

## **Explanatory Memorandum**

# **Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13 – Site Specific and Operational Matters**

**May 2018**



**1. Short title**

The amendment instrument to which this explanatory memorandum relates is the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13* relating to site specific and operational matters.

**2. Type of local planning instrument**

The amendment to the *Sunshine Coast Planning Scheme 2014* constitutes a 'major amendment' in accordance with Section 2.3A.4 of *Statutory guideline 01/16: Making and amending local planning instruments*.



**3. Entity making the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13**




The entity making the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13* is the Sunshine Coast Regional Council.

**4. Land affected by the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13**




The *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13* 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 (Major Amendment and Alignment Amendment) No. 13**

Property Description	Address	Ownership Category	Map of Subject Land
Various	Coolum Industry Park (southern part), Coolum Beach	Private	
Lot 2 on SP261658	125 Chinaman Creek Road, Cambroon	Council	


Property Description	Address	Ownership Category	Map of Subject Land
Lot 4 on RP200797	26 Warruga Street, Mapleton	Private	
Lot 1 on RP108208	17 Florence Street, Nambour	Private	
Lot 2 on RP224422	28 Mill Street, Nambour	Council	





Property Description	Address	Ownership Category	Map of Subject Land
<p><b>Lot 2 on RP898333, Lot 1 on RP137360, Lot 9 on RP73580, Lot 2 on RP137360, Lot 2 on RP 67491, Lot 3 on RP67491, Lot 4 on RP67491 and Lot 5 on RP67491</b></p>	<p>35 Doolan Street and 12, 16, 24, 26, 28, 30 Carter Road (Sundale - Nambour Garden Village), Nambour</p>	<p>Private</p>	
<p><b>Lot 3 on RP139430</b></p>	<p>10 Marie Olive Court, Nambour</p>	<p>Private</p>	
<p><b>Lot 2 on RP194344</b></p>	<p>28-30 Isabella Avenue, Nambour</p>	<p>Council</p>	



Property Description	Address	Ownership Category	Map of Subject Land
<p>Lot 2 on RP27875,            Lot 2 on RP83276,            Lot 2 on RP85686,            Lot 1 on RP107269,            Lot 1 on RP206831,            Lot 1 on RP92555,            Lot 2 on RP92555,            Lot 3 on RP83276,            Lot 3 on RP85686,            Lot 2 on RP107269            and Lot 12 on RP27869</p>	<p>14-22 Howard Street, 24-32 Howard Street, 107-109 Currie Street, 113 Currie Street, 115-117 Currie Street, 121-123 Currie Street, 125-129 Currie Street and 131-135 Currie Street, Nambour</p>	<p>Private</p>	
<p>Lot 2 on RP803635</p>	<p>57 Wharf Road, Bli Bli</p>	<p>Private</p>	
<p>Lot 1 on SP223025</p>	<p>87 Wharf Road, Bli Bli</p>	<p>Private</p>	






Property Description	Address	Ownership Category	Map of Subject Land
Lot 714 on CG2524	Ocean Drive, Mudjimba	Council	
Lot 10 on CG6393	Ocean Drive, Mudjimba	State	
Lot 940 on CP845344	Cottonwood Street, Mudjimba	State	
Lot 591 on CG1327	233 Nojoor Road, Twin Waters	Council	



Property Description	Address	Ownership Category	Map of Subject Land
<p>Lot 1 and Lot 3 on RP132835, Lot 2 and Lot 3 on SP283716, Lot 3 on RP160702, Lot 1 on RP149090, Lot 2 and Lot 3 on RP202269, Lot 1 on RP175851, Lot 4 on RP197491, Lot 1 on RP99808, Lot 7 and Lot 8 on RP219276, Lot 6 on RP212265, Lot 13 on RP901250, Lot 2 on RP51263, Lot 1 and Lot 2 on SP158360, Lot 5 and Lot 6 on RP167020, Lot 1 on RP149089, Lot 4 and Lot 5 on RP199169</p>	<p>719, 721, 723, 743, 753 and 759 Old Maroochydore Road, 10, 24, 32-34, 36-40, 42, 46-54, 56-62 and 64 Whites Road, 1-59, 46, 61-75, 68, 74, 77-85, 87-93, 88 and 95-97 Vise Road, Forest Glen/Buderim</p>	<p>Private</p>	
<p>Lot 40 on RP190223</p>	<p>34-36 Clithero Avenue, Buderim</p>	<p>Private</p>	



Property Description	Address	Ownership Category	Map of Subject Land
Lot 5 on SP237501	5A Sorensen Avenue, Buderim	Private	
Lot 5 on SP269584	10 Ryhope Street, Buderim	Private	



Property Description	Address	Ownership Category	Map of Subject Land
<b>Lot 2 on SP269584</b>	70 Lindsay Road, Buderim	Private	
<b>Lot 1 on RP165654</b>	7 Bryce Lane, Maleny	Private	
<b>Lot 65 on SP208108</b>	40 Mahogany Drive, Pelican Waters (Pelican Waters Golf Club)	Private	

Property Description	Address	Ownership Category	Map of Subject Land
Lots 2, 3, 4, 5 and 6 on SP206271	3, 5, 7 & 9 Peterlyn Court & 39A Newton Drive, Beerwah	Private	
Lot 4 on RP847981 Lot 1 on SP114279 Lots 223, 224, 225, 226, 227, 228, 229, 230, 234 and 237 on C9287 Lot 235 on RP200659 Lot 0 on BUP5976 Lot 232 on RP857119 Lot 2 on RP902435 Lot 1 on RP212458	43 Ganawarra Street, 695 Nicklin Way, 697 Nicklin Way, 701 Nicklin Way, 703 Nicklin Way, 705 Nicklin Way, 709 Nicklin Way, 711 Nicklin Way, 721 Nicklin Way, 723 Nicklin Way, 725 Nicklin Way, 729 Nicklin Way, 1 Coora Crescent, Currimundi	Private	

## 5. Purpose of the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13

The purpose of the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13* is to:-

- (a) amend the zoning or overlays relating to a number of specific sites (described in **Table 4.1**); and
- (b) address other operational matters.



## 6. Reasons for the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13

Council has prepared the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13* in response to representations received from internal and external stakeholders seeking an amendment to the zoning or overlays relating to specific sites or to address a range of operational matters to improve the clarity and efficiency of the planning scheme.

## 7. Details of the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13

The details of the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13* are outlined in **Table 7.1** below and **Appendix 1**.

**Table 7.1** provides a summary of those aspects of the amendment relating to operational issues that apply generally to the planning scheme area and text amendments relating to specific sites.

**Appendix 1 – Details of Amendment (Site Specific)** provides further details of those aspects of the amendment relating to specific sites.

**Table 7.1 Summary of planning scheme amendments relating generally to operational issues and specific sites**

Planning Scheme Part	Summary of Amendment
<p><b>Part 5 (Tables of assessment)</b></p>	<ul style="list-style-type: none"> <li>• Amend Section 5.5 (Levels of assessment – material change of use), Table 5.5.14 (Open space zone) to remove the 150m<sup>2</sup> gross floor area limitation on buildings associated with an outdoor sport and recreation use in the Open space zone, where located on Council owned and controlled land and undertaken by or on behalf of the Council or a not-for profit community organisation.</li> </ul> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, an outdoor sport and recreation use in the Open space zone is Code assessable, if located on Council owned or controlled land, undertaken by or on behalf of the Council for a not-for profit community organisation and the gross floor area of any building associated with the use does not exceed 150m<sup>2</sup>. It is considered that the existing 150m<sup>2</sup> gross floor area limitation is an arbitrary figure and that a Code assessable development application is a reasonable mechanism by which Council (as assessment manager) can consider the potential impacts of a proposed new building. Council (as the property owner and Lessor) also has the ability to consider the size and appearance of a proposed new building (constructed by not-for profit community groups) on Council owned or controlled open space zoned areas as part of any lease negotiation process.</p> <ul style="list-style-type: none"> <li>• Amend Section 5.5 (Levels of assessment – material change of use), Table 5.5.16 (Community facilities zone) to provide for a limited range of business uses (i.e. health care services (if conducted in association with a residential care facility or a retirement facility) and a corner store) in the Community facilities zone.</li> <li>• Amend Section 5.8 (Levels of assessment – operational work), Table 5.8.1 (Operational work) relating to placing an advertising device on premises, to include a third party advertising device erected on a Council owned bus shelter as Exempt development.</li> </ul> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the placement of advertising on bus shelters falls under the definition of ‘third party advertising device’, which is defined as “an advertising device placed on premises for the purpose of advertising matter not associated with the primary purpose for which the premises is used or developed”. A ‘third party advertising device’ is generally Impact assessable except in</p>

Planning Scheme Part	Summary of Amendment
	<p>instances where located on Council owned and controlled land and used for sport and recreational purposes (which is generally Self assessable or Code assessable). To help facilitate third party advertising on Council owned bus shelters, the amendment to the planning scheme includes 'third party advertising device', erected on a Council owned bus shelter, as Exempt development. It is anticipated that there will be community benefit in providing for such advertising including the ongoing upkeep and maintenance of bus shelters by the advertising provider.</p> <ul style="list-style-type: none"> <li>Amend Section 5.9 (Levels of assessment – local plans), Table 5.9.4.1 (Golden Beach/Pelican Waters local plan: material change of use) to include Outdoor sport and recreation as Code assessable where involving a golf course in the Emerging community zone (Pelican Waters Golf Course). The amendment facilitates the potential relocation of golf course holes that may encroach into the Emerging community zone, subject to more detailed site specific investigations.</li> <li>Amend Section 5.10 (Levels of assessment – overlays), Table 5.10.1 (Overlays) relating to the Airport environs overlay – where within ANEF contours, to increase the consistency between the Table of Assessment and the Airport environs overlay code in terms of uses within the ANEF contours, to ensure dual occupancies and dwelling houses located within the 20 or greater ANEF contours trigger assessment against the Airport environs overlay code and to generally align the provisions with the current version of the State Planning Policy and the State interest guideline – Strategic airports and aviation facilities.</li> <li>Amend Section 5.10 (Levels of assessment – overlays), Table 5.10.1 (Overlays) relating to the Height of buildings and structures overlay to refer to the calculation of the maximum height of a building or structure for a site within a flooding and inundation area.</li> </ul>
<p><b>Part 6 (Zones)</b></p>	<ul style="list-style-type: none"> <li>Amend Table 6.2.10.2.1 (Consistent uses and potentially consistent uses in the Medium impact industry zone) of Section 6.2.10 (Medium impact industry zone code), to include <i>High impact industry</i> in Column 2 Potentially Consistent Uses, where located in the Coolum Industry Park.</li> </ul> <p>Representations have been made to amend the zone of part of the Coolum Industry Park from the High impact industry zone to the Medium impact industry zone, to better reflect the established amenity and character (low to medium impact industrial uses) in the industry park. However, it is recognised that existing high impact industry uses should be allowed to expand, or new uses establish where appropriate, subject to impact assessment.</p> <ul style="list-style-type: none"> <li>Amend Table 6.2.14.2.1 (Consistent uses and potentially consistent uses in the Open space zone) of Section 6.2.14 (Open space zone code), to remove the 150m<sup>2</sup> gross floor area limitation on buildings associated with an outdoor sport and recreation use in the Open space zone. This is consistent with the amendment described above to Section 5.5 (Levels of assessment – material change of use), Table 5.5.14 (Open space zone) in Part 5 (Tables of assessment).</li> <li>Amend Table 6.2.19.2.1 (Consistent uses and potentially consistent uses in the Rural zone) of Section 6.2.19 (Rural zone code), to include 'Agricultural supplies store' as a potentially consistent use.</li> </ul> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, 'Agricultural supplies store' is defined as "Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigations materials". The use is Impact assessable and an inconsistent use in the Rural zone and is considered more appropriately located in a centre zone. However, it is recognised that there may be limited circumstances where this use may need to be located in the Rural zone to service smaller rural communities. Therefore, the amendment to the <i>Sunshine Coast Planning Scheme</i></p>



