Map 7 Natural Resource Elements) to include a note reference to the Caloundra South Priority Development Area.</li> <li>• Amend clause 3.2.2 (A new economy) in section 3.2 (Strategic intent) to include a reference to the Caloundra South Major Regional Activity Centre.</li> <li>• Amend clause 3.2.8 (Sunshine Coast spatial concept) in section 3.2 (Strategic intent) to include a reference to the Regional Inter-urban break.</li> <li>• Amend Figure 3.2.8A (Sunshine Coast spatial concept) in section 3.2 (Strategic intent) to add the Regional Inter-urban Break, to reflect changes to Caloundra South and Palmview, to better reflect the Twin Waters Urban Area and to provide consistency between maps.</li> <li>• Amend clause 3.3.1(d) (Strategic outcomes) in section 3.3 (Settlement pattern) to include a reference to the Regional Inter-urban break.</li> <li>• Amend clause 3.3.7 (Element 6 –Major development areas) in section 3.3 (Settlement pattern) to correct a typographical error.</li> <li>• Amend Table 3.4.3.1 (Activity centre network) in section 3.4 (Economic development) to recognise Caloundra South Local Activity Centres.</li> <li>• Amend Table 3.4.4.1 (Employment areas) in section 3.4 (Economic development) to update the list of facilities (and corresponding local plans) that have a health, education and training focus.</li> <li>• Amend clause 3.5.5 (Element 4 – Public transport network) in section 3.5 (Transport) to remove reference to the alternative CAMCOS alignment.</li> </ul>
<p><b>Part 7 (Local plans)</b></p>	<ul style="list-style-type: none"> <li>• Amend AO14.1 in Table 7.2.16.4.1 (Criteria for assessable development) in section 7.2.16 (Landsborough local plan code) to correct a reference to Landsborough Town East (LAN LPP-2).</li> <li>• Amend Figure 7.2.27A (Yandina Local Plan Elements) in section 7.2.27 (Yandina local plan code) to include 'Indicative Road Linkage/Access Point' as a legend item to reflect the linkage shown on the map.</li> <li>• Amend Local Plan Elements Figures for Caloundra local plan, Caloundra West local plan and Golden Beach/Pelican Waters local plan to reflect the Caloundra South Development Scheme and the UDA Approval in respect to the Caloundra South PDA and to remove the alternative CAMCOS alignment.</li> <li>• Amend Local Plan Elements Figures for Beerwah local plan, Buderim local plan, Caloundra local plan, Caloundra West local plan, Golden Beach/Pelican Waters local plan, Kawana Waters local plan, Maroochy North Shore local plan,</li> </ul>

Planning Scheme Part	Summary of Amendment
	<p>Maroochydore/Kuluin local plan and Mooloolaba/Alexandra Headland local plan to identify the actual dedicated CAMCOS corridor and stations.</p>
<p><b>Part 8 (Overlays)</b></p>	<ul style="list-style-type: none"> <li>• Amend the Editor's note (16) in section 8.2.5 (Coastal protection overlay code) to include a reference to the erosion prone area, coastal management district and building lines declared under the <i>Coastal Protection and Management Act 1995</i>.</li> <li>• Amend the Note in clause 8.2.5.2(2)(c) (Purpose and overall outcomes) of section 8.2.5 (Coastal protection overlay code) to correct a reference to the erosion prone area declared under the <i>Coastal Protection and Management Act 1995</i>.</li> <li>• Include a Note in AO1, AO2 and AO5 in Table 8.2.5.3.2 (Criteria for assessable development) of section 8.2.5 (Coastal protection overlay code) to include a reference to the erosion prone area declared under the <i>Coastal Protection and Management Act 1995</i>.</li> <li>• Include a Note in AO7 in Table 8.2.5.3.2 (Criteria for assessable development) of section 8.2.5 (Coastal protection overlay code) to include a reference to the erosion prone area and coastal management district declared under the <i>Coastal Protection and Management Act 1995</i>.</li> </ul>
<p><b>Part 9 (Development codes)</b></p>	<ul style="list-style-type: none"> <li>• Amend AO10 in Table 9.3.5.3.1 (Criteria for self assessable and assessable development) of section 9.3.5 (Dual occupancy code) to reference the latest IPWEA Standard Drawings.</li> <li>• Amend AO9 in Table 9.3.6.3.1 (Criteria for self assessable and assessable development) of section 9.3.6 (Dwelling house code) to reference the latest IPWEA Standard Drawings.</li> <li>• Amend AO1 in Table 9.3.13.3.1 (Criteria for assessable development) of section 9.3.13 (Relocatable home park and tourist park code) to update a reference to the <i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1997</i>.</li> <li>• Amend AO4.1 in Table 9.4.8.3.1 (Criteria for self assessable and assessable development) of section 9.4.8 (Transport and parking code) to delete a redundant reference to provision of car parking spaces.</li> <li>• Amend PO10 in Table 9.4.8.3.2 (Criteria for assessable development) of section 9.4.8 (Transport and parking code) to clarify a provision relating to car parking areas and service areas.</li> <li>• Amend Figure 9.4.8A (2031 Functional Transport Hierarchy) of section 9.4.8 (Transport and parking code) to reflect changes to the road layout (and status of roads) adjacent to the Caloundra South PDA.</li> <li>• Amend Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways)) of section 9.4.8 (Transport and parking code) to reflect changes to pathways adjacent to the Caloundra South PDA.</li> <li>• Amend Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways)) of section 9.4.8 (Transport and parking code) to reflect changes to cycleways adjacent to the Caloundra South Priority Development Area.</li> <li>• Amend Figure 9.4.8C (2031 Strategic Network of Public Transport Links) of section 9.4.8 (Transport and parking code) to update the CAMCOS alignment and terminology, remove the alternative CAMCOS alignment, update references to (and locations of) transit hubs and stations and update other public transport links and corridors.</li> </ul>
<p><b>Schedule 1 (Definitions)</b></p>	<ul style="list-style-type: none"> <li>• Amend the definition of 'setback' to correct a formatting error where the term 'outermost projection' should be in italics.</li> </ul>

