

Explanatory Memorandum

Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7 – Minor Editorial and Operational Matters

15 August 2016



1. Short title

The amendment instrument to which this explanatory memorandum relates is the *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7*.

2. Type of amendment

The *Sunshine Coast Planning 2014 (Administrative and Minor Amendment) No. 7* constitutes an 'administrative' and 'minor' amendment' in accordance with Section 2.3A.4 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 factual matters incorrectly stated in the planning scheme;
- (d) the amendment corrects formatting, grammatical, spelling and mapping errors in the planning scheme;
- (e) the amendment corrects cross-references in the planning scheme;
- (f) the amendment reflects a number of current development approvals;
- (g) the amendment reflects updated use definitions in the Queensland Planning Provisions (version 4.0); 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. 7




The entity making the *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7* is the Sunshine Coast Regional Council.



4. Land affected by the Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7

The *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7* generally applies to the planning scheme area and the land described in **Table 4.1**.

Table 4.1 Land affected by the Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7

Property Description	Address	Ownership Category	Map of Subject Land
<p>Lot 500 on SP272955 and Lots 1-5 on SP272955</p>	<p>Mudjimba Beach Road, Mudjimba</p>	<p>Private</p>	
<p>Former Lot 4 on SP248297</p>	<p>835-845 David Low Way, Mudjimba</p>	<p>Private</p>	
<p>Lots 300, 301 and 302 on SP124403</p>	<p>10, 12 and 14 Seaward Lane, Marcoola</p>	<p>Private</p>	

Property Description	Address	Ownership Category	Map of Subject Land
<p>Lot 2 on RP221886 and Lot 7 on RP210934</p>	<p>3163 Old Gympie Road, Mt Mellum</p>	<p>Council</p>	
<p>Lot 2 on SP267250</p>	<p>47 Nelson Street, Golden Beach</p>	<p>Private</p>	
<p>Lot 4 on SP117225, Lot 1 on RP835311 and Lot 3 on RP835311</p>	<p>149, 163 and 177 Lower Landershute Road, Landers Shoot</p>	<p>Private</p>	

Property Description	Address	Ownership Category	Map of Subject Land
Lot 4 on RP862499	25 Dale View Lane, Mapleton	Private	
Lot 1 on RP26634, Lot 2 on SP233285 and Lot 3 on RP26635	161 and 239 Seib Road, Eumundi	Private	

5. Purpose of the Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7

The purpose of the *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7* is to address a small number of minor editorial and operational matters that require correction or changes to improve the clarity and efficiency of the planning scheme.

6. Details of the Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7

The *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7* generally relates to:-

- (a) correcting a small number of grammatical errors and factual matters incorrectly stated in the planning scheme in Part 7 (Local Plans), Part 9 (Development codes) and Schedule 1 (Definitions);
- (b) correcting a small number of cross-referencing errors in the planning scheme in Part 5 (Tables of assessment) and Part 7 (Local plans);
- (c) correcting mapping errors for a small number of constructed waterbodies on the Biodiversity, waterways and wetlands overlay maps;
- (d) correcting an error in Part 9 (Development codes) relating to side and rear boundary setbacks for dual occupancies;

- (e) minor amendments to the Statewide code for Reconfiguring a lot code (subdividing one lot into two lots) and associated operational work in Part 9 (Development codes) to reflect updates to the compliance outcomes;
- (f) minor amendments to Part 9 (Development codes) in relation to reconfiguration of a lot in the Environmental management and conservation zone and Part 10 (Other plans) to provide drafting clarification in relation to assessment levels for a shopping centre in an existing building at Sunshine Plaza;
- (g) minor amendments to Part 7 (Local plans) to reflect the Palmwoods Public Domain Masterplan;
- (h) minor amendments to Part 5 (Tables of assessment) and Part 7 (Local plans) to reflect development approvals at Marcoola (Town of Seaside);
- (i) minor amendments to Schedule 1 (Definitions) to reflect changes to definitions contained within the Queensland Planning Provisions version 4.0, relating to the use definitions for Dual occupancy, Rural workers accommodation and Warehouse and the administrative definitions for Minor building work and Site cover; and
- (j) amendments to Schedule 2 (zone maps and overlay maps) to reflect development approvals at Mudjimba, Marcoola (Town of Seaside) and Golden Beach.

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.

Table 6.1 – Summary of planning scheme amendments

Planning Scheme Part	Summary of Amendment
Part 5 (Tables of assessment)	<ul style="list-style-type: none"> • Amend Table 5.5.19 (Rural zone) of Section to delete reference to 'Applicable local plan code' in the Assessment criteria column under the Industry activities (Extractive industry) heading to correct a cross referencing error. The reference to the 'Applicable local plan code' is required to be removed as no applicable local plan code applies to extractive industry development located within Precinct RUR1 (Meridan Plains Extractive Resource Area). • Amend and renumber Table 5.9.7 (Maroochy North Shore local plan: material change of use) and insert a new Table 5.9.7.2 (Maroochy North Shore local plan: building work) to provide for all material change of use and building work within Local plan precinct MNS LPP-2 (Town of Seaside) to be self assessable where in accordance with the existing approvals for the area. The amendments clarify that development in the Town of Seaside is intended to continue in line with the existing approval documents and arrangements. • Insert a new Table 5.9.7.3 (Maroochy North Shore local plan: operational work) to provide for landscape work and operational work (placing an advertising device on premises) within Local plan precinct MNS LPP-2 (Town of Seaside) to be exempt where in accordance with the existing approvals for the area and to clarify assessment levels for engineering work and filling and excavation as a consequence of the amendments to Table 5.9.7 (Maroochy North Shore local plan: material change of use). The amendments clarify that development in the Town of Seaside is intended to continue in line with the existing approval documents and arrangements.
Part 7 (Local plans)	<ul style="list-style-type: none"> • Amend AO5.2 in Table 7.2.5.4.1 (Criteria for assessable development) of Section 7.2.5 (Buderim local plan code) to correct a cross referencing error. • Amend PO40 in Table 7.2.6.4.1 (Criteria for assessable development) of Section 7.2.6 (Caloundra local plan code) to correct a factual matter relating to the terminology of street names. • Amend PO16 in Table 7.2.7.4.1 (Criteria for assessable