Planning Scheme Part	Summary of Amendment
	<p>2014 includes 'agricultural supplies stores' as a potentially consistent use in the Rural zone. Agricultural supplies store in the Rural zone will continue to be Impact assessable under the planning scheme and subject to the <i>South East Queensland Regional Plan 2009-2031</i> State planning regulatory provisions if located outside the Urban Footprint.</p>
<p><b>Part 7 (Local plans)</b></p>	<ul style="list-style-type: none"> <li>• Amend Section 7.2.8.2 (Context and setting) of Section 7.2.8 (Coolum local plan code) to change the reference to Coolum Industrial Park to Coolum Industry Park.</li> <li>• Amend Section 7.2.8.3 (2) (h) (Purpose and overall outcomes) and Table 7.2.8.4.1 (Criteria for assessable development) of Section 7.2.8 (Coolum local plan code), to include reference to the Medium impact industry zone, in relation to the Coolum Industry Park (refer to <b>Appendix 1</b> for further detail).</li> <li>• Amend Section 7.2.11.3 (Purpose and overall outcomes) and Table 7.2.11.4.1 (Criteria for assessable development) of Section 7.2.11 (Forest Glen/Kunda Park/Tanawha local plan code) to include specific provisions to guide future development in the Emerging community zone and amend Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) to include indicative road linkages, access points and intersection upgrades (refer to <b>Appendix 1</b> for further detail).</li> <li>• Amend Section 7.2.22.3 (Purpose and overall outcomes) and Table 7.2.22.4.1 (Criteria for assessable development) of Section 7.2.22 (Nambour local plan code) to include specific provisions to guide future development on the Sundale Nambour Garden Village site (refer to <b>Appendix 1</b> for further detail).</li> </ul>
<p><b>Part 8 (Overlay codes)</b></p>	<ul style="list-style-type: none"> <li>• Amend Section 8.2.2 (Airport environs overlay code) to: <ul style="list-style-type: none"> <li>– include reference to self assessable development in Section 8.2.2.1 (Application);</li> <li>– change the heading of Table 8.2.2.3.1 (Criteria for assessable development) to (Criteria for self assessable development) and include new self assessable provisions relating to noise attenuation measures for a dual occupancy or a dwelling house located within the 20 or greater ANEF contours;</li> <li>– insert a new Table heading 8.2.2.3.2 (Criteria for assessable development);</li> <li>– amend PO6, AO6.1 and AO6.2 relating to Aircraft noise, to include new provisions for development and land uses sensitive to noise interference and noise nuisance, referred to in a new table (Land uses and ANEF contours); and</li> <li>– include a new table (Land uses and ANEF contours) that generally reflects the State Planning Policy – state interest guideline – Strategic airports and aviation facilities.</li> </ul> </li> <li>• Amend Section 8.2.8 (Height of buildings and structures overlay code) to add:- <ul style="list-style-type: none"> <li>– a new overall outcome and a new performance outcome to provide a flood hazard allowance when determining the height of a building or structure located on a site within a flooding and inundation area, as identified on a Flood Hazard Overlay Map. For a dual occupancy or dwelling house within the Low density residential zone, the flood hazard allowance for building height does not exceed 1 metre; and</li> <li>– a new performance outcome to provide for building design and modelling to incorporate roof forms that are consistent with and reflect the intended character of the local area in which the development occurs.</li> </ul> </li> </ul>
<p><b>Part 9 (Development)</b></p>	<ul style="list-style-type: none"> <li>• Amend Section 9.3.5 (Dual occupancy code) and Section 9.3.6 (Dwelling house code) to enable building height for these uses to be</li> </ul>

Planning Scheme Part	Summary of Amendment
codes)	<p>determined via the applicable Height of Buildings and Structures Overlay Map (as varied by a flood hazard allowance where on a site within a flooding and inundation area, as identified on a Flood Hazard Overlay Map). The amendments in relation to these provisions may also require consequential amendments to other parts of the planning scheme to ensure correct cross-referencing of the provisions of these use codes.</p> <ul style="list-style-type: none"> <li>Amend PO8 in Table 9.3.11.3.1 (Criteria for assessable development) of Section 9.3.11 (Multi-unit residential uses code), to include a requirement for multi-unit residential uses to be sited and designed to protect the structural integrity of a canal/waterway/waterbody profile and revetment wall where located on a lot fronting a canal or artificial waterway.</li> <li>Amend Table 9.3.11.3.2 (Minimum boundary setbacks for multi-unit residential uses) to include a minimum rear setback of 4.5m to a canal or artificial waterway.</li> <li>Amend AO11.2 in Table 9.4.4.3.1 (Criteria for assessable development) of Section 9.4.4 (Reconfiguring a lot code) in relation to Buffers to sensitive land, incompatible uses and infrastructure, to remove reference to the requirement for agricultural buffers to be included in public land or in common property of a community title scheme. This recognises that such buffers may be provided in a variety of tenures.</li> <li>Amend Table 9.4.8.3.1 (Criteria for self assessable and assessable development), Table 9.4.8.3.2 (Criteria for assessable development only) and Table 9.4.8.3.3 (Minimum on-site parking requirements) of Section 9.4.8 (Transport and parking code) to clarify that outdoor dining areas (other than footpath dining) for a Bar, Food and drink outlet, Function facility, Hotel and Club are to be included for the purposes of calculating required car parking.</li> </ul>
Schedule 1 (Definitions)	<ul style="list-style-type: none"> <li>Amend Table SC1.2.1 (Index of administrative definitions) as a result of the deletion of the 'natural ground level' definition and the insertion of the 'ground level' definition.</li> <li>Amend the definition of 'building height' in Table SC1.2.2 (Administrative definitions) to comply with the Queensland Planning Provisions version 4.0.</li> <li>Delete the definition of 'natural ground level' in Table SC1.2.2 (Administrative definitions) and insert a new definition of 'ground level' to comply with the definition of 'ground level' in the Queensland Planning Provisions version 4.0.</li> </ul>
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>Insert a new note on the Height of Buildings and Structures Overlay Maps to provide a flood hazard allowance for sites located within a flooding and inundation area, as identified on a Flood Hazard Overlay Map.</li> <li>Refer to <b>Appendix 1</b> for details of mapping amendments relating to specific sites.</li> </ul>

## 8. Compliance with the Sustainable Planning Act 2009 and Planning Act 2016

The *Sunshine Coast Planning Scheme 2014* complies with the purpose and Section 88 (Key elements of planning scheme) 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 (Major Amendment and Alignment Amendment) No. 13* does not materially affect this compliance.



The *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13* 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*.

The *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13* has been modified to align with the *Planning Act 2016*, in accordance with the *Alignment amendment rules (Minister's rules under section 293 of the Planning Act 2016)*.

## 9. 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.

A new State Planning Policy (SPP) commenced on 3 July 2017 and a new Regional Plan – *ShapingSEQ South East Queensland Regional Plan 2017* – was released on 11 August 2017. Council is currently undertaking a review of the *Sunshine Coast Planning Scheme 2014* with a view to commencing an amendment process to align the planning scheme with the new SPP and Regional Plan.

The amendment to the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13* primarily addresses local issues and does not adversely affect the planning scheme's compliance with State planning instruments.

Particular aspects of the amendment that have been identified as potentially relevant to State planning instruments are detailed in **Table 9.1** below.

**Table 9.1 Compliance with State planning instruments**

Summary of amendment	State Interest	Summary of Compliance
<p><b>Agricultural supplies store in the Rural zone</b></p> <p>Amend Table 6.2.19.2.1 (Consistent uses and potentially consistent uses in the Rural zone) of the Rural zone code, to include 'Agricultural supplies store' as a potentially consistent use.</p> <p>It is noted that agricultural supplies store in the Rural zone will continue to be Impact assessable under the planning scheme and subject to the <i>South East Queensland Regional Plan 2009-2031</i> State planning regulatory provisions if located outside the Urban Footprint.</p>	<p><b>State Planning Policy July 2017</b> – Planning for economic growth (agriculture)</p>	<p>The amendment facilitates growth in agricultural production and a strong agriculture industry by facilitating opportunities for mutually beneficial co-existence with development that is complementary to agriculture.</p>
<p><b>Buffers to agricultural land</b></p> <p>Amend AO11.2 in Table 9.4.4.3.1 (Criteria for assessable development) of Section 9.4.4 (Reconfiguring a lot code) in relation to Buffers to sensitive land, incompatible uses and infrastructure, to remove reference to the requirement for agricultural buffers to be included in public land or in common property of a community title scheme.</p>	<p><b>State Planning Policy July 2017</b> – Planning for economic growth (agriculture)</p>	<p>The amendment facilitates growth in agricultural production and a strong agriculture industry by minimising potential for land use conflict through the provision of adequate separation areas.</p> <p>The amendment recognises that agricultural buffers can be effectively provided in a range of tenures. There is no need for acceptable outcome AO11.2 to prescribe a particular tenure type for such buffers.</p>

Summary of amendment	State Interest	Summary of Compliance
<p><b>Definitions</b></p> <p>Amend the existing administrative definition of 'building height' to comply with the Queensland Planning Provisions version 4.0.</p> <p>Amend the existing administrative definition of 'natural ground level' to comply with the definition of 'ground level' in the Queensland Planning Provisions version 4.0.</p>	<p><b>Queensland Planning Provisions version 4.0 – Definitions</b></p>	<p>The amendment ensures the <i>Sunshine Coast Planning Scheme 2014</i> appropriately reflects the Queensland Planning Provisions version 4.0.</p>
<p><b>Cooloolim industrial estate (southern part)</b></p> <p>Include the southern part of the Cooloolim Industry Park in the Medium impact industry zone.</p> <p>Amend Table 6.2.10.2.1 (Consistent uses and potentially consistent uses in the Medium impact industry zone) of Section 6.2.10 (Medium impact industry zone code), to include High impact industry in Column 2 Potentially Consistent Uses, where located in the Cooloolim Industry Park.</p> <p>Amend Section 7.2.8.3 (Purpose and overall outcomes) and Table 7.2.8.4.1 (Criteria for assessable development) of Section 7.2.8 (Cooloolim local plan code) to include reference to the Medium impact industry zone.</p>	<p><b>State owned land</b></p> <p><b>State Planning Policy July 2017 – Planning for safety and resilience to hazards (emissions and hazardous activities)</b></p> <p><b>ShapingSEQ – South East Queensland Regional Plan 2017 – Major enterprise and industrial areas</b></p>	<p>The amendment appropriately integrates the State interests by:</p> <ul style="list-style-type: none"> <li>Protecting existing and approved land for medium impact industry, whilst allowing high impact industry to establish where appropriate.</li> <li>Protecting industrial land in a major enterprise and industrial area identified in <i>ShapingSEQ</i>.</li> <li>Resulting in no net loss of industrial land supply in the planning scheme area.</li> </ul>
<p><b>Zoning amendments (Bli Bli)</b></p> <p>Split zone Lot 1 on SP223025 to include the unconstrained part of the subject land in the Low density residential zone and a buffer to Petrie Creek in the Environmental management and conservation zone. The remainder of the subject land is to be retained in the Rural zone. Consequential planning scheme amendments are also required in relation to the Bli Bli local plan area boundary and Urban Growth Management Boundary.</p>	<p><b>ShapingSEQ – South East Queensland Regional Plan 2017</b></p> <p>The regional growth pattern</p>	<p>The subject site is currently included partly in the Regional landscape and rural production area and partly in the Urban Footprint under <i>ShapingSEQ</i>.</p> <p>It is considered that the inclusion of part of the site in the Low density residential zone in the <i>Sunshine Coast Planning Scheme 2014</i> :</p> <ul style="list-style-type: none"> <li>is consistent with the Urban Footprint land use category under the <i>ShapingSEQ</i>;</li> <li>will provide for additional urban residential land supply within the Urban Footprint.</li> <li>is logical and appropriate having regard to the prevailing low density residential land uses that surround the subject land; and</li> <li>is mostly unconstrained and represents a logical and orderly</li> </ul>



Summary of amendment	State Interest	Summary of Compliance
		expansion of the Cutters Ridge Estate.
<p><b>Community facilities zone annotation amendments (Mudjimba Beach Holiday Park)</b></p> <p>Annotate Lot 714 on CG2524, Lot 10 on CG6393 and Lot 940 on CP845344 as 19. <i>Tourist park</i> to facilitate future expansion of the Mudjimba Beach Holiday Park for tourist park purposes.</p>	<p><b>State owned land</b></p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the Mudjimba Beach Holiday Park (under the control of Council as trustee) is included in the Community facilities zone and annotated 19. <i>Tourist park</i>.</p> <p>The three adjoining lots (Lot 714, Lot 10 and Lot 940) are included in the Community facilities zone and are further described as follows:</p> <ul style="list-style-type: none"> <li>• Lot 714 CG2524 – annotated for ‘Emergency services’ (vacant land, owned by Council). Not used or required for emergency services;</li> <li>• Lot 10 CG6393 – not currently annotated (vacant land under control of Council as trustee); and</li> <li>• Lot 940 CP845344 – State land adjoining the existing Mudjimba Beach Holiday Park and is currently annotated for ‘Emergency services’ (being former rural fire brigade).</li> </ul> <p>In correspondence to council received on 24 November 2014, DNRM advised that the department has amended the purpose of Lot 940 CP845344 to recreation (to be used in conjunction with adjoining holiday park) and placed it under trusteeship of Council to be used in conjunction with the adjoining reserve. The amendment implements this direction.</p>
<p><b>Zoning amendments (Buderim/Forest Glen)</b></p> <p>Include Lot 7 &amp; Lot 8 on RP219276, Lot 6 on RP212265, Lot 5 on RP199169, Lot 1 on RP149089, Lot 1 on RP149090, Lot 6 on RP167020, Lot 2 &amp; Lot 3 on RP202269, Lot 1 on RP175851, Lot 3 on RP160702, Lot 2 &amp; Lot 3 on SP283716, Lot 4 on RP197491, Lot 1 on RP99808, Lot 1 and Lot 3 on RP132835 in the Emerging community zone, Lot 13 on RP901250 in the Low density residential zone, Lot 1 and Lot 2 on SP158360 and Lot 4 on RP199169 in the Rural residential zone, Lot 5 on RP167020 in the Limited development (landscape residential) zone, and split zone Lot 2 on RP51263 partly in the Rural residential zone and partly in the Limited development (landscape residential) zone. Included relevant</p>	<p><b>ShapingSEQ – South East Queensland Regional Plan 2017</b></p> <p>The regional growth pattern</p>	<p>The subject land is currently included in the Urban Footprint under <i>ShapingSEQ</i>. The amendment is consistent with the intent of <i>ShapingSEQ</i> as it will provide for additional urban residential land supply within the Urban Footprint.</p> <p>The zoning amendment is considered logical and appropriate having regard to the existing urban land uses that adjoin the subject land to the north, east and south.</p> <p>While other matters of State interest are also relevant to the subject land, such as flood</p>