Planning Scheme Part	Summary of Amendment
	<ul style="list-style-type: none"> <li>Amend section SC1.1.1(7) (Defined uses) to correct an error in the terminology.</li> </ul>
<p><b>Schedule 2 (Mapping)</b></p>	<ul style="list-style-type: none"> <li>Amend all relevant zone maps to identify the latest CAMCOS corridor.</li> <li>Amend relevant Coastal protection overlay maps to correct a formatting error in the legend where the word 'area' is missing from the 'Coastal Protection Area' legend item and the 'Maritime Development Area' legend item.</li> <li>Amend relevant Coastal protection overlay maps to update the extent of the coastal protection area in Cooloom, Maroochydore, Alexandra Headland, Mooloolaba, Currimundi, Moffat Beach, Shelly Beach, Caloundra and Bribie Island to reflect the latest State Planning Policy mapping.</li> <li>Amend relevant Extractive resources area overlay maps to correct a formatting error in the legend where the word 'area' and 'boundary' is missing from several legend items.</li> <li>Amend relevant Regional infrastructure overlay maps to correct a formatting error in the legend where a note reference is missing from the 'Major Road Corridor and Buffer' legend item.</li> <li>Amend the Regional infrastructure overlay maps to add a layer that identifies the latest CAMCOS alignment, updates the 'Dedicated transit corridor and buffer' layer to reflect the latest CAMCOS alignment and remove the alternative CAMCOS alignment, remove the note reference to the alternative CAMCOS alignment and update other map elements in relation to major road corridors and buffers and a high voltage electricity line and buffer.</li> <li>Amend the Scenic amenity overlay maps to reflect the latest CAMCOS alignment, remove the alternative CAMCOS alignment from maps and legends, and update the scenic route layer to reflect the road layouts associated with the Caloundra South PDA.</li> <li>Amend various other maps in accordance with <b>Appendix 1</b>.</li> </ul>

## 7. Compliance with the Sustainable Planning Act 2009

The *Sunshine Coast Planning Scheme 2014* complies with the purpose and key elements of the *Sustainable Planning Act 2009*. In particular, the *Sunshine Coast Planning Scheme 2014* appropriately reflects the standard planning scheme provisions in version 3.0 of the Queensland Planning Provisions and coordinates and integrates State and regional matters through compliance with State planning instruments. The *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8* does not affect this compliance.

The *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8* has been prepared in accordance with:

- (a) Part 5 (Making, amending or repealing local planning instruments) of the *Sustainable Planning Act 2009*; and
- (b) *Statutory guideline 01/16: Making and amending local planning instruments*.

## 8. Compliance with State planning instruments

At the time of the gazettal of the *Sunshine Coast Planning Scheme 2014* in May 2014, the Minister identified that the *South East Queensland Regional Plan 2009-2031* and the *State Planning Policy* were appropriately reflected in the planning scheme. The *Sunshine Coast Planning Scheme 2014*



*(Administrative and Minor Amendment) No.8* does not affect the planning scheme's compliance with State planning instruments.