Planning Scheme Part	Summary of Amendment
	<p>development) of Section 7.2.7 (Caloundra West local plan code) to correct a grammatical error.</p> <ul style="list-style-type: none"> • Amend overall outcome (k) of section 7.2.18.3 (Purpose and overall outcomes), and PO14 of Table 7.2.18.4.1 (Criteria for assessable development) of Section 7.2.18 (Maroochy North Shore local plan code) to align the provisions for the Town of Seaside with the existing approvals for the area. • Amend PO14 of Table 7.2.18.4.1 (Criteria for assessable development) of Section 7.2.18 (Maroochy North Shore local plan code) to remove an incorrect reference to the local centre zone. • Amend AO14 of Table 7.2.18.4.1 (Criteria for assessable development) of Section 7.2.18 (Maroochy North Shore local plan code) to clarify the intent that development in the Town of Seaside is intended to reflect existing approvals and delete the Editor's note which incorrectly references the approvals. • Amend Table 7.2.23.4.1 (Criteria for assessable development) of Section 7.2.23 (Palmwoods local plan code) to include an additional performance outcome relating to through block pedestrian linkages to align with changes to Figure 7.2.23A (Palmwoods local plan elements) to reflect the Palmwoods Public Domain Masterplan endorsed by Council on 13 November 2014. • Amend Figure 7.2.23A (Palmwoods local plan elements) of Section 7.2.23 (Palmwoods local plan code) to reflect the Palmwoods Public Domain Masterplan endorsed by Council on 13 November 2014, specifically:- <ul style="list-style-type: none"> ○ include additional pedestrian through block linkages at the following locations:- <ul style="list-style-type: none"> ▪ Connecting Margaret Street and Hill Street through Lot 2 on RP153805 and 1 on RP111965; ▪ Connecting Hill Street and Church Streets through Lots 1 & 2 on RP132322 and 18 on SP110912; ▪ Connecting Margaret Street and Hill Street through Lot 5 on SP227998; ▪ Connecting Hill Street and Church Street through Lot 205 on SP105646 and Lot 14 on RP45853; ○ relocate the "Gateway/Entry Point" element on the corner of Woombye-Palmwoods Road and Margaret Street to be in front of Lot 1 on RP187157; ○ identify a "Gateway/Entry Point" element in front of Lot 7 on P4454 on Margaret Street; and ○ extend the "Primary Streetscape Treatment Area" to include part of Mary Street, Hill Street, Church Street and a further section of Main Street.
Part 8 (Overlays)	<ul style="list-style-type: none"> • Amend Note 25 of Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure) to correct a factual matter incorrectly stated relating to an Annual Exceedance Probability (AEP) classification.
Part 9 (Development codes)	<ul style="list-style-type: none"> • Amend CO7 in Table 9.2.3.2.1 (Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment) in Section 9.2 (Statewide codes) to reflect changes to the compliance outcomes for the Reconfiguring a lot code (subdividing one lot into two lots) and associated operational work. • Amend Table 9.3.5.3.1 (Criteria for self assessable and

Planning Scheme Part	Summary of Amendment
	<p>assessable development) in Section 9.3.5 (Dual occupancy code) to clarify that a dual occupancy is to be setback from any side or rear boundary in accordance with the Queensland Development Code.</p> <ul style="list-style-type: none"> Amend the 'Note' relating to AO2.1 in Table 9.3.6.3.1 (Criteria for self assessable and assessable development) to correct a factual matter incorrectly stated and to clarify that the Queensland Development Code (QDC) alternative provisions apply only to AO2.1(a) relating to setbacks. Amend Section 9.3.19.2 (2) of the Purpose and overall outcomes in Section 9.3.19 (Sport and recreation uses code), to correct a grammatical error. Amend AO3.4 in Table 9.4.4.3.1 (Criteria for assessable development) and Table 9.4.4.3.2 (Minimum lot size and dimensions) of Section 9.4.4 (Reconfiguring a lot code) in relation to the Environmental management and conservation zone, to provide consistency with the level of assessment for reconfiguring a lot in the Environmental management and conservation zone specified in Part 5 (Tables of assessment).
Part 10 (Other plans)	<ul style="list-style-type: none"> Amend Table 10.2.3.3K (Sunshine Plaza Precinct table of assessment) of Section 10.2 (Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan) to clarify that a shopping centre if in an existing building and not involving a <u>new</u> department store is self assessable. This amendment seeks to address concerns that any change of use for a shopping centre in an existing building on the Sunshine Plaza site cannot be self assessable given that the existing use includes a department store.
Schedule 1 (Definitions)	<ul style="list-style-type: none"> Amend the use definitions relating to Dual occupancy, Rural workers accommodation and Warehouse and the administrative definitions relating to Minor building work, Site cover and Temporary use, to reflect the Queensland Planning Provisions (version 4.0). Amend the administrative definition of 'use area' to replace an incorrect reference to the word 'developed' with 'used'. Amend the administrative definition of 'Gross leasable floor area' to correct the bracketed acronym for this term from (GLA) to (GLFA).
Schedule 2 (Mapping)	Refer Appendix 1

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. 7* does not affect this compliance.