Summary of amendment	State Interest	Summary of Compliance
<p>provisions in the Forest Glen/Kunda Park/Tanawha local plan code (including elements figure) to guide future development in the Emerging community zone. Consequential planning scheme amendments are also required to the Forest Glen/Kunda Park/Tanawha local plan area boundary, the Urban Growth Management Boundary and other provisions to align with the zoning change.</p>		<p>hazard and matters of State environmental significance, these matters have been appropriately reflected in the <i>Sunshine Coast Planning Scheme 2014</i> (e.g. via the strategic framework and overlays) and will be considered in the assessment process for any forthcoming development application.</p>
	<p><b>State Planning Policy July 2017 – Planning for economic growth</b></p>	<p>It is noted that the subject land comprises agricultural land classification (ALC) Class A and Class B land. However, it is considered that this land is isolated and fragmented from a broader area of ALC Class A and Class B land and important agricultural land on the north-western side of the Maroochydore Road. In addition, it is considered that this land is no longer suitable for primary production due to surrounding industrial and residential development.</p>
	<p><b>State Planning Policy July 2017 – Planning for liveable communities and housing</b></p>	<p>The zoning amendment provides for the logical expansion of existing low density and rural residential development serviced by necessary infrastructure.</p> <p>Additional housing supply and diversity to meet the needs of the community will be provided as a result of the zoning amendment. The Emerging community zone is also intended to facilitate the establishment of a retirement facility.</p>
<p><b>Zoning amendments (Landsborough)</b></p> <p>Include Lots 2, 3, 4, 5 and 6 on SP206271 in the Rural residential zone on the Zone Map and in the 8.5 metre height category on the Height of Buildings and Structures Overlay Map. Consequential planning scheme amendments are also required to the Landsborough local plan area boundary and Rural Residential Growth Management Boundary.</p>	<p><b>ShapingSEQ – South East Queensland Regional Plan 2017</b></p> <p>The regional growth pattern</p>	<p>The subject sites are currently included in the Urban Footprint under <i>ShapingSEQ</i>. The amendment provides for the inclusion of the subject sites in the Rural residential zone in the <i>Sunshine Coast Planning Scheme 2014</i> on the basis that it is considered logical and appropriate having regard to the current use of the sites for rural residential purposes and the prevailing rural residential land uses that exist directly to the north of the subject land.</p>

## 10. Consultation with government agencies

During the early stages of preparation of the amendment, Council met with representatives from the Department of Infrastructure, Local Government and Planning (DILGP), Regional Services – SEQ (North) on 5 May 2015 to discuss the content of the proposed amendment and likely state interests.

Preliminary discussions with representatives from DILGP, Regional Services office identified that the following agencies may have a specific interest in the planning scheme amendment:-

- Department of Infrastructure, Local Government and Planning;
- Department of State Development – Government Land and Asset Management;
- Department of Natural Resources and Mines;
- Department of Environment and Heritage Protection;
- Department of Agriculture and Fisheries; and
- Department of Transport and Main Roads.

In accordance with the *Sustainable Planning Act 2009* and *Statutory guideline 04/14: Making and amending local planning instruments*, Council sent a copy of the proposed amendment to the Minister for Infrastructure, Local Government and Planning (the Planning Minister), by letter dated 17 August 2015, for consideration of State interests and to seek approval for Council to proceed to public consultation.

Following consideration of State interests, on 18 July 2016, Council received advice from the Planning Minister that it may proceed to public consultation, subject to the following conditions:

### **State interest – Biodiversity and state transport infrastructure**

1. Amend PO16 of Part 7, Section 7.2.11 (*Forest Glen/Kunda Park/Tanawha Local plan code*), Table 7.2.11.4.1 (*Criteria for assessable development*) to include:
  - (a) provides for the protection, buffering and connection of ecologically important areas;
  - (b) provides for the safe and efficient operation to the Old Maroochydore/Whites Road intersection in accordance with state government requirements and standards.
2. Amend Zone Map ZM31 (*Forest Glen/Kunda Park/Tanawha Local Plan Area*) to be consistent with the attached document prepared by the Sunshine Coast Regional Council, "Attachment 2: Extract of Zone Map ZM31 (*Forest Glen/Kunda Park/Tanawha Local Plan Area – Proposed amendment to Lot 14 on RP854222*)".

In accordance with the Minister's letter, the proposed amendment, was modified to comply with the above Ministerial conditions prior to commencing public consultation.

In relation to Ministerial Condition 2 above, following consideration of submissions, Council decided not to proceed with the proposed zoning amendment for Lot 14 on RP854222 and to retain the land in the current Rural zone.

## 11. Public consultation

In accordance with *Statutory guideline 01/16: Making and amending local planning instruments*, Council must undertake formal public consultation during Stage 3 of the process for making a planning scheme 'major' amendment.

On 19 July 2016, Council received advice from the Planning Minister that it may proceed to public consultation, with conditions. The proposed amendment was on public consultation from 26 September 2016 to 7 November 2016. The consultation and communication strategy implemented during the public notification period involved the following:



- Media statement issued prior to the commencement of the public consultation period, advising of the proposed amendments and public consultation period.
- Notice placed in the Sunshine Coast Daily on Saturday, 24 September 2016.
- Notice published on Council's website and a copy placed at Council offices prior to the consultation period commencing.
- Copy of the proposed amendments published on Council's website and made available for viewing at Council's offices during the consultation period.
- Letters sent to directly affected land owners and adjoining land owners advising of the proposed amendment, including a summary information sheet about the proposed amendment and public consultation period.
- Newsflash issued to all regular planning scheme users and community members that have previously expressed an interest in receiving information about planning and development matters.
- Briefings/meetings with community associations and land owners, including:
  - Sunshine Coast Environment Council and Development Watch; and
  - individual landowners (in relation to Forest Glen/Buderim).
- Various phone, email and counter enquiries.

## 12. Consideration of public submission

In accordance with *Statutory Guideline 01/16: Making and amending local planning instruments*, following public consultation, Council considered every properly made submission about the proposed amendment.

A total of 224 properly made submissions were received in relation to the proposed amendment. A summary of consideration of the key issues raised by submitters is provided below.

### Coolum Industry Park

A total of 154 submissions were received relating to the proposed amendment to change the southern part of the Coolum Industry Park from the High impact industry zone to the Medium impact industry zone. Of these, 101 submissions supported the proposed amendment with 53 submissions objecting to the proposed amendment. The overwhelming majority of the submissions both for (97) and against (50) were form letters.

The submissions supporting the proposed amendment simply stated their support, referring to earlier representations that industry uses previously self-assessable under the former planning scheme (*Maroochy Plan 2000*) are now triggering a Material Change of Use application and some industry uses, which previously triggered code assessment, are now subject to impact assessment.

The submissions opposed to the proposed amendment raised concerns that the change in zone will compromise existing operations and the future development potential of their land for high impact industrial uses. Businesses had re-located to the Coolum Industry Park as the High impact industry zone offered some security for their business operations. Low impact industry activities and non-industrial activities allowed to establish within close proximity would impact on their ability to operate and expand and therefore devalue their business and property.

However, some submitters objecting to the proposed amendment acknowledged that the Coolum Industry Park could allow for a mix of low, medium and high impact industry uses.

Having considered the issues raised in submissions, it was recommended to proceed with the proposed amendment. However, it was further recommended to include High impact industry uses as a 'potentially consistent use' (impact assessable) in the Medium impact industry zone where located in the Coolum Industry Park. This will facilitate and support existing and future low to medium impact industrial activities in the southern part of the Coolum Industry Park, and

allow the opportunity for High impact industry activities to still establish, or expand, subject to further assessment.

### **Wakefield Street, Woombye**

Council received 30 submissions objecting to the proposed amendment to change the zone from the Low density residential zone to the Low impact industry zone for land in Wakefield Street, Woombye, on the basis that industrial activities are not compatible with adjoining and nearby residential uses.

Having considered the issues raised in the submissions, Council resolved at the Special Meeting held on 13 April 2017, to not proceed with the proposed amendment.

### **Forest Glen**

Council received 8 submissions, 4 in support and 4 against the proposed amendment. Some submitters, raised concerns with regard to the potential loss of significant vegetation. Three submitters requested their existing zone (Rural) remain, and objected to development occurring close to their land.

One submitter also questioned the proposed internal road linkage from Whites Road to Vise Road, believing it unnecessary.

Having considered the issues raised in the submissions, it was proposed to proceed with the proposed amendment, but with land to be retained in the Rural zone, where requested by specific submitters.

In addition to the proposed changes in response to submissions, the following refinements to the local plan code were also proposed, to provide greater clarity in relation to future development within the Emerging community zone:

- adjustments to the indicative alignment of the proposed road connection between Whites Road and Vise Road to better respond to site constraints, and specification that this road is to be a neighbourhood collector road; and
- an additional performance outcome has been included responding to flooding issues within the proposed Emerging community zone.

Consequential amendments were also been made to the urban and rural residential growth management boundaries to reflect the proposed zoning changes.

### **Tourist parks**

Council received 5 submissions relating to proposed zoning changes for Tourist parks. One submission was in support of the proposed amendment for 26 Warruga Street, Mapleton. One submission was against the proposed amendment for 85 Obi Obi Road, Mapleton, on the basis that the existing Community facilities zone is beneficial to the planned future expansion of the park. One submission was against the proposed change in zone for tourist parks in Mapleton, as the proposed change “would facilitate an inappropriate level of intensification in this locality and loss of appropriate community/tourism related uses”.

Two other submissions were received in relation to 557 Nambour Connection Road, Woombye. Specifically, the submitters were concerned that if the change of zone was to occur, the existing access would not be able to cope with increased traffic demands.

Having considered the issues raised in the submissions, it was proposed to proceed with the proposed amendment for 26 Warruga Street, Mapleton, but not proceed with the proposed amendments for 85 Obi Obi Road, Mapleton and 557 Nambour Connection Road, Woombye.

### **Pelican Waters Golf Course**

Council received 2 submissions. One submission expressed concern about the proposed amendment and after meeting with Council officers, was supportive of the proposal. The second submission supported the proposed amendments and requested a further amendment to change the configuration of the Sport and recreation zone by extending it westwards and reducing the Environmental management and conservation zone to allow for the relocation of the existing championship level driving range.

Having considered the submission material and undertaking further investigation into the ecological considerations, it was proposed to proceed with the proposed amendment that was on public display and undertake the requested further amendment between the Sport and recreation zone and the Environmental management and conservation zone, subject to the execution of a Deed of Variation to the Pelican Waters Golf Course Infrastructure Agreement specifying obligations for the proponent to provide a biodiversity offset.

### **Other submissions**

Remaining submissions generally related to:

- Addition to Cutters Ridge Estate – submitters (8) raised concerns about building height on the proposed lots, with the potential for two storey houses to affect their view lines.

Having considered the issues raised in the submissions, it was proposed to proceed with the proposed amendment with no change, as the maximum building height of the land subject to the amendment is consistent with all other similarly zoned land in the area.

- 28-30 Isabella Avenue, Nambour – 2 submissions were received objecting to the proposed amendment to include the subject land wholly in the Sport and recreation zone.

The subject land is owned by Council and is predominantly used for sport and recreational uses (including outdoor sport and recreation (e.g. tennis courts) and park uses). The subject land is also partly used by the Nambour Heights Bowls Club (a sporting and recreation use) for parking purposes. Council has no current plans to extend the tennis courts.

Having considered the issues raised in the submissions, Council resolved at the Special Meeting held on 13 April 2017, to proceed with the proposed amendment, as publicly notified.

- Advertising on bus shelters – one submission was received objecting to the proposed amendment, on the basis that advertising is invasive and “contrary to the ambience of the Sunshine Coast”.

Having considered the issues raised in the submission, it was proposed to proceed with the proposed amendment, as it is anticipated that there will be a community benefit by the advertising provider undertaking the ongoing upkeep and maintenance of the bus shelters.

- Proposed building height changes at specific locations – submitters were generally supportive. Some further changes are proposed for land at Sundale Nambour to change the area proposed for a 16 metre height limit to 23 metres and reinforce the need for a transition in building height over the site that is sympathetic to surrounding residential development.
- Building height generally - submitters were generally supportive of proposed changes to building height provisions.

Following further consideration of legal aspects of the operation of the Queensland Development Code in relation to dwelling houses, an adjustment to the proposed amendment to the Dwelling house code was proposed. The adjustment retains (rather than deletes) Performance outcome PO1 and Acceptable outcome AO1 relating to height of dwelling houses, with changes to reflect the intent that height is determined by the Height of buildings and structures overlay maps.

The changes proposed to the amendment were determined not to make the proposed amendment significantly different to the version that was placed on public consultation. Therefore, the proposed amendment with changes, did not require re-notification. Similarly, the proposed amendment, with, changes, remained in compliance with relevant State planning instruments.



### **13. Further considerations arising post notification and submissions review**

On 12 October 2017, Council decided to request the Planning Minister to consider a revised version of the proposed planning scheme amendment, that excluded proposed changes to section 3.8.3.1 (d) of Part 3 (Strategic Framework) of the planning scheme, relating to building height, on the basis that the Council wished to undertake further community consultation in relation to this aspect of the amendment. In accordance with this resolution, a subsequent request was sent to the Planning Minister on 30 October 2017.

### **14. Final State Review**

The proposed planning scheme amendment, with changes, was forwarded to the Planning Minister on 28 April 2017, for approval for Council to adopt.

On 13 April 2018, Council received advice from the Planning Minister that Council may proceed to adopt the proposed planning scheme amendment, including the additional amendment dated 30 October 2017, subject to the following condition:

*“1. Lot 3 on SP223025 is to remain in the Rural Zone, and outside the council’s growth management boundary.*

*Reasons for condition*

*The land is located in the Regional Landscape and Rural Production Area under ShapingSEQ.”*


The Planning Minister also advised Council that it should align the planning scheme amendment with the *Planning Act 2016*, which commenced on 3 July 2017.