It is proposed to remove Council's alternative CAMCOS alignment from the planning scheme maps, together with the text reference conditioned by the Minister prior to public consultation for the draft Sunshine Coast planning scheme (letter dated 30 October 2012). On 4 July 2016, the Department of Transport and Main Roads (DTMR) approved the revised CAMCOS corridor (i.e. for Caloundra South PDA) and it is proposed to show the actual approved CAMCOS corridor on relevant planning scheme maps for consistency with the State Planning Policy (SPP) mapping.

On July 2015, the State Government updated the erosion prone area (i.e. reinstated the projected sea level rise of 0.8m by 2100). Accordingly, the coastal protection area on the coastal protection overlay maps is proposed to include the additional erosion prone areas (i.e. along the coastal section). The riverine and estuarine sections of the erosion prone areas are generally covered by the Flood hazard overlay, Biodiversity, waterways and wetlands overlay and non-urban zoning allocations.

## **9. Consultation with government agencies**

Consultation with relevant state agencies is not a mandatory requirement for an 'administrative amendment' or 'minor amendment' under step 3.2, section 2.4A.1 of *Statutory guideline 01/16: Making and amending local planning instruments*.

The proposed amendment relates to a small number of sites that are in the ownership of the State Government of Queensland, namely Lot 2 AP19219 and Lot 801 SP272966 and several other parcels that are held in trust by Sunshine Coast Council (for park and reserve purposes and the like). The proposed amendments to these land holdings are minor in nature as they mostly correct zoning anomalies and do not compromise the on-going use of the land for its intended purposes (i.e. road reserve, parks etc).

In addition, significant consultation and negotiations have occurred between Council, the State Government and Stockland regarding the preparation of the Caloundra South PDA Infrastructure Agreement. The proposed amendments will have no effect on development in the Caloundra South PDA as all development applications within the Caloundra South PDA are assessed by Economic Development Queensland (EDQ) in accordance with the *Economic Development Act 2012*.

Council has consulted with the Department of Transport and Main Roads (DTMR) regarding the existing public passenger transport facilities identified on the State Planning Policy mapping and the proposed planning scheme amendments to reflect these facilities.

Council at an Ordinary Meeting held on 9 December 2016 (Council resolution OM16/232), decided to proceed with the proposed planning scheme amendment. Council also resolved to delegate authority to the Chief Executive Officer to make all decisions to progress the proposed planning scheme amendment. In accordance with Council's resolution OM16/232, the proposed planning scheme amendment was forwarded to the Planning Minister on 20 December 2016, for approval for Council to adopt. On 18 January 2017 Council received advice from the Department of Infrastructure, Local Government and Planning (the Department) that in accordance with section 2.3A.3 of *Statutory guideline 01/16 – Making and amending local planning instruments*, it is the responsibility of the local government to be satisfied that the proposed amendments are considered to be minor. As a result, there is no formal step for the confirmation of this by the State and Council may now proceed to adopt the planning scheme amendment.


## **10. Public consultation**

No public consultation has been undertaken during the preparation of the *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8*, noting that the amendment constitutes an 'administrative amendment' and 'minor amendment' under *Statutory guideline 01/16: Making and amending local planning instruments*. Such a planning scheme amendment does not require any public consultation to be undertaken in accordance with the *Statutory guideline 01/16: Making and amending local planning instruments*.

## **11. Background studies and reports**

No background studies or reports have been prepared during the preparation of the *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8*.

## Appendix 1: Details of Mapping Amendments (site specific zone amendments)

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Lot 119 on SP160890, Lot 120 on SP160890 and Lot 999 on SP269560 (5 and 12 Buckland Place and 15 Cutters Way, Bli Bli)</p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</b></p>  <p>Low Density Residential Zone Open Space Zone Environmental Management and Conservation Zone</p>	<p>The 3 lots that comprise the subject land were created as part of the Cutters Ridge residential estate under development approval REC08/0069. The approved plan for the relevant stage of the development is provided at <b>Figure 2</b>.</p> <p>The development application was approved under the former Maroochy Plan 2000. Under the Maroochy Plan 2000, the subject land was included in the Sustainable canelands precinct.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included partly in the Low density residential zone and partly in the Open space zone. The zone maps in the <i>Sunshine Coast Planning Scheme 2014</i> do not align with the cadastre of the approved lots and require an adjustment to better reflect the approved layout and intended land use.</p> <p>It is proposed to amend the planning scheme to include the subject land partly in the Low density residential zone and partly in the Open space zone to reflect the extent of the existing development approval (REC08/0069) and latest cadastre.</p>	<p><b>It is proposed that Lot 119 on SP160890 and Lot 120 on SP160890 be included in the Low density residential zone and Lot 999 on SP269560 be included in the Open space zone.</b></p>

Property Description


Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 2 – Approved plans showing park lot and 2 residential lots.



Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p><b>Lot 2 on M93311 (Clematis Court, Marcoola)</b></p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</b></p>  <p>The map shows a residential layout with streets Willow Crescent, Clematis Court, and Lorraine Avenue. Lot 2 on Clematis Court is highlighted in red and labeled 'Subject land'. Green lines represent Open Space Zones, and pink areas represent Low Density Residential Zones. A legend at the bottom left identifies these zones.</p>	<p>The subject land is a drainage reserve (interallotment drainage).</p> <p>Under the former Maroochy Plan 2000, the subject land was included in the Neighbourhood residential precinct.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Low density residential zone. However, it is usual practice to include dedicated drainage reserves in the Open space zone. As such, it is proposed to amend the planning scheme to include the subject land in the Open space zone for consistency.</p>	<p><b>It is proposed that Lot 2 on M93311 be included in the Open space zone.</b></p>

**Property Description**

**Sunshine Coast Planning Scheme 2014**

**Summary**

**Proposed Amendment**

**Lots 2 to 5 on SP286007 and Lot 100 on SP286007 (47, 49, 51, 53 and 55 Palmwoods School Road, Palmwoods)**

**Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning**



On 10 February 2012, Council issued a Development Permit for Reconfiguring a Lot (1 lot into 10 lots, plus drainage reserve) (REC11/0040). A change to the development approval was issued on 2 June 2015, in which 5 lots plus a lot for drainage reserve were approved. The approved plan for this development approval is provided at **Figure 2**.

The application was approved under the former Maroochy Plan 2000. Under the Maroochy Plan 2000, the subject land was included in the Neighbourhood residential precinct.

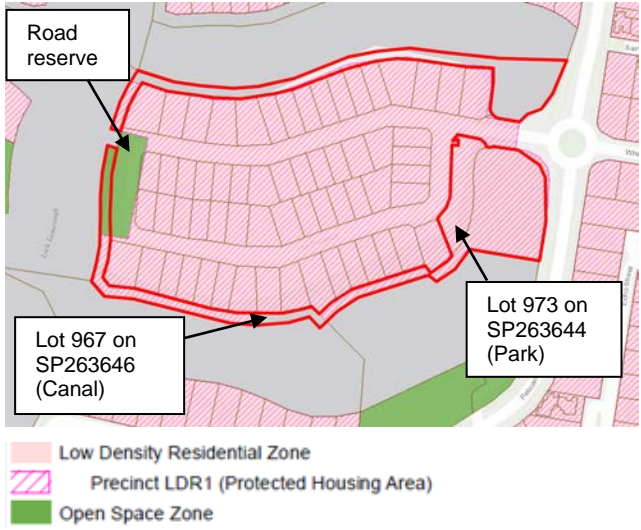
Under the *Sunshine Coast Planning Scheme 2014*, the subject land is partly included in the Limited development (landscape residential) zone. In the Limited development (landscape residential) zone, dwelling houses are self assessable and dual occupancies are Impact assessable and an inconsistent use. It is proposed to amend the planning scheme to include the subject land partly in the Low density residential zone and partly in the Open space zone to reflect the extent of the existing development approval (REC11/0040) and latest cadastre. It is noted that Lot 1 SP286007 is already entirely included in the Low density residential zone and does not require an amendment as such.

**It is proposed that Lots 2 to 5 on SP286007 be included in the Low density residential zone and Lot 100 on SP286007 be included in the Open space zone.**


**Figure 2: Approved plan**





Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p><b>Lot 973 on SP263644 and Lot 967 on SP263646 (1 and 72 The Passage, Pelican Waters)</b></p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</b></p>  <p>Legend:</p> <ul style="list-style-type: none"> <li>Low Density Residential Zone</li> <li>Precinct LDR1 (Protected Housing Area)</li> <li>Open Space Zone</li> </ul>	<p>Lot 973 on SP263644 was approved as a park as part of the Pelican Waters residential estate under development approval 2007/520036.04.</p> <p>Under the former Caloundra City Plan 2004, the subject land was included in the Emerging community precinct.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Low density residential zone (and also in Precinct LDR1 – Protected housing area). However, it is usual practice to include dedicated parks in the Open space zone. As such, it is proposed to amend the planning scheme to include Lot 973 on SP263644 in the Open space zone.</p> <p>In addition, it is proposed to correct a zoning anomaly to the west of the subject land, where a section of road reserve has inadvertently been included in the Open space zone. It should be unzoned for consistency.</p> <p>Lot 967 on SP263646 is a body of water (canal) that encircles a small residential enclave. The lot is included in the Low density residential zone (and in LDR1 – Protected housing area). However, it is not usual practice to include waterbodies in a zone and it is proposed to amend the planning scheme to remove the lot from the Low density residential zone (and LDR1 – Protected housing area) and leave the lot unzoned.</p>	<p><b>It is proposed that:</b></p> <ul style="list-style-type: none"> <li><b>(a) Lot 973 on SP263644 be included in the Open space zone and the road reserve of this estate be unzoned; and</b></li> <li><b>(b) Lot 967 on SP263646 be removed from the Low density residential zone and (Precinct LDR1 – Protected housing area) and be unzoned.</b></li> </ul>