The *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7* 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. 7* does not affect the planning scheme's compliance with State planning instruments.

9. Consultation with government agencies

Consultation with relevant state agencies is not a mandatory requirement for a minor or administrative amendment under Step 3.2 of the *Statutory guideline 01/16: Making and amending local planning instruments*.

Preliminary discussions with representatives from the Department of Infrastructure, Local Government and Planning (DILGP), Regional Services – SEQ (North) on 5 May 2015, indicated that it was reasonable to consider that the proposed *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment)* constitutes an 'administrative' and 'minor' amendment in accordance with Section 2.3A.2 and 2.3A.3 of the *Statutory guideline 04/14: Making and amending local planning instruments*.

Council (by letter dated 17 August 2015) sought confirmation from the Planning Minister that the proposed amendment constitutes an 'administrative' and 'minor' amendment under the Statutory guideline. By letters dated 30 October 2015 and 8 February 2016, Council forwarded addenda to the proposed *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment)* to:

- clarify the provisions relating to side and rear setbacks for garages and carports for dual occupancies;
- reflect updates to the compliance outcomes for the Statewide code for Reconfiguring a lot code (subdividing one lot into two lots) and associated operational work; and
- reflect changes to definitions contained in the Queensland Planning Provisions (version 4.0), namely the use definitions relating to Dual occupancy, Rural workers accommodation and Warehouse and the administrative definitions relating to Minor building work, Site cover and Temporary use.

Council, on 18 July 2016, received confirmation from the Planning Minister that the proposed *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment)*, including addenda, constitutes administrative and minor amendments in accordance with the Statutory guideline.

10. Public consultation

No public consultation has been undertaken during the preparation of the *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7*, noting that the amendment constitutes an 'administrative' and 'minor' amendment under the *Statutory guideline 01/16: Making and amending local planning instruments*. Such an 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 and reports have been prepared during the preparation of the *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7*.

Appendix 1: Details of Mapping Amendments

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>73, 75, 77, 79 and 81 Mudjimba Beach Road, Mudjimba (Lots 1-5 on SP272955 and Lot 500 on SP272955)</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 - Zoning</p> <p> Low Density Residential Zone Precinct LDR1 (Protected Housing Area) Sport and Recreation Zone Open Space Zone Environmental Management and Conservation Zone Community Facilities Zone Limited Development (Landscape Residential) Zone </p>	<p>On 11 March 2014, Council issued a Development Permit for Reconfiguration of a Lot – Residential (1 lot into 30 lots, plus road and conservation reserve) (REC13/0126) and a Development Permit for Operational Works (Roadworks, Stormwater, Water infrastructure, Drainage works, Earthworks, Sewerage infrastructure, Landscaping, Signage, Clearing vegetation under the planning scheme) (OPW13/0800) (refer to Figure 2: Approved Plans).</p> <p>This application was approved under the former Maroochy Plan 2000. Under the former Maroochy Plan 2000, the subject land was included in the Neighbourhood residential precinct. Under this precinct, detached houses are generally self assessable and dual occupancies are code assessable where on a lot not less than 800m².</p> <p>Figure 2: Approved Plans</p> <p> APPROVED REC: 13/0126 OPW: 13/0800 15/04/14 </p> <p> DEVELOPMENT STAGING STAGE 1 - LOTS 1-5 STAGE 2 - LOTS 6-8 STAGE 3 - LOTS 9-13 STAGE 4 - LOTS 14-20 STAGE 5 - LOTS 21-30 </p> <p> PROPOSED RECONFIGURATION OF LOT 13 RPA4581 INTO 30 LOTS AND PARK 12546.PRO B </p>	<p>It is proposed that:</p> <p>(a) Lots 1-5 on SP272955 are included in the Low density residential zone, Lot 500 on SP272955 is included partly in the Low density residential zone and partly in the Environmental management and conservation zone and the proposed drainage reserve is included in the Open space zone to reflect the extent of the existing development approval REC13/0126 and OPW13/0800; and</p> <p>(b) the Biodiversity, waterways and wetlands overlay (Overlay Map OVM21C(i) and (ii)) and the Bushfire hazard overlay (Overlay Map OVM21D) are amended to reflect the extent of the existing development approval (REC13/0126 and OPW13/0800).</p>