The planning scheme amendment has been modified to comply with the Minister’s condition and to align with the *Planning Act 2016*.

### **15. Background studies and reports**

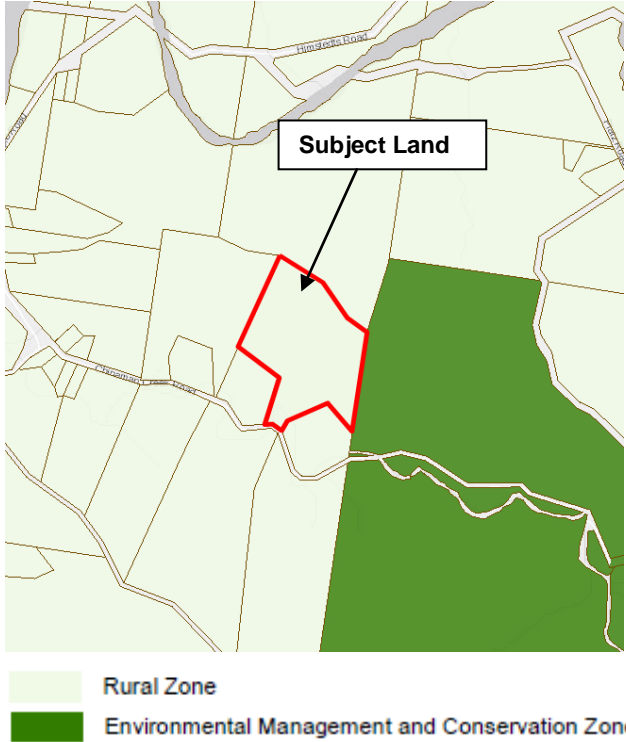
No additional background studies or reports have been prepared to inform the preparation of the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13*.

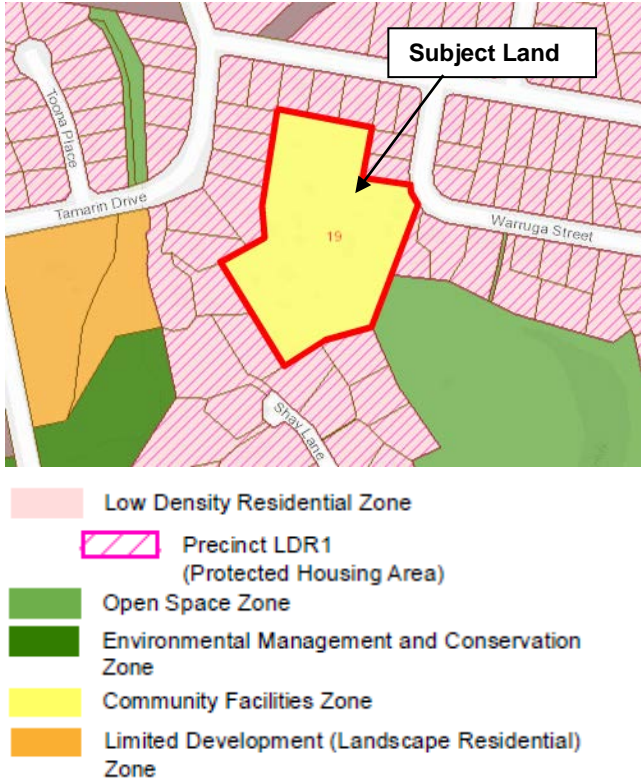
## Appendix 1: Details of Amendment (Site Specific)

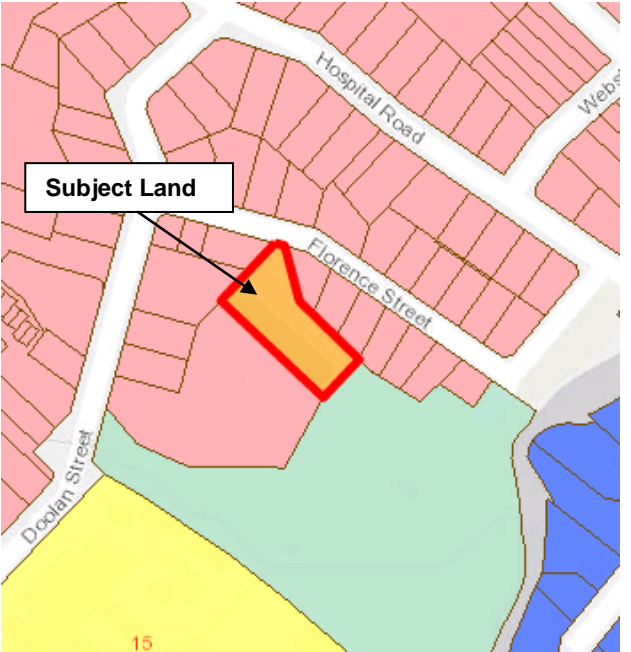
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p>Coolum Industry Park (southern part), Coolum Beach</p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p><b>Subject Land</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> Sport and Recreation Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #81c784; border: 1px solid black; margin-right: 5px;"></span> Open Space Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #43a047; border: 1px solid black; margin-right: 5px;"></span> Environmental Management and Conservation Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9c27b0; border: 1px solid black; margin-right: 5px;"></span> High Impact Industry Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> Community Facilities Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e8f5e9; border: 1px solid black; margin-right: 5px;"></span> Rural Zone</li> </ul>	<p>Since commencement of the planning scheme, Council has received representations from various landowners within the Coolum Industry Park to review the provisions under the <i>Sunshine Coast Planning Scheme 2014</i> relating to the southern part (excluding Coolum Eco Industry Park) of the Coolum Industry Park. The representations have been made on the basis that, some industry uses that were previously self-assessable under the superseded <i>Maroochy Plan 2000</i> are now triggering a Material Change of Use application and some industry uses which previously triggered “code” assessment are now subject to “impact” assessment.</p> <p>Under the superseded <i>Maroochy Plan 2000</i>, the Coolum Industry Park was included in the Core Industry Precinct, which provided for:</p> <ul style="list-style-type: none"> <li>• business and industry uses with local and district markets;</li> <li>• rural plant and equipment supplies, produce stores and rural service agencies;</li> <li>• small to medium sized automotive repairs and sales;</li> <li>• small-scale transport storage and distribution; and</li> <li>• building trades, service trades and domestic services to businesses and households.</li> </ul> <p>The Coolum Industry Park is identified in the <i>South East Queensland Regional Plan 2009-2031 (SEQ Regional Plan)</i> as a regionally significant Enterprise Opportunity Area.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the Coolum Industry Park is identified in the Strategic Framework as providing for “<i>regional scale industry and enterprise opportunities</i>” and is listed as a Regional industry and enterprise area. The Coolum Industry Park is included in the High impact industry zone, which provides for predominantly medium impact industry and high impact industry activities and limited non-industrial activities that are ancillary to industrial activities and do not compromise the operation of industrial activities or the integrity of the High impact industry zone.</p> <p>As such, <i>Low impact industry, Warehouse, Research and technology, and Service industry</i> are inconsistent uses and are subject to Impact assessment in the High impact industry zone.</p>	<p><b>That:</b></p> <ol style="list-style-type: none"> <li>1. <b>the southern part of the Coolum Industrial Park is included in the Medium impact industry zone on Zone Map ZM11 (Coolum Local Plan Area);</b></li> <li>2. <b>Section 7.2.8.3 (Purpose and overall outcomes) and Table 7.2.8.4.1 (Criteria for assessable development) of Section 7.2.8 (Coolum local plan code) is amended to include reference to the Medium impact industry zone;</b></li> <li>3. <b>Table 6.2.10.2.1 (Consistent uses and potentially consistent uses in the Medium impact industry zone) of Section 6.2.10 (Medium impact industry zone code) is amended to include High impact industry in Column 2 Potentially Consistent Uses, where located in the Coolum Industry Park; and</b></li> <li>4. <b>consequential planning scheme</b></li> </ol>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
		<p>A diverse range of industrial and business activities are established in the southern part of the Coolum Industry Park, including warehouses, service industry, gas storage, concrete batching plants and a number of industrial unit complexes with units ranging in size from 150m<sup>2</sup> to 350m<sup>2</sup> GFA, accommodating uses such as:</p> <ul style="list-style-type: none"> <li>• Warehouse;</li> <li>• Office;</li> <li>• Service industry;</li> <li>• Research and technology industry;</li> <li>• Transport depot;</li> <li>• Recycling/scrap metal yard (Medium impact industry but could expand to High impact industry threshold);</li> <li>• Storage yard; and</li> <li>• Hardware and trade supplies.</li> </ul> <p>There are also a large number of vacant lots that are yet to be developed (approximately 50% of the southern part of the industrial park).</p> <p>Most of the existing lot sizes (approximate average lot size of 2,200m<sup>2</sup>) and developed industrial units in the southern part of the industrial park are generally not suitable for High impact industry uses. It is likely that the southern part of the industry park will continue to support and attract predominantly lower impact industry uses.</p> <p>Therefore, it is considered that the inclusion of the southern part of the Coolum Industry Park in the Medium impact industry zone would better facilitate and support existing and future low to medium impact industrial uses.</p> <p>However, following consideration of submissions received during public notification of the proposed amendment, it was recognised that existing high impact industry uses should potentially be allowed to expand, or new uses establish, but subject to impact assessment.</p> <p>Therefore, Table 6.2.10.2.1 (Consistent uses and potentially consistent uses in the Medium impact industry zone) of Section 6.2.10 (Medium impact industry zone code) is required to be</p>	<p><b>amendments are made as required to other parts of the planning scheme for consistency with the above amendments.</b></p>

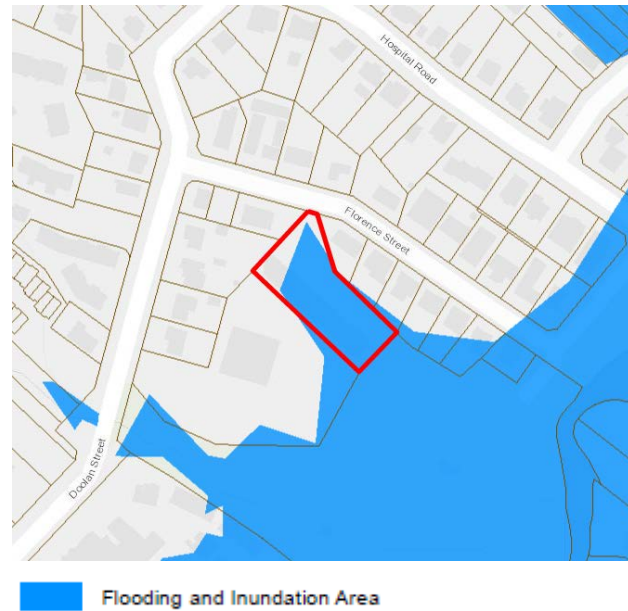


Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
		<p>amended to include High impact industry in Column 2 Potentially Consistent Uses, where located in the Coolum Industry Park.</p> <p>Consequential planning scheme amendments are also required to Section 7.2.8.2 (Context and setting), Section 7.2.8.3 (Purpose and overall outcomes) and Table 7.2.8.4.1 (Criteria for assessable development) of Section 7.2.8 (Coolum local plan code) to include reference to the Medium impact industry zone.</p>	
<p><b>125 Chinaman Creek Road, Cambroon (Lot 2 on SP261658)</b></p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p> 	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Rural zone and is subject to a number of overlays including the Biodiversity, waterways and wetlands overlay which identifies the land entirely covered by native vegetation.</p> <p>Council purchased the property on 24 February 2014 for environmental purposes.</p> <p>It was proposed that the zoning of the subject land is amended to the Environmental management and conservation zone.</p>	<p><b>That Lot 2 on SP261658 is included in the Environmental management and conservation zone on Zone Map ZM13.</b></p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p><b>26 Warruga Street, Mapleton (Lot 4 on RP200797)</b></p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p>Legend:</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFC0CB; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> Precinct LDR1 (Protected Housing Area)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Open Space Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> Environmental Management and Conservation Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> Community Facilities Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> Limited Development (Landscape Residential) Zone</li> </ul>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Community facilities zone and annotated 19. Tourist park (refer to Figure 1: Extract of Sunshine Coast Planning Scheme 2014 - Zoning).</p> <p>Under the superseded <i>Maroochy Plan 2000</i>, the subject land was included in the Neighbourhood Residential Precinct.</p> <p>It was proposed to amend the zone of the subject land from the Community facilities zone to the Low density residential zone and include in Precinct LDR1 (Protected Housing Area) to be consistent with the surrounding land use allocations.</p>	<p><b>That Lot 4 on RP200797 is included in the Low density residential zone and Precinct LDR1 (Protected Housing Area) on Zone Map ZM 16 (Blackall Range Local Plan Area).</b></p>