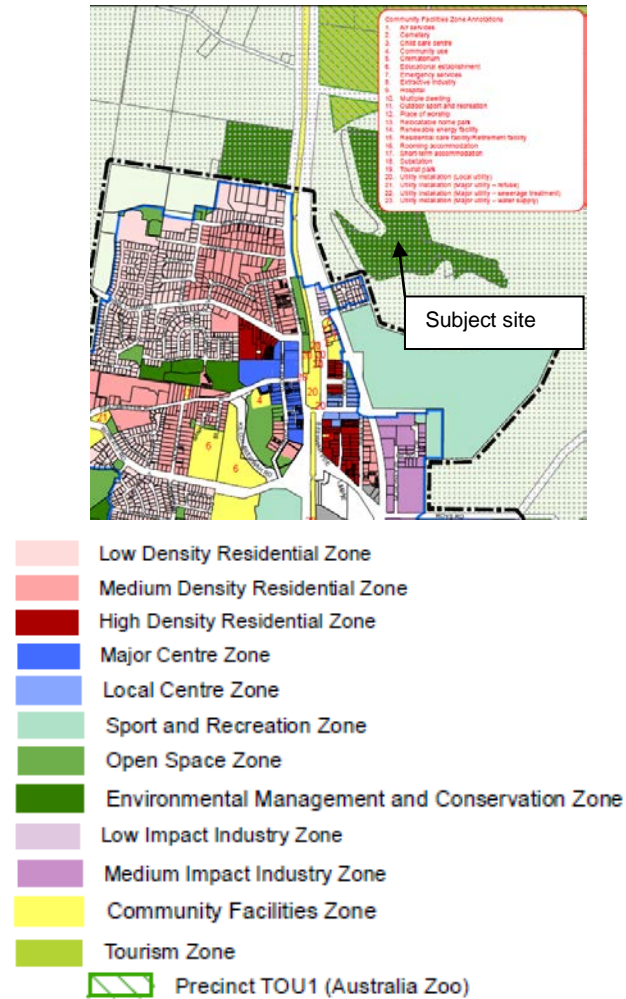
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p><b>Bells Creek Arterial Road and Lot 801 on SP272966 (part), Bells Creek</b></p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</b></p>  <p>Legend:</p> <ul style="list-style-type: none"> <li>Sport and Recreation Zone</li> <li>Environmental Management and Conservation Zone</li> </ul>	<p>The Bells Creek Arterial Road is currently under construction and did not exist when the <i>Sunshine Coast Planning Scheme 2014</i> commenced. The current version (version 7) of the planning scheme identifies that the cadastral boundaries (as at 22 July 2016) now reflect the Bells Creek Arterial Road alignment. However, this road corridor is still included in the Sport and recreation zone, Environmental management and conservation zone and the Community facilities zone.</p> <p>The Bells Creek Arterial Road will extend into Lot 801 on SP272966 which is currently in the Environmental management and conservation zone. It is proposed to remove the Environmental management and conservation zone from the western part of this lot, as well as the zonings of the Bells Creek Arterial road reserve north to Caloundra Road (to be unzoned).</p>	<p><b>It is proposed that Bells Creek Arterial Road extending south of Caloundra Road and part of Lot 801 on SP272966 be unzoned.</b></p>

**Property Description**

**Lot 2 on AP19219 (Steve Irwin Way, Glenview)**

**Sunshine Coast Planning Scheme 2014**

**Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning (ZM49)**



**Summary**

The subject land is under State ownership (represented by the Department of National Parks Sport and Racing). Under the *Sunshine Coast Planning Scheme 2014*, the subject land is included in the Environmental management and conservation. However, the zone does not align with the property cadastre boundary. This appears to be a mapping anomaly. It is proposed to amend the planning scheme to correct this mapping anomaly.

**Proposed Amendment**

**It is proposed to amend Zone Map ZM49 to correct the mapping anomaly relating to Lot 2 on AP19219.**