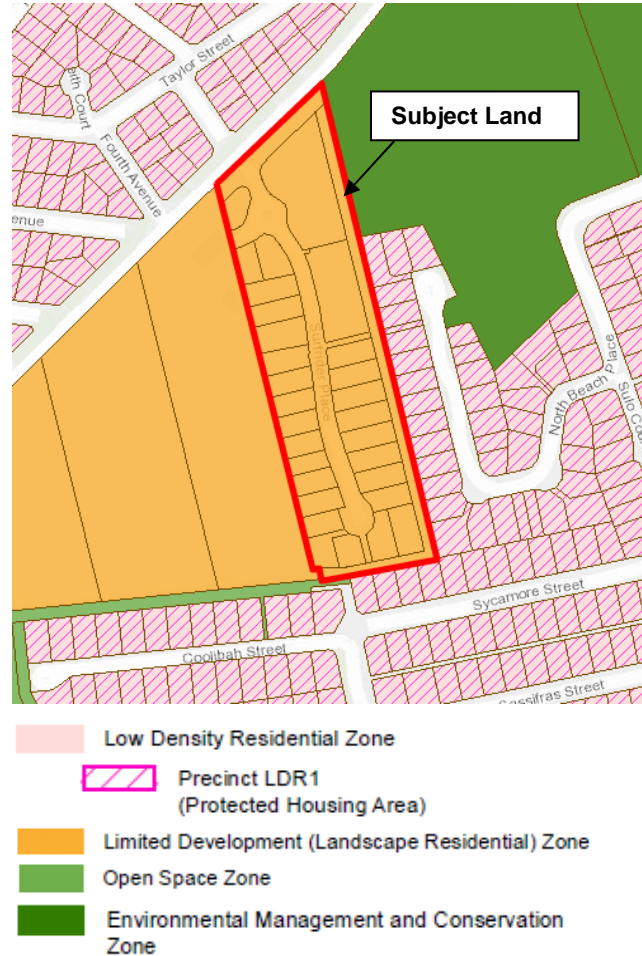
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Limited development (landscape residential) zone and is affected by a number of overlays, including the Biodiversity, waterways and wetlands overlay and Bushfire hazard overlay. The Biodiversity, waterways and wetlands overlay identifies the subject land as being entirely within the native vegetation and wetlands layer. The Bushfire hazard overlay identifies the subject land as being within the Medium bushfire hazard area.</p> <p>In the Limited development (landscape residential) zone, dwelling houses are self assessable and dual occupancies are impact assessable and an inconsistent use.</p> <p>It is proposed to amend the planning scheme to include the subject land partly in the Low density residential zone, partly in the Environmental management and conservation zone and partly in the Open space zone to reflect the extent of the existing development approval (REC13/0126 and OPW13/0800).</p> <p>It is also proposed to amend the Biodiversity, waterways and wetlands overlay map (Overlay Map OVM21C(i) and (ii) (in terms of the native vegetation and wetland layers) and the Bushfire hazard overlay map (Overlay Map OVM21D) to reflect the extent of the existing development approval (REC13/0126 and OPW13/0800).</p>	

Property Description

835-845 David Low Way, Mudjimba (Lot 1 on SP260118, Lots 2 to 27 on SP260118, Lot 100 on SP260118, Lot 101 on SP260118 and Lot 102 on SP260118), (former Lot 4 on SP248297)

Sunshine Coast Planning Scheme 2014

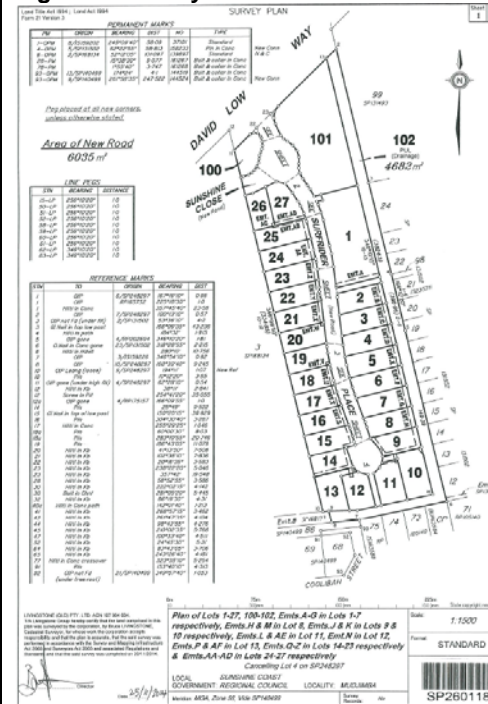
Figure 1: Extract of Sunshine Coast Planning Scheme 2014 - Zoning



Summary

On 8 November 2006, Council issued a Development Permit for a Material Change of Use of Premises (Detached Houses) (MCU02/0159) and a Development Permit to Reconfigure a Lot (Moderate Urban Subdivision - 1 into 30 Residential Lots plus Park) (REC02/0193) for the subject land. A Development Permit for Operational Work (Engineering Works – Roads and Drainage, Water and Sewerage, Landscaping, Extraction/Excavation and Filling, Stormwater Management and Clearing of Vegetation under Planning Scheme) was issued on 15 October 2012 (OPW08/0405). Refer to Figure 2: Survey Plan.

Figure 2: Survey Plan



Proposed Amendment

It is proposed that Lot 1 on SP260118 is retained in the Limited development (landscape residential) zone, Lots 2 to 27 on SP260118 are included in the Low density residential zone – Precinct LDR1 (Protected housing area), Lot 100 on SP260118 is included in the Open space zone, Lot 101 on SP260118 is included in the Environmental management and conservation zone and Lot 102 on SP260118 (drainage reserve) is included in the Open space zone to reflect to extent of the existing development approval.

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Limited development (landscape residential) zone and is affected by a number of overlays, including the Biodiversity waterways and wetlands overlay which identifies the subject land as being entirely covered in native vegetation and wetlands.</p> <p>It is proposed to amend the planning scheme to include the subject land partly in the Low density residential zone - Precinct LDR1 (Protected Housing Area), partly in the Environmental management and conservation zone and partly in the Open space zone to reflect the extent of the existing development approval (MCU02/0159).</p> <p>It is also proposed to amend the Biodiversity, waterways and wetlands overlay map (Overlay Map OVM21C(i) and (ii) (in terms of the native vegetation and wetland layers) to reflect the extent of the existing development approval.</p>	