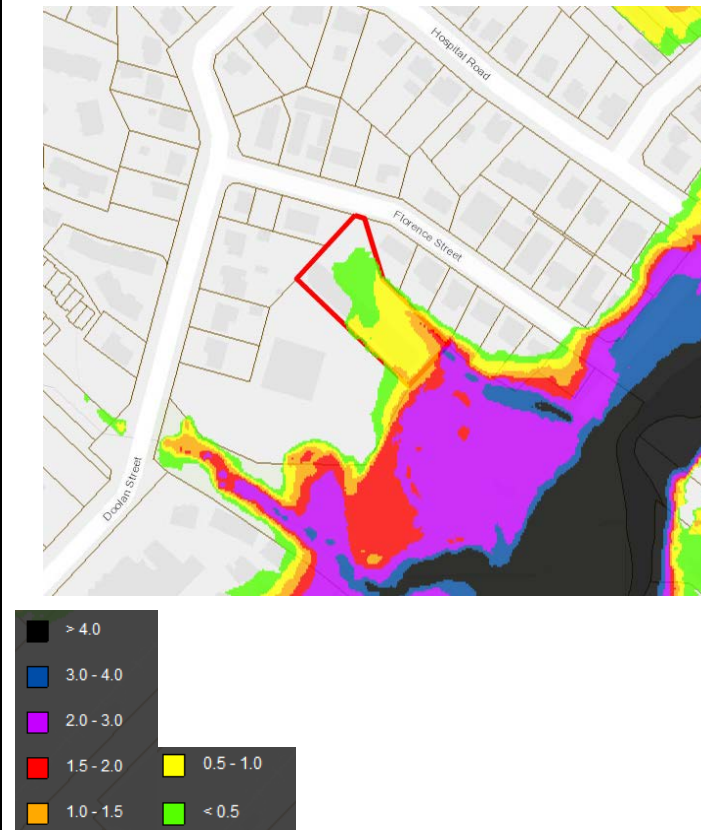
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p>17 Florence Street, Nambour (Lot 1 on RP108208)</p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p>15</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da; border: 1px solid #c6c8ca; margin-right: 5px;"></span> Medium Density Residential Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c6c8ca; border: 1px solid #c6c8ca; margin-right: 5px;"></span> Major Centre Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid #c3e6cb; margin-right: 5px;"></span> Sport and Recreation Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3cd; border: 1px solid #ffeeba; margin-right: 5px;"></span> Community Facilities Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3cd; border: 1px solid #ffeeba; margin-right: 5px;"></span> Limited Development (Landscape Residential) Zone</li> </ul>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Limited development (landscape residential) zone.</p> <p>Council has received a request on behalf of the owner to amend the zoning of the subject land from the Limited development (landscape residential) zone to the Medium density residential zone, on the basis that the site constraints can be mitigated.</p> <p>The subject land is currently developed for industrial purposes and is predominantly surrounded by a range of low to medium density residential uses (e.g. dwelling houses and a retirement facility). Access to the site is limited to Florence Street.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the Limited development (landscape residential) zone has been applied to land that is entirely or almost entirely affected by one or a combination of the following constraints and is considered unsuitable for further subdivision or development for other than a single dwelling:-</p> <ul style="list-style-type: none"> <li>• flooding;</li> <li>• ecologically important areas;</li> <li>• steep land or landslide hazard;</li> <li>• access limitations; and</li> <li>• an amenity deficiency caused by proximity to a major transport corridor or facility.</li> </ul> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i> the subject land is affected by a range of overlays, in particular the Flood hazard overlay (as indicated in Figure 2: Extract of Sunshine Coast Planning Scheme 2014 – Flood Hazard Overlay).</p> <p>More recent flood mapping indicates that the 1 in 100 AEP future climate flood depths for the subject land is generally between &lt;0.5 to 1.0 metre (refer to Figure 3: Sunshine Coast Council Flood mapping 1 in 100 AEP Future Climate Flood Depths (m), below).</p> <p>Given that the subject land is currently developed and noting that flooding and access limitations would need to be considered as part of any redevelopment, it is considered that the subject land can be included in the Medium density residential zone to be consistent with the zoning of adjoining land. It is noted that existing industrial uses operating from the subject land are afforded protection under</p>	<p><b>That Lot 1 on RP108208 is included in the Medium density residential zone on Zone Map ZM18 (Nambour Local Plan Area).</b></p>

**Figure 2: Extract of Sunshine Coast Planning Scheme 2014 – Flood Hazard Overlay**

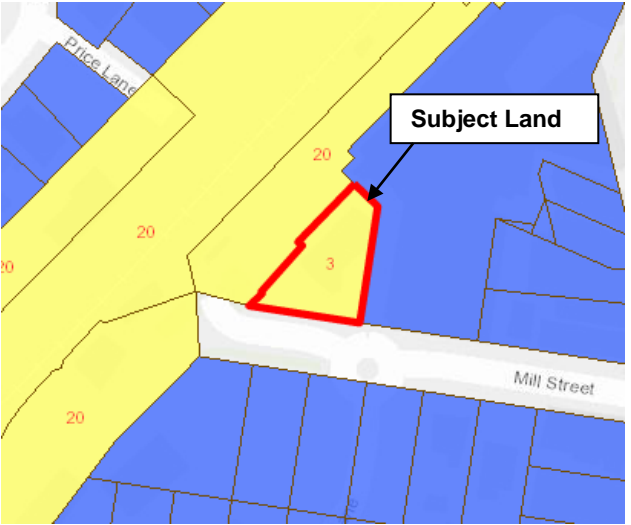



the *Sustainable Planning Act 2009* despite the zoning change.

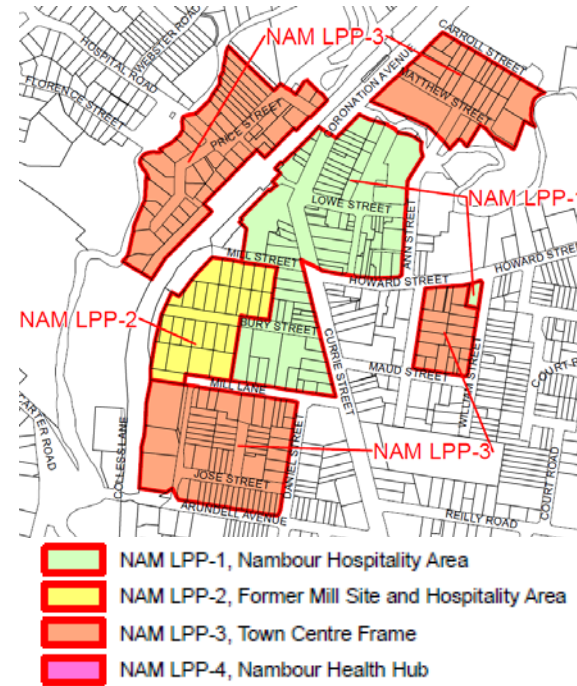
**Figure 3: Sunshine Coast Council Flood mapping 1 in 100 AEP Future Climate Flood Depths (m)**



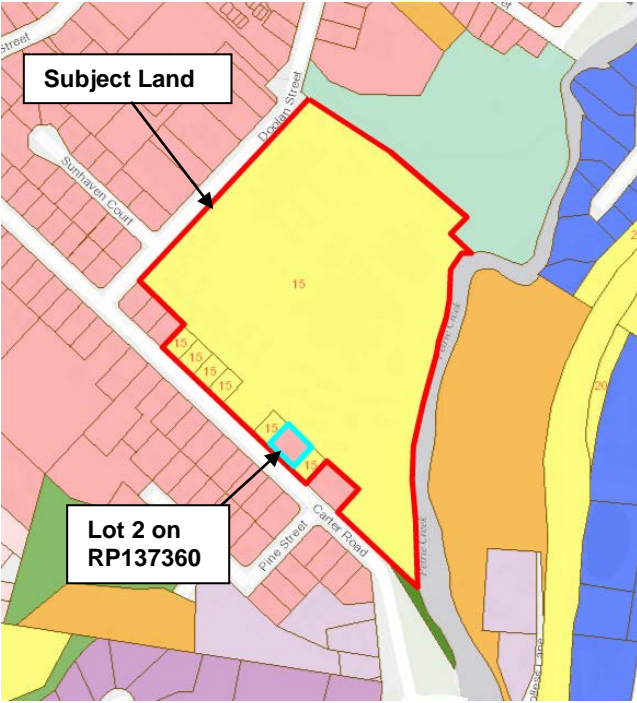


Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p>28 Mill Street, Nambour (Lot 2 on RP224422)</p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p><b>Subject Land</b></p> <p>20</p> <p>20</p> <p>20</p> <p>20</p> <p>20</p> <p>20</p> <p>Price Lane</p> <p>Mill Street</p> <p>Major Centre Zone</p> <p>Community Facilities Zone</p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Community facilities zone and annotated 3. Child care centre. A maximum height limit of 25 metres applies to the subject land and adjoining sites (refer to Figure 2: Height of Buildings and Structures Overlay Map).</p> <p><b>Figure 2: Extract of Sunshine Coast Planning Scheme 2014 – Height of Buildings and Structures Overlay</b></p>  <p>Price Lane</p> <p>Mill Street</p> <p>8.5 metres</p> <p>15 metres</p> <p>25 metres</p>	<p>That Lot 2 on RP224422 is included in the Major centre zone on Zone Map ZM18 (Nambour Local Plan Area) and in the Nambour Local Plan Precinct NAM LPP-1 (Nambour Hospitality Area).</p>
		<p>The subject land, which is owned by Council, is no longer used for child care purposes and is currently vacant.</p> <p>The subject land is bound by the Nambour Civic Centre and car park to the north-east (included in the Major centre zone and included in the Nambour Local Plan Precinct NAM LPP-1 (Nambour Hospitality Area), refer to Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Nambour Local Plan Precinct), the rail line to the west (included in the Community facilities zone and annotated 20. Utility installation (Low utility)) and Mill Street to the south.</p>	

**Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Nambour Local Plan Precinct**



It was proposed to include the subject land in the Major centre zone and in the Nambour Hospitality Area Precinct, to be consistent with the zoning and precinct allocation of surrounding land.

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p>35 Doolan Street and 12, 16, 24, 26, 28, 30 Carter Road, Sundale, Nambour Garden Village, Nambour (Lot 2 on RP898333, Lot 1 on RP137360, Lot 9 on RP73580, Lot 2 on RP137360, Lot 2 on RP 67491, Lot 3 on RP67491, Lot 4 on RP67491 and Lot 5 on RP67491)</p>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p>Legend:</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFC0CB; border: 1px solid black; margin-right: 5px;"></span> Medium Density Residential Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Major Centre Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Open Space Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Sport and Recreation Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> Community Facilities Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> Limited Development (Landscape Residential) Zone</li> </ul>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included predominantly in the Community facilities zone and annotated 15. Residential care facility/Retirement facility, except for a small parcel fronting Carter Road (Lot 2 on RP137360), which is included in the Medium density residential zone (refer to Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 - Zoning). A maximum height limit of 14 metres applies to the land contained within the Community facilities zone and 8.5 metres to the land contained within the Medium density residential zone (refer to Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Height of Buildings and Structures Overlay Map).</p> <p>Council has received representations from Sundale Ltd seeking an increase in the maximum height limit applying to the subject land. In particular, Sundale Ltd is seeking to provide for buildings ranging from 2 to 6 storeys to align with a preliminary masterplan that has been prepared for the subject land.</p> <p>The Sundale Nambour Garden Village currently provides a range of retirement living accommodation, a clubhouse and rehabilitation centre, which has been operation since 1963. The preliminary masterplan that has been prepared for the subject land seeks to increase the number of aged care units and provide for a range of other supporting uses including a shop (convenience store), health care services (GP clinic/wellness centre) and child care centre to service residents of the facility and the wider community.</p> <p>The proposed redevelopment represents a new model of residential care and retirement housing (supported by a range of complementary facilities) that is not currently provided for on the Sunshine Coast. Given the region's ageing population and the subject land's location, setting and physical attributes, it is considered appropriate to propose a planning scheme amendment to help facilitate this new model of care.</p> <p>In relation to building height, it was proposed to amend the height of buildings and structure overlay for the subject land to have a graduated building height (23 metres and 8.5 metres) that responds to the topography and is sympathetic to surrounding residential development. Amendments were also proposed to the following planning scheme elements:-</p> <ul style="list-style-type: none"> <li>• the table of assessment for the Community facilities zone to provide for a limited range of business uses;</li> </ul>	<p><b>That:</b></p> <ol style="list-style-type: none"> <li>1. <b>Lot 2 on RP137360 is included in the Community facilities zone and annotated 15. Residential care facility/Retirement facility on Zone Map ZM18 (Nambour Local Plan Area);</b></li> <li>2. <b>the Height of Buildings and Structures Overlay Map OVM18H is amended to have a graduated building height of 23 metres and 8.5 metres in relation to the subject land;</b></li> <li>3. <b>the material change of use table of assessment for the Community facilities zone is amended to accommodate health care services (if conducted in association with a residential care facility or retirement facility on the same site) and a shop (if a corner store); and</b></li> <li>4. <b>the Nambour local plan code is amended to include</b></li> </ol>