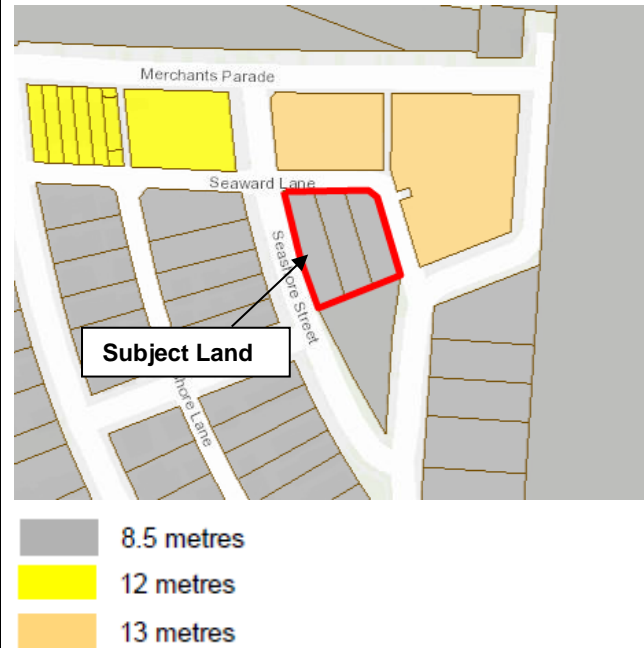
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>10, 12 and 14 Seaward Lane, Marcoola (Lots 300, 301 and 302 on SP124403)</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</p> 	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Low density residential zone with a maximum height limit of 8.5 metres under the Height of Buildings and Structures Overlay (refer to Figure 1 and 2). However under the relevant Town of Seaside approval documents, these lots are permitted to be developed for 3 storey townhouses with a commercial component at the ground level. Furthermore, Lot 300 has recently been developed for a residence and restaurant.</p> <p>It is proposed that the zoning for these sites be amended to the Medium density residential zone, with a height limit of 12 metres under the Height of buildings and structures overlay in accordance with the approvals and consistent with the zoning and height limits for similar sites along Merchants Parade.</p>	<p>It is proposed that Lots 300, 301 and 302 on SP124403 are included in the Medium density residential zone and a height limit of 12 metres applied to the sites under the Height of buildings and structures overlay to reflect the intent for the sites under the existing approval documents.</p>

Figure 2: Extract of Sunshine Coast Planning Scheme 2014 – Height of Buildings and Structures Overlay Map

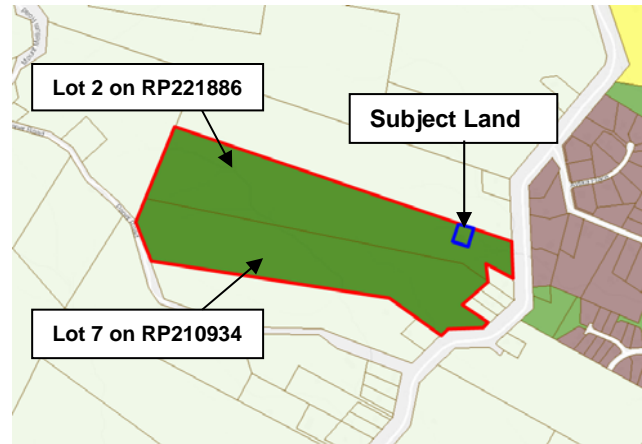


Property Description

3163 Old Gympie Road, Mt Mellum (Lot 2 on RP221886 and Lot 7 on RP210934)

Sunshine Coast Planning Scheme 2014

Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning



- Open Space Zone
- Environmental Management and Conservation Zone
- Community Facilities Zone
- Rural Zone
- Rural Residential Zone

Summary

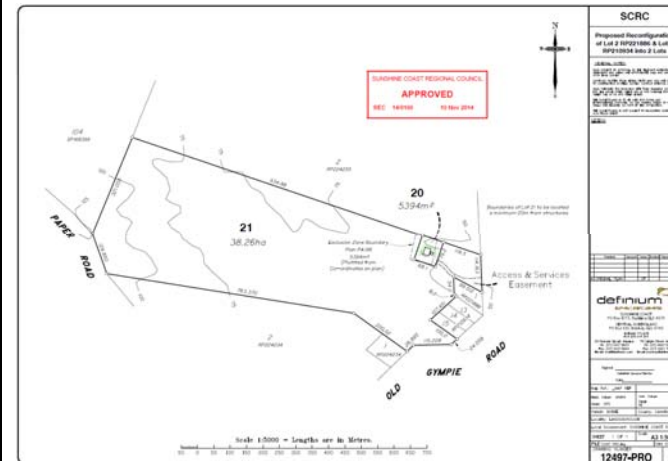
Under the Sunshine Coast Planning Scheme 2014, Lot 2 on RP221886 and Lot 7 on RP210934 are included in the Environmental management and conservation zone.

Council, on 10 November 2014, issued a Development Permit for reconfiguring a lot (Boundary realignment) in relation to Lot 7 RP210934 and Lot 2 RP221886 (REC14/0100).

The approval results in Lot 20 having a site area of 5394m² (encapsulating the existing dwelling) and Lot 21 having a site area of 38.26 hectares (consolidating the conservation reserve over the remainder of Lot 2 on RP221886 and Lot 7 on RP210934) (refer to Figure 2: Approved Plan).

It is proposed that Lot 20 is included in the Rural zone to allow for the sale of the land containing the existing dwelling and Lot 21 to be retained in the Environmental management and conservation zone.

Figure 2: Approved Plan



Proposed Amendment

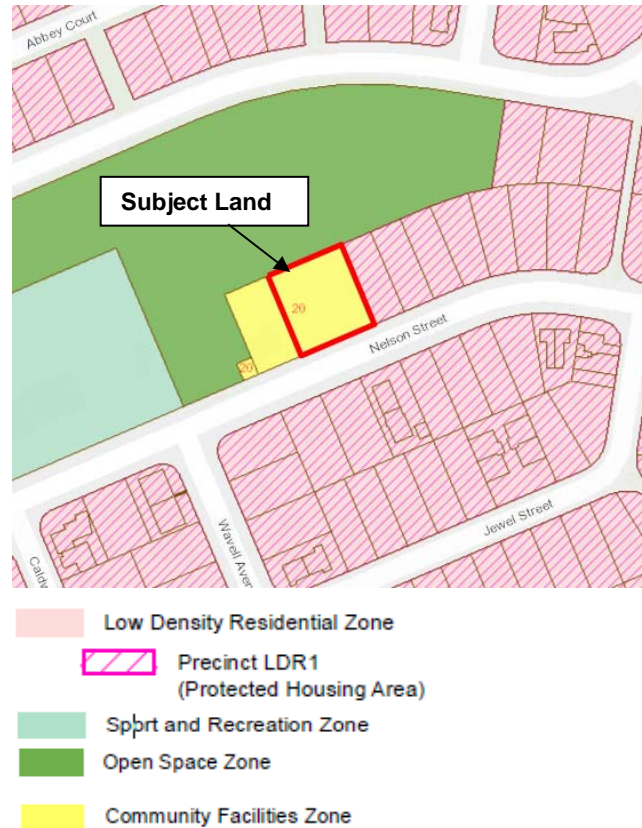
It is proposed that Lot 20 of the existing development approval REC14/0100 is included in the Rural zone.

Property Description

47 Nelson Street, Golden Beach (Lot 2 on SP267250)

Sunshine Coast Planning Scheme 2014

Figure 1: Extract of Sunshine Coast Planning Scheme 2014 - Zoning

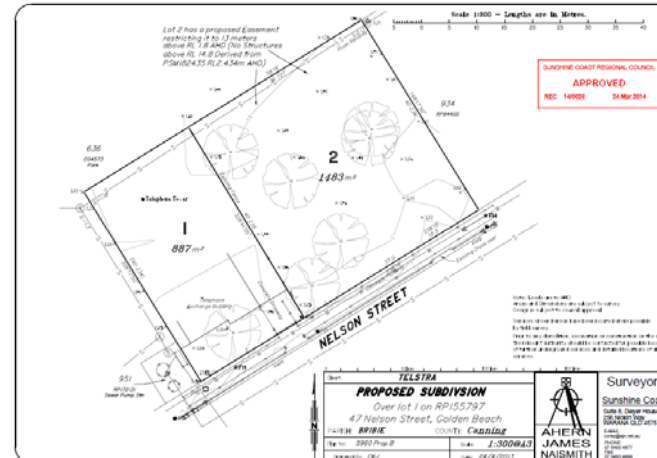


Summary

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is included in the Community facilities zone and annotated 20. Utility installation (Local utility) (refer to Figure 1).

The subject land originally formed part of Lot 1 on RP155797, occupied by a telephone exchange. On 24 March 2013, Council issued a Development Permit (REC14/0026) to subdivide Lot 1 on RP155797 into two lots, with areas of 887m² and 1,483m² (Lots 1 and 2 on SP267250) (refer to Figure 2). The existing telephone exchange remains on the 887m² lot (Lot 1 on SP267250).

Figure 2: Approved Subdivision Plan



Council, on 21 August 2014, issued a Development Permit for a Material Change of Use of Premises (Six Multiple Dwelling Units) (MCU14/0051) in relation Lot 2 and on 5 February 2015, issued a Development Permit for Operational Works (Engineering Works – Stormwater, Drainage Works, Earthworks & Landscaping) (refer to Figure 3).

Proposed Amendment

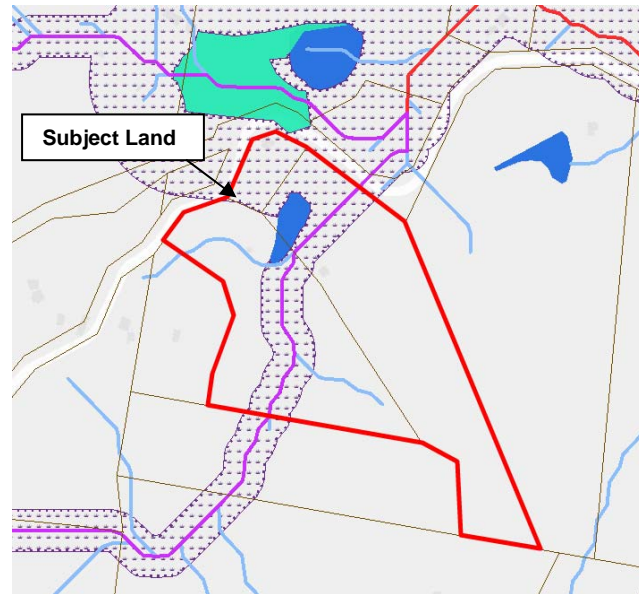
It is proposed that Lot 2 on SP267250 is included in the Medium density residential zone to reflect the existing development approval (MCU14/0051) for multiple dwellings.