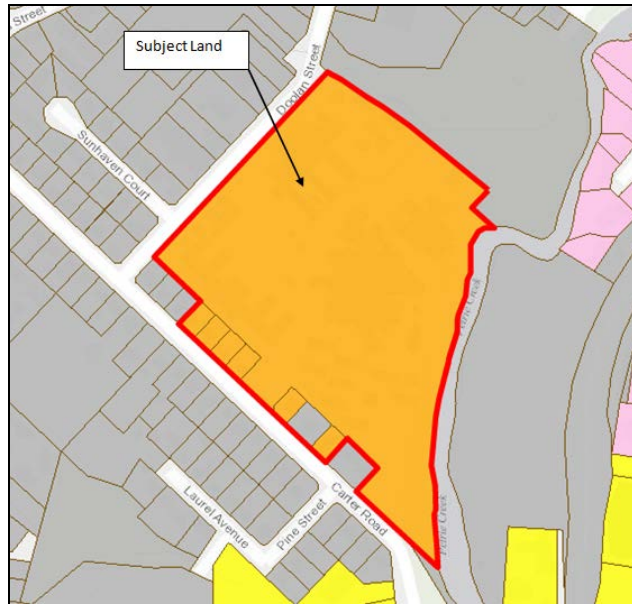
**Property Description**

**Sunshine Coast Planning Scheme 2014**

**Summary**

**Amendment**

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

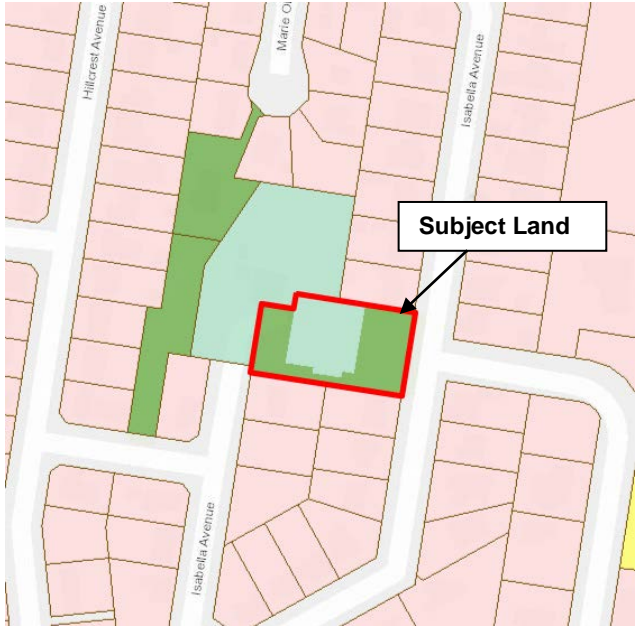



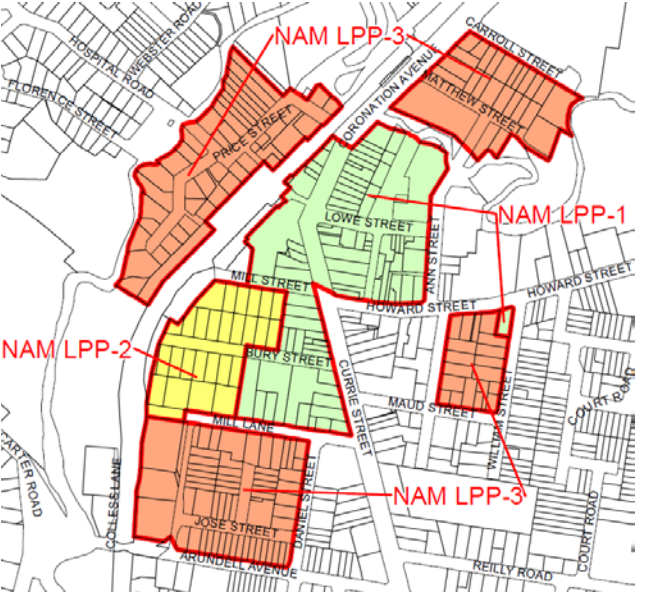
- the Nambour local plan code to include suitable provisions to ensure that site development occurs in an integrated manner and is sympathetic to surrounding residential development; and
- the applicable zone map to change the zoning of a small parcel of land owned by Sundale Ltd (16 Carter Road, being Lot 2 on RP137360) from the Medium density residential zone to the Community facilities zone (and annotated accordingly). This will ensure consistency with the zoning of the balance of the subject land.

**suitable provisions to ensure that site development occurs in an integrated manner and is sympathetic to surrounding residential development.**



Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p><b>10 Marie Olive Court (Lot 3 on RP139430)</b></p>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning</b></p> <p>The map shows a grid of lots. Lot 3 on Marie Olive Court is highlighted in green, indicating it is in the Open Space Zone. Surrounding lots are in pink (Low Density Residential Zone). A legend at the bottom identifies the zones: Low Density Residential Zone (pink), Open Space Zone (green), and Sport and Recreation Zone (light green).</p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Open space zone and is surrounded by properties included predominantly in the Low density residential zone. The only exception is the land to the immediate south which is included in the Open space zone due to it being a reserve for park and drainage and the lawn bowls club land, adjoining to the east, which is included in the Sport and recreation zone (refer to Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning).</p> <p>The subject land is 1496m<sup>2</sup> in area and currently contains an existing dwelling house. The inclusion of this land in the Open space zone appears to be a zoning anomaly.</p> <p>It was therefore proposed to include the subject land in the Low density residential zone to reflect the current residential use of the land and the adjoining Low density residential zoned land.</p>	<p><b>That Lot 3 on RP139430 is included in the Low density residential zone on Zone Map ZM18 (Nambour Local Plan Area).</b></p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p><b>28-30 Isabella Avenue, Nambour (Lot 2 on RP194344)</b></p>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p><b>Subject Land</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da; border: 1px solid #ccc; margin-right: 5px;"></span> Low Density Residential Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid #ccc; margin-right: 5px;"></span> Open Space Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #ccc; margin-right: 5px;"></span> Sport and Recreation Zone</li> </ul>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included partly in the Sport and recreation zone and partly in the Open space zone (refer to Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning).</p> <p>The Sport and recreation zone applies to the existing tennis courts and the Open space zone applies to the surrounding land which includes car parking and a playground (refer to Figures 1 and 2).</p> <p>The subject land is owned by Council and is predominantly used for sport and recreational uses (including outdoor sport and recreation (e.g. tennis courts) and park uses). The subject land is also used partly by the Nambour Heights Bowls Club (a sporting and recreation use) for parking purposes. It is considered that the Sport and recreation zone is the most appropriate zone for the subject land to reflect the predominant use of the land.</p> <p>There are no plans to extend the tennis courts.</p> <p><b>Figure 2: Aerial of subject land</b></p> 	<p><b>That Lot 2 on RP194344 is included in the Sport and recreation zone on Zone Map ZM18 (Nambour Local Plan Area).</b></p>

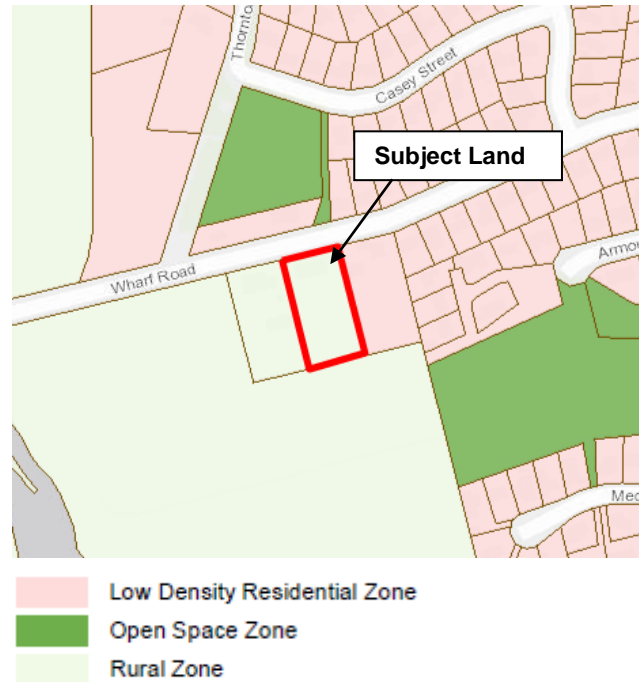
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p>14-22 Howard Street (Lot 2 on RP27875, Lot 2 on RP83276, Lot 2 on RP85686, Lot 1 on RP107269), 24-32 Howard Street (Lot 1 on RP206831), 107-109 Currie Street (Lot 1 on RP92555), 113 Currie Street (Lot 2 on RP92555), 115-117 Currie Street (Lot 3 on RP83276), 121-123 Currie Street (Lot 3 on RP85686), 125-129 Currie Street (Lot 2 on RP107269) and 131-135 Currie Street (Lot 12 on RP27869), Nambour</p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Nambour Local Plan Precinct</b></p>  <p>Legend:</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> NAM LPP-1, Nambour Hospitality Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> NAM LPP-2, Former Mill Site and Hospitality Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> NAM LPP-3, Town Centre Frame</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF00FF; border: 1px solid black; margin-right: 5px;"></span> NAM LPP-4, Nambour Health Hub</li> </ul>	<p>Council has received a request to extend Precinct NAM LPP-1 (Nambour Hospitality Area) to include land on the southern side of Howard Street and the eastern side of Currie Street, which includes the 'Nook and Cranny' bar and live entertainment venue and the large vacant building next door.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the current boundaries of the Precinct NAM LPP-1 (Nambour Hospitality Area) extend along the northern side of Howard Street and the western side of Currie Street (refer to Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Nambour Local Plan Precinct).</p> <p>The Nambour Hospitality Area (NAM LPP-1) and the Former Mill Site and Hospitality Area (NAM LPP-2) are areas identified for hospitality activity. The Nambour local plan code includes provisions relating to Precinct NAM LPP-1 (Nambour Hospitality Area) and Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) which provide for a range of entertainment/catering business uses and other business uses including food and drink outlets, function facilities, bars, hotels, and nightclub entertainment facilities that may operate after hours and include live music which creates a vibrant atmosphere.</p> <p>The extension of the Nambour Hospitality Area (NAM LPP-1) to include land on the southern corner of Howard and Currie Streets is considered appropriate having regard to current uses that operate at this location (such as the Nook and Cranny) and the suitability of existing building stock at this location that may be re-used to accommodate a range of entertainment/catering business uses.</p>	<p><b>That the Nambour Hospitality Area Precinct NAM LPP-1 is extended to include Lot 2 on RP27875, Lot 2 on RP83276, Lot 2 on RP85686, Lot 1 on RP107269, Lot 1 on RP206831, Lot 1 on RP92555, Lot 3 on RP83276, Lot 3 on RP85686, Lot 2 on RP107269 and Lot 12 on RP27869.</b></p>

**Property Description**

**57 Wharf Road, Bli Bli (Lot 2 on RP803635)**

**Sunshine Coast Planning Scheme 2014**

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



**Summary**

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is included in the Rural zone (refer to Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning) and is subject to a range of overlays including the Flood hazard overlay (refer to Figure 2: Extract of Sunshine Coast Planning Scheme 2014 - Flood Hazard Overlay).

Council has received a request to amend the zoning of the subject land from the Rural zone to the Low density residential zone.

The subject land is located on the south-western edge of the existing Bli Bli urban area. The site is approximately 4000m<sup>2</sup> in area and currently contains an existing dwelling house along the sites frontage to Wharf Road (refer to Figure 3: Aerial view of subject land). Existing low density residential development adjoins the subject land to the east and on the northern side of Wharf Road (refer to Figure 1 and 3).

**Figure 3: Aerial view of subject land**



Under the *South East Queensland (SEQ) Regional Plan 2009-2031*, the subject land is included in the Urban Footprint (refer to Figure 4: Extract of South East Queensland Regional Plan).

**Amendment**

**That Lot 2 on RP803635 is included in the Low density residential zone on Zone Map ZM19 (Bli Bli Local Plan Area) and that the Bli Bli local plan area boundary and Urban Growth Management Boundary is amended to include the subject land.**



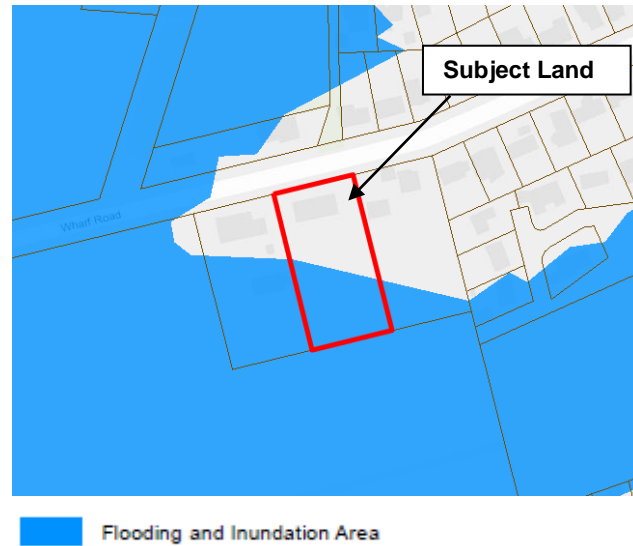
**Property Description**

**Sunshine Coast Planning Scheme 2014**

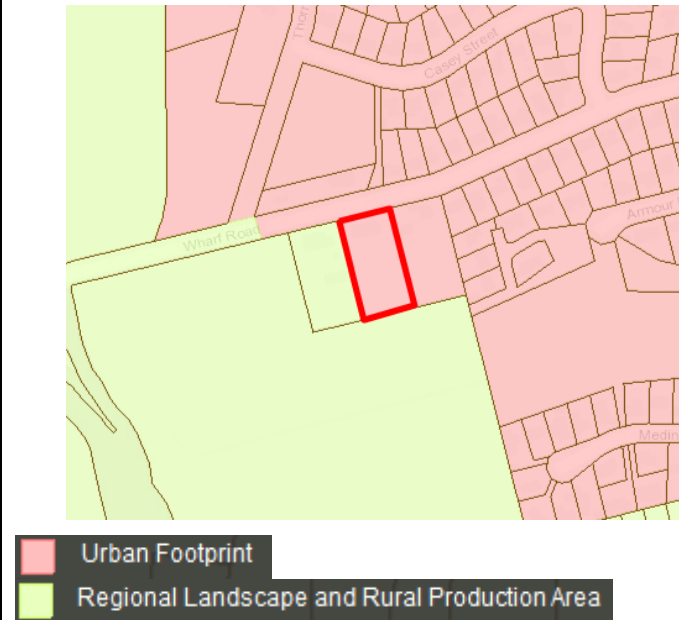
**Summary**

**Amendment**

**Figure 2: Extract of Sunshine Coast Planning Scheme 2014 - Flood Hazard Overlay**



**Figure 4: Extract of South East Queensland Regional Plan**



The inclusion of the subject land in the Low density residential zone is considered logical and appropriate having regard to the prevailing low density residential land uses that exist on and surrounding the subject land and the site's inclusion in the SEQ Regional Plan Urban Footprint boundary.