Property Description

149, 163 and 177 Lower Landershute Road, Landers Shoot (Lot 4 on SP117225, Lot 1 on RP835311 and Lot 3 on RP835311)

Sunshine Coast Planning Scheme 2014

Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay

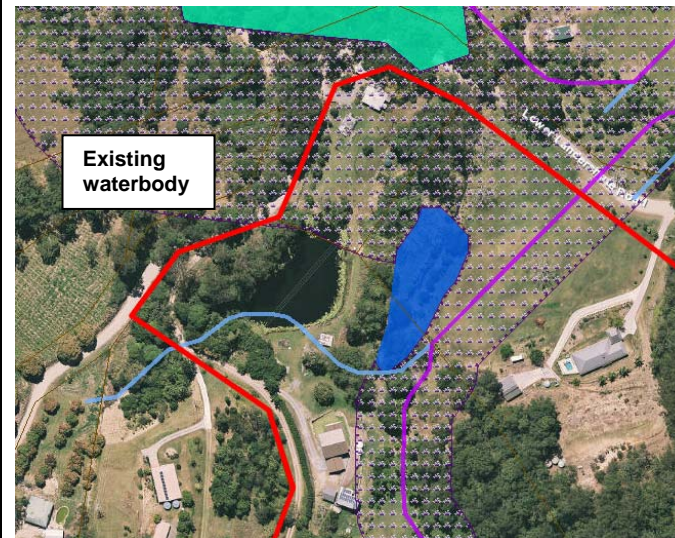


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|----------------------------|-----------------------------|
| Waterways | Wetlands |
| — Stream Order 1 - 2 | Wetlands |
| — Stream Order 3 - 4 | Ramsar Wetlands |
| — Stream Order 5 and above | Declared Fish Habitat Areas |
| Waterbodies | Declared Fish Habitat Area |
| Natural Waterbodies | Riparian Areas |
| Constructed Waterbodies | Riparian Protection Area |

Summary

The constructed waterbody identified on the Biodiversity, waterways and wetlands overlay on Lot 4 on SP117225 and Lot 3 on RP835311 (refer to Figure 1) is incorrectly mapped. There is a disconnect between the actual location of the waterbody versus the mapped representation (refer to Figure 2). It is proposed to amend the Biodiversity, waterways and wetlands overlay Map OVM26C(ii) to correctly reflect the constructed waterbody located on Lot 1 on RP835311 and Lot 3 on RP835311.

Figure 2: Aerial view of waterbody and mapped constructed waterbody



Proposed Amendment

It is proposed to amend the Biodiversity, waterways and wetlands overlay (Map OVM26C(ii)), to correctly reflect the constructed waterbody located on Lot 1 on RP835311 and Lot 3 on RP835311.

Property Description

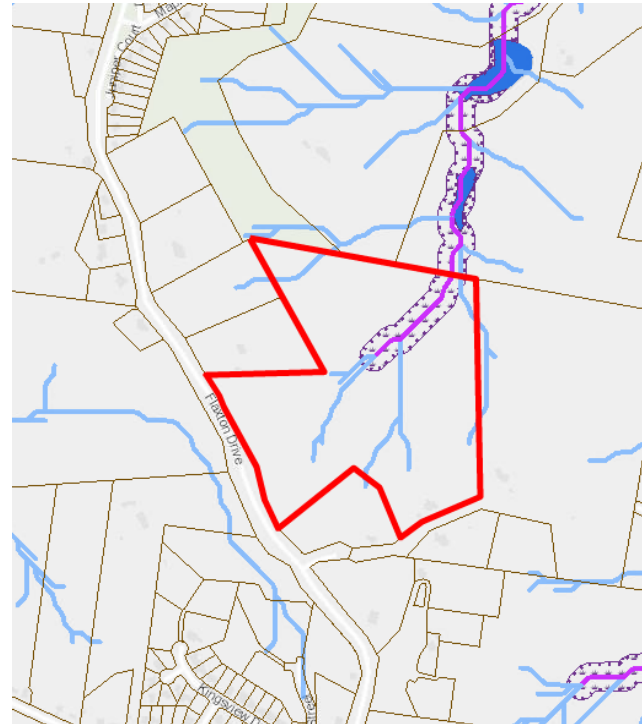
Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

25 Dale View Lane, Mapleton (Lot 4 on RP862499)

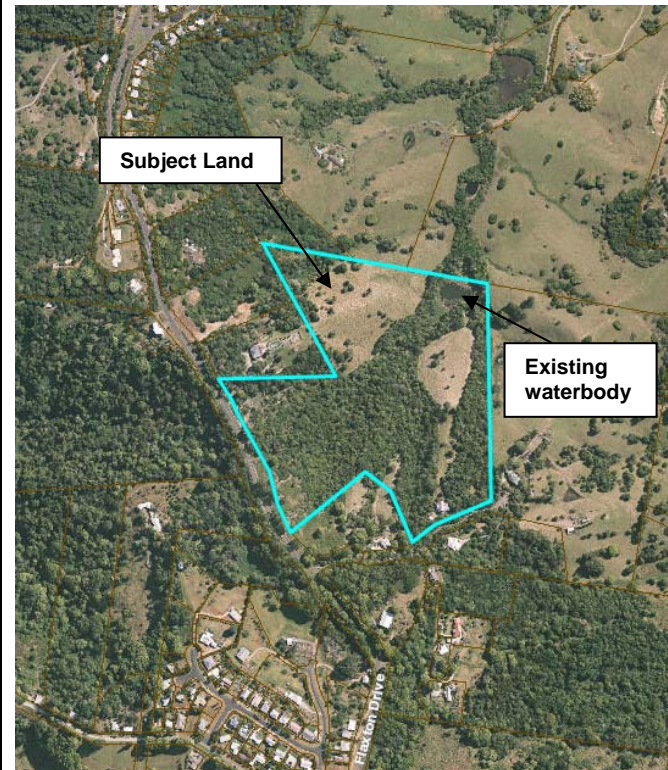
Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay



- | | |
|----------------------------|------------------------------------|
| Waterways | Wetlands |
| — Stream Order 1 - 2 | ■ Wetlands |
| — Stream Order 3 - 4 | ■ Ramsar Wetlands |
| — Stream Order 5 and above | Declared Fish Habitat Areas |
| Waterbodies | ■ Declared Fish Habitat Area |
| ■ Natural Waterbodies | Riparian Areas |
| ■ Constructed Waterbodies | ■ Riparian Protection Area |

Following the consideration of submissions received during the public notification of the draft Sunshine Coast Planning Scheme, Council made a direction to amend the Biodiversity, waterways and wetlands overlay map to reflect the existing waterbody on Lot 4 on RP862499 (refer to **Figure 2**). This amendment has not yet been made.