It was therefore proposed that the zoning of the subject land is amended from the Rural zone to the Low density residential zone. The change of zone also requires consequential planning scheme amendments to include the subject land within the Bli Bli local plan area boundary and the Urban Growth Management Boundary.



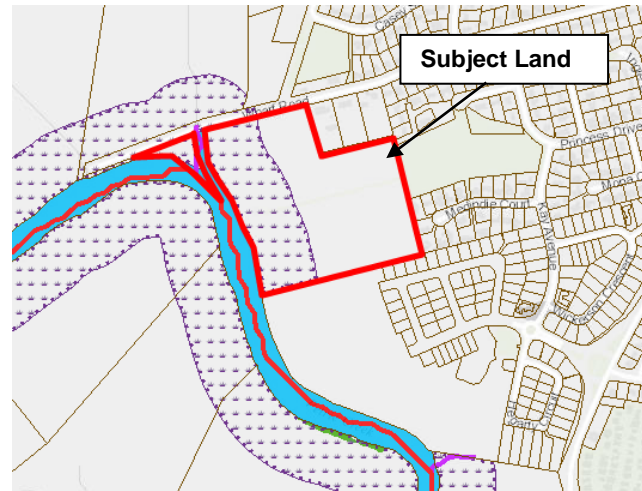
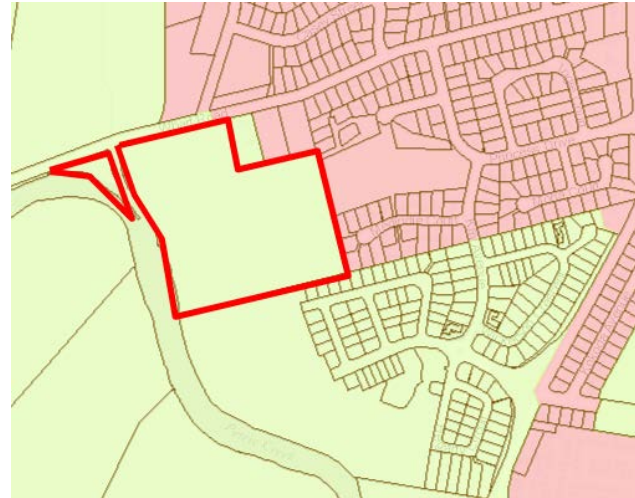
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p>87 Wharf Road, Bli Bli (Lot 1 on SP223025)</p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 - Zoning</b></p> 	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Rural zone (refer to Figure 1: Extract of Sunshine Coast Planning Scheme 2014 - Zoning) and is subject to a range of overlays including the Biodiversity, waterways and wetlands overlay and the Flood hazard overlay (refer to Figure 2: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay and Figure 3: Extract of Sunshine Coast Planning Scheme 2014 - Flood Hazard Overlay).</p> <p>Council has received a request on behalf of the owners to amend the zoning of the subject land from the Rural zone to the Low density residential zone.</p> <p>The subject land is located on the south-western edge of the existing Bli Bli urban area. The land is generally bound by Wharf Road to the north, existing residential and parkland to the east, the emerging Cutters Ridge Estate to the south and Petrie Creek to the west (refer to Figure 4: Aerial view of subject land).</p> <p><b>Figure 4: Aerial view of subject land</b></p>  <p>Under the <i>South East Queensland Regional Plan 2009-2031</i> the subject land was included in the Regional Landscape and Rural Production Area (refer to Figure 5: Extract of South East Queensland Regional Plan).</p>	<p><b>That:</b></p> <ol style="list-style-type: none"> <li><b>Lot 1 on SP223025 is split zoned to include the unconstrained part of the subject land in the Low density residential zone and a buffer to Petrie Creek included in the Environmental management and conservation zone on Zone Map ZM19 (Bli Bli Local Plan Area);</b></li> <li><b>the remainder of the subject land is retained in the Rural zone; and</b></li> <li><b>consequential planning scheme amendments are made as required to other parts of the planning scheme for consistency with the above amendments, particularly in relation to the Bli Bli local plan area boundary and Urban Growth Management Boundary.</b></li> </ol>

Figure 2: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay



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

Figure 5: Extract of South East Queensland Regional Plan 2009-2031



Under the *ShapingSEQ South East Regional Plan 2017*, the subject land is partly included in the Urban Footprint and partly in the Regional Landscape and Rural Production Area (refer to Figure 6: Extract of *ShapingSEQ*).

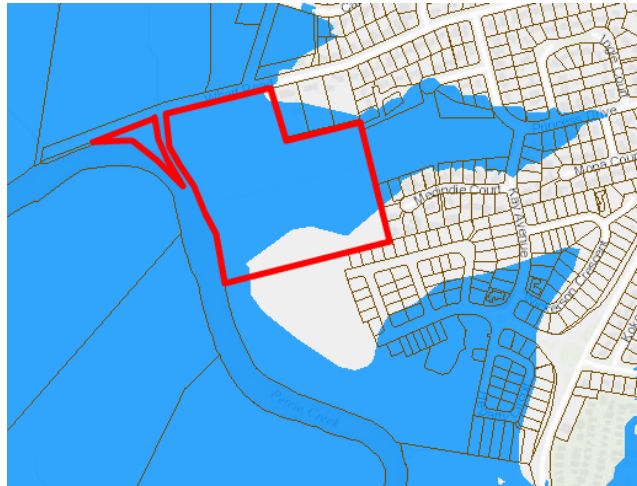
Property Description

Sunshine Coast Planning Scheme 2014

Summary

Amendment

Figure 3: Extract of Sunshine Coast Planning Scheme 2014 - Flood Hazard Overlay






 Flooding and Inundation Area

Figure 6: Extract of ShapingSEQ



 Urban Footprint

 Regional Landscape and Rural Production Area

As indicated in Figure 2 and 3, the subject land is substantially constrained by flooding and buffers to Petrie Creek. Only a small part at the southern section of the subject land is relatively unconstrained and has some potential for future urban residential development given its proximity to the adjoining Cutters Ridge Estate and access to services.

The approved plan for Stage 5 of the adjoining Cutters Ridge Estate provides a road stub at the north-western end (refer to Figure 7: Approved Stage 5 of Cutters Ridge Estate), which has the potential to connect to the elevated unconstrained part of the subject land and complete a logical completion of the Cutters Ridge Estate.

Given the above circumstances it is considered that the subject land can be split zoned to include the relatively unconstrained part of the site in the Low density residential zone with a buffer to Petrie Creek included in the Environmental management and conservation zone and the remainder of the subject land retained in the Rural zone.



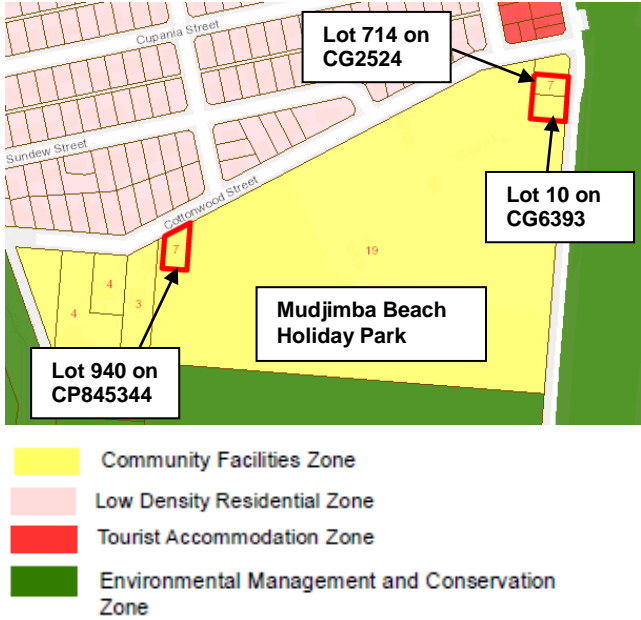
Figure 7: Approved Stage 5 of Cutters Ridge Estate

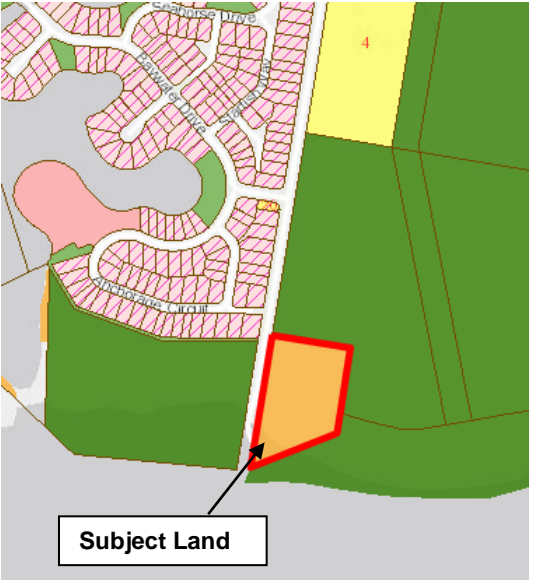


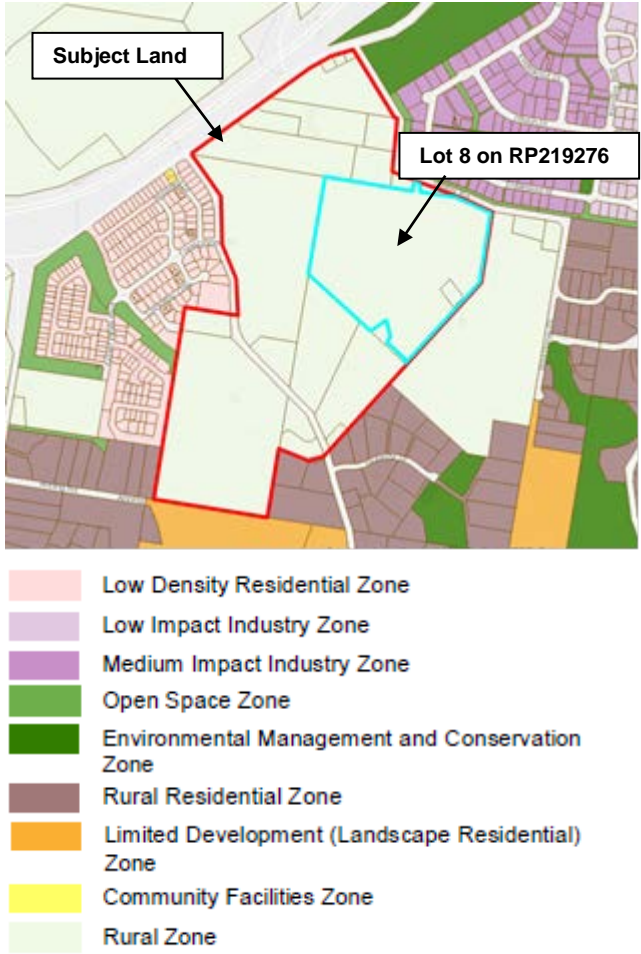
The amendments in relation to the subject land will also require consequential planning scheme amendments to the Bli Bli local plan area boundary, the Urban Growth Management Boundary and relevant Strategic Framework Maps.

It is noted that the site was subject to a submission during the public notification of the draft planning scheme. Council's response to the submission at the time recommended that the suitability of the site for urban development be further investigated with a view to informing Council's submission to the SEQ Regional Plan review. This investigation has now been completed and part of the site has been identified as suitable for urban development.

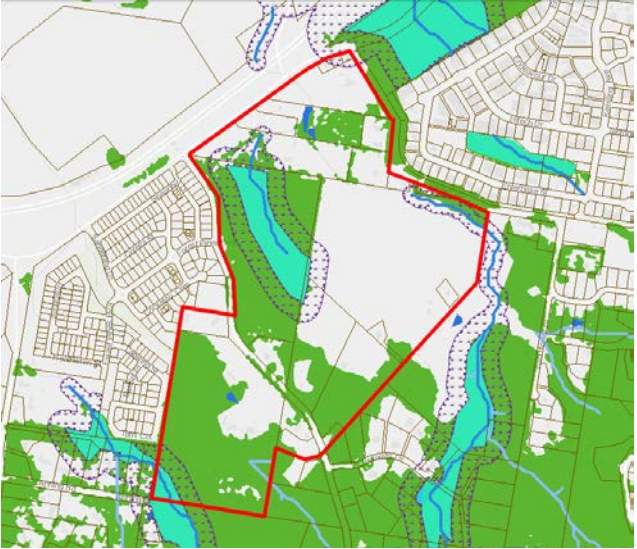
To ensure consistency between local and regional planning instruments, representations will be made to the State Government as part of the SEQ Regional Plan review requesting the inclusion of the southern part of the subject land in the Urban Footprint.