Figure 2: Aerial view of existing waterbody



It is proposed that the existing waterbody located on Lot 4 on RP862499 is reflected as a 'constructed waterbody' on the Biodiversity, waterways and wetlands overlay map (ii).

Property Description

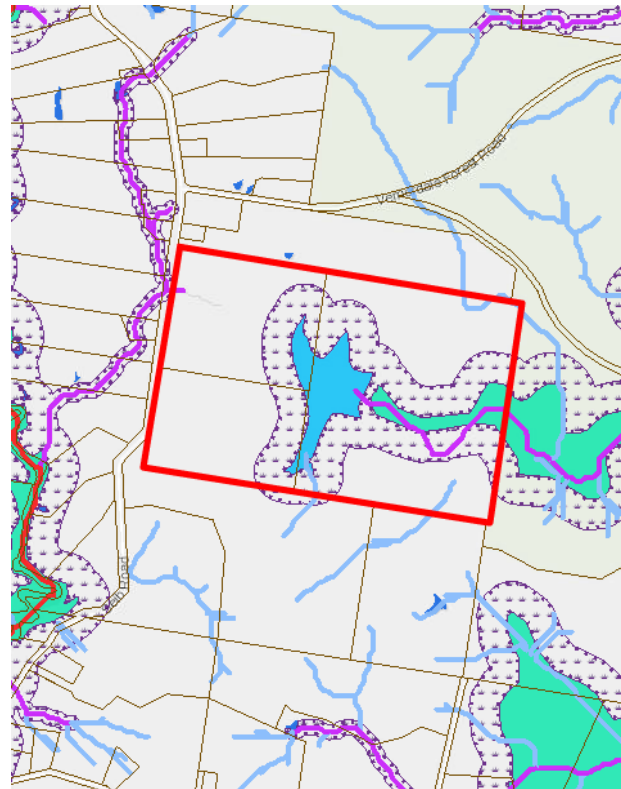
Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

161 and 239 Seib Road, Eumundi (Lot 1 on RP26634, Lot 2 on SP233285 and Lot 3 on RP26635)

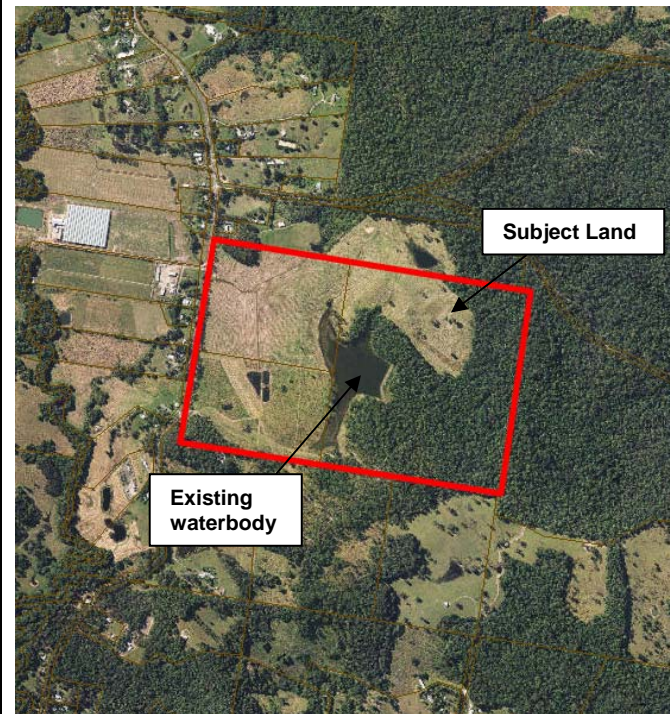
Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay



- | | |
|----------------------------|-----------------------------|
| Waterways | Wetlands |
| — Stream Order 1 - 2 | Wetlands |
| — Stream Order 3 - 4 | Ramsar Wetlands |
| — Stream Order 5 and above | Declared Fish Habitat Areas |
| Waterbodies | Declared Fish Habitat Area |
| Natural Waterbodies | Riparian Areas |
| Constructed Waterbodies | Riparian Protection Area |

The existing waterbody located predominantly on Lot 3 on RP26635 is a 'constructed waterbody' and has been incorrectly identified on the Biodiversity, Waterways and Wetlands Overlay Map (ii) of the Sunshine Coast Planning Scheme 2014 as a 'natural waterbody' with an associated riparian protection area (refer to **Figure 1** and **Figure 2**). It is therefore recommended that the planning scheme is amended to identify the existing waterbody as a 'constructed waterbody' and to remove the 'riparian protection area' from the waterbody.

Figure 2: Aerial view of existing waterbody



It is proposed that the existing waterbody located on Lot 1 on RP26634, Lot 2 on SP233285 and Lot 3 on RP26635 is reflected as a 'constructed waterbody' and that the 'riparian protection area' is removed from the waterbody, on the Biodiversity, waterways and wetlands overlay map (ii).