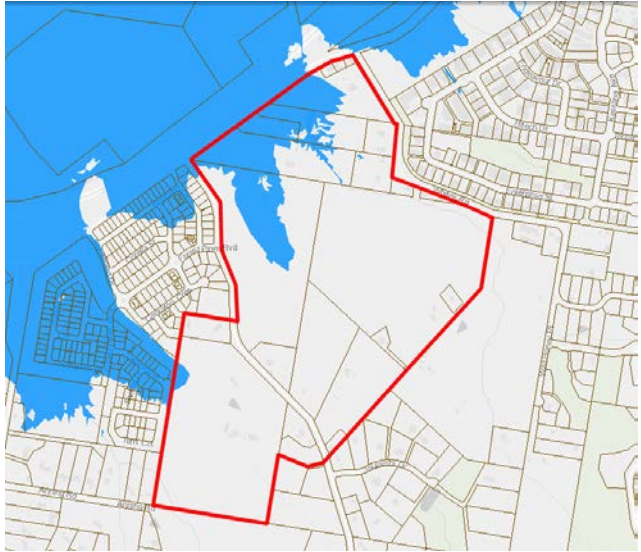
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p><b>1 Mudjimba Esplanade (Lot 714 on CG2524), Ocean Drive (Lot 10 on CG6393) and Cottonwood Street (Lot 940 on CP845344), Mudjimba</b></p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 - Zoning</b></p> 	<p>Three lots (Lot 714 on CG2524, Lot 10 on CG6393 and Lot 940 on CP845344) located on the periphery of the Mudjimba Beach Holiday Park are proposed to be used in conjunction with the Holiday Park.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the Mudjimba Beach Holiday Park (under the control of Council as trustee) is included in the Community facilities zone and annotated 19. Tourist park.</p> <p>The three adjoining lots (Lot 714, Lot 10 and Lot 940) are included in the Community facilities zone and are further described as follows:</p> <ul style="list-style-type: none"> <li>• Lot 714 CG2524 – currently annotated for ‘Emergency services’ (vacant land, owned by Council). Not used or required for emergency services;</li> <li>• Lot 10 CG6393 – not currently annotated (vacant land under control of Council as trustee); and</li> <li>• Lot 940 CP845344 – currently annotated for ‘Emergency services’ (former rural fire brigade under control of Council as trustee). State has amended the purpose of this reserve to recreation (to be used in conjunction with adjoining holiday park).</li> </ul> <p>It was proposed that the three lots (Lot 714, Lot 10 and Lot 940) are retained in the Community facilities zone and are annotated 19. Tourist park to facilitate future expansion of the Mudjimba Beach Holiday Park for tourist park purposes.</p>	<p><b>That Lot 714 on CG2524, Lot 10 on CG6393 and Lot 940 on CP845344 are annotated 19. Tourist park on Zone Map 21 (Maroochy North Shore Local Plan Area) to facilitate future expansion of the Mudjimba Beach Holiday Park for tourist park purposes.</b></p>

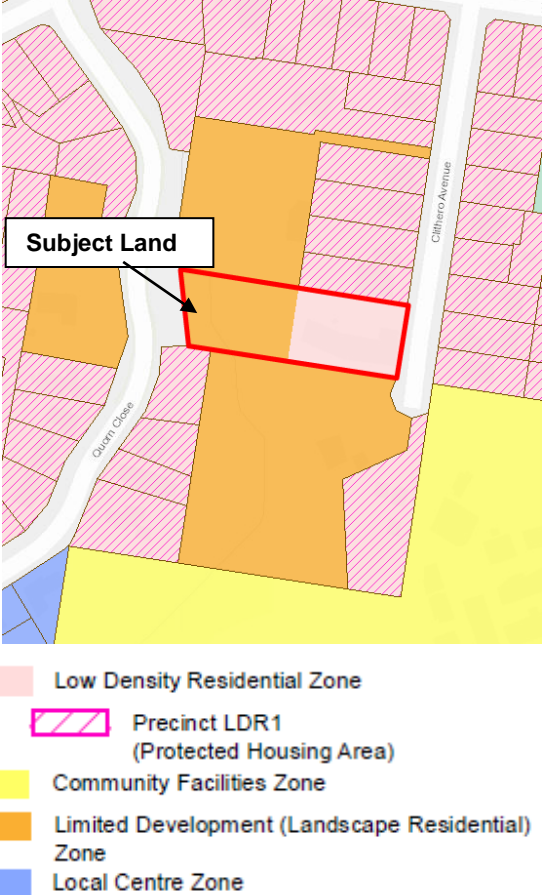
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p>Nojoor Road, Twin Waters (Lot 591 on CG1327)</p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 - Zoning</b></p>  <p>Legend:</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFC0CB; border: 1px solid black;"></span> Low Density Residential Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #FF00FF 2px, #FF00FF 4px); border: 1px solid black;"></span> Precinct LDR1 (Protected Housing Area)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; border: 1px solid black;"></span> Medium Density Residential Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Open Space Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> Environmental Management and Conservation Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> Community Facilities Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black;"></span> Limited Development (Landscape Residential) Zone</li> </ul>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Limited development (landscape residential) zone and is subject to a number of overlays including the Biodiversity, waterways and wetlands overlay which identifies the land entirely covered by native vegetation, waterways and wetlands.</p> <p>Council purchased the property on 14 February 2014 for environmental purposes.</p> <p>It was proposed that the zoning of the subject land is amended from the Limited development (landscape residential) zone to the Environmental management and conservation zone.</p>	<p>That:</p> <ol style="list-style-type: none"> <li>1. Lot 591 on CG1327 is included in the Environmental management and conservation zone on Zone Map ZM21 (Maroochy North Shore Local Plan Area); and</li> <li>2. Lot 591 on CG1327 is included in the “Greenspace” element on Figure 7.2.18A (Maroochy North Shore local plan elements).</li> </ol>

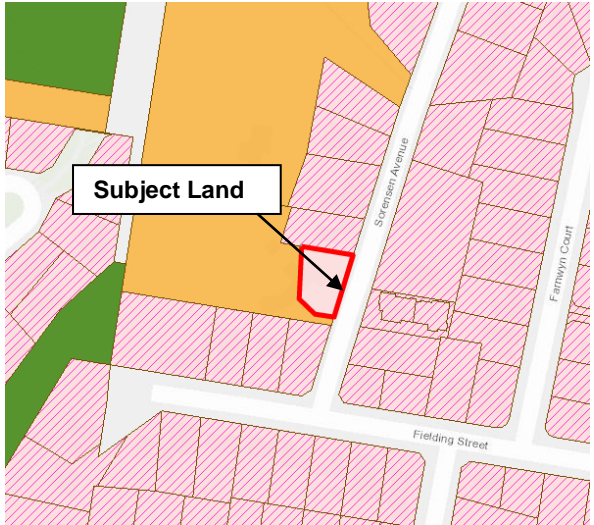
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p>719, 721, 723, 743, 753, 759 Old Maroochydore Rd (Lot 1 on RP132835, Lot on 3 RP132835, Lot on 2 SP283716, Lot 3 on RP202269, Lot 3 on RP160702, Lot 1 on RP149090)</p> <p>10, 24, 32-34, 36-40, 42, 46-54, 56-62, 64, 66-70, 72-78, 80-84 Whites Road (Lot 3 on SP283716, Lot 1 on RP175851, Lot 2 on RP202269, Lot 4 on RP197491, Lot 7 on RP219276, Lot 1 on RP99808, Lot 8 on RP219276, Lot 6 on RP212265, )</p> <p>1-59, 46, 61-75, 68, 74, 77-85, 87-93, 88, 95-</p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 - Zoning</b></p> 	<p>Council has received a request to amend the zoning of Lot 8 on RP219276 to facilitate the establishment of a retirement facility.</p> <p>In considering this request, the suitability of the surrounding land for urban development has also been taken into account.</p> <p>The subject land lies between the Kunda Park Industrial Estate located to the north-east, existing rural residential development to the east and south, existing low density residential development (Forest Pines) to the west and Old Maroochydore Road to the north-west. Whites Road forms the north-eastern boundary and Vise Road forms part of the western boundary. The eastern boundary generally coincides with the eastern boundary of Lot 8 on RP219276. The subject land is generally characterised as undulating former canelands.</p> <p>The subject land is included in the Urban Footprint, under the <i>South East Queensland Regional Plan 2009-2031</i>.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Rural zone (refer to Figure 1: Extract of Sunshine Coast Planning Scheme 2014 - Zoning) and located outside the Urban Growth Management Boundary. The land is subject to a number of overlays, including the Biodiversity, waterways and wetlands overlay and Flood hazard overlay (refer to Figures 2 and 3).</p> <p>Under the former <i>Maroochy Plan 2000</i>, the subject land was included in the Sustainable Cane Lands Precinct, in recognition of the agricultural activities undertaken in the area at that time. However, in the past 15 years, agricultural activities have generally ceased in this area with the demise of the sugar industry and increasing rural residential, residential and industrial activities.</p> <p>Lot 8 is predominantly unconstrained and has potential for future urban development (e.g. a retirement facility), given its proximity to Buderim and access to services. However, further consideration will need to be given to:</p> <ul style="list-style-type: none"> <li>access and servicing from Whites Road;</li> <li>buffering along the creek corridor and along the western boundary;</li> </ul>	<p><b>That:</b></p> <ol style="list-style-type: none"> <li>Lot 7 on RP219276, Lot 8 on RP219276, Lot 6 on RP212265, Lot 5 on RP199169, Lot 1 on RP149089, Lot 6 on RP167020, Lot 2 on RP202269, Lot 3 on RP202269, Lot 1 on RP175851, Lot 1 on RP149090, Lot 3 on RP160702, Lot 3 on SP283716, Lot 4 on RP197491, Lot 1 on RP99808, Lot 1 on RP132835, Lot 3 on RP132835 and Lot 2 on SP283716 are included in the <b>Emerging community zone on Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area)</b>;</li> <li>Lot 13 on RP901250 is included in the <b>Low density residential zone on Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area)</b>;</li> <li>Lot 4 on RP199169, Lot 1 and Lot 2 on SP158360 are included in the <b>Rural</b></li> </ol>



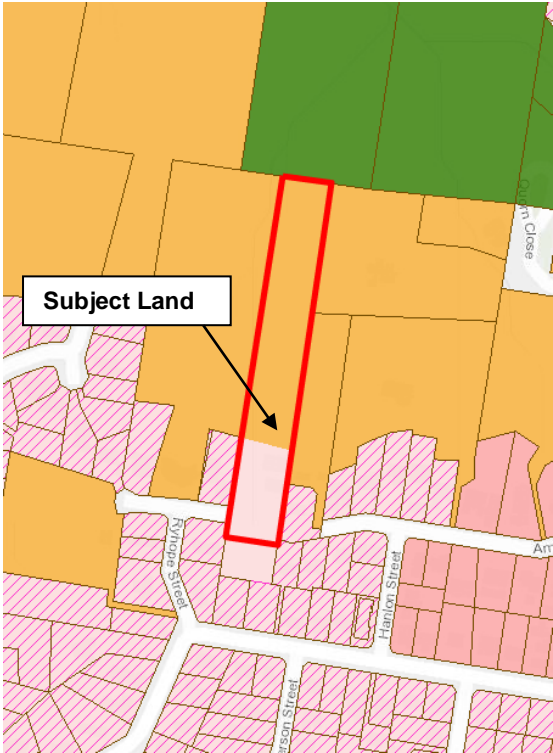
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p>97 Vise Road (Lot 5 on RP167020, Lot 13 on RP901250, Lot 6 on RP167020, Lot 2 on RP51263, Lot 1 on SP158360, Lot 1 on RP149089, Lot 5 on RP199169, Lot 2 on SP158360, Lot 4 on RP199169)</p>	<p>Figure 2 – Extract of <i>Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay</i></p>  <p><b>Native Vegetation Area</b></p> <p><b>Waterways</b></p> <ul style="list-style-type: none"> <li>Stream Order 1 - 2</li> <li>Stream Order 3 - 4</li> <li>Stream Order 5 and above</li> </ul> <p><b>Waterbodies</b></p> <ul style="list-style-type: none"> <li>Natural Waterbodies</li> <li>Constructed Waterbodies</li> </ul> <p><b>Wetlands</b></p> <ul style="list-style-type: none"> <li>Wetlands</li> <li>Ramsar Wetlands</li> </ul> <p><b>Declared Fish Habitat Areas</b></p> <ul style="list-style-type: none"> <li>Declared Fish Habitat Area</li> </ul> <p><b>Riparian Areas</b></p> <ul style="list-style-type: none"> <li>Riparian Protection Area</li> </ul>	<ul style="list-style-type: none"> <li>the appropriate protection of land required to accommodate local flooding and drainage constraints; and</li> <li>buffering to the industrial estate to the north-east.</li> </ul> <p>The remainder of the subject land is constrained by waterways, wetlands, flooding and significant vegetation (identified provisionally in Figures 2 and 3), with only small pockets of land potentially suitable for urban development located to the north and south of Lot 8 and on the south-western side of Vise Road.</p> <p>It is considered that any future urban development on Lot 8 and the adjoining unconstrained land to the north and south should be subject to structure planning to provide for an integrated development outcome. Therefore, this land was included in the Emerging community zone.</p> <p>The remaining unconstrained pockets of land on the south-western side of Vise Road were included in the Low density residential zone (where adjoining the existing Forest Pines low density residential area) and the Rural residential zone (where adjoining the existing rural residential area). Heavily constrained parts of the subject land were included in the Limited development (landscape residential) zone. The land adjacent to Wild Honey Place and Whites Road is included in the Rural residential zone and the Limited development (landscape residential) zone in recognition of the environmental values and provides a transition from the existing rural residential area adjoining to the south and to the east.</p> <p>The amendment also includes specific provisions in the Forest Glen/Kunda Park/Tanawha local plan code to guide future development in the Emerging community zone and amendments to Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) to include indicative road linkages, access points and intersection upgrades. The amendments in relation to the subject land also require consequential planning scheme amendments to other parts of the planning scheme particularly in relation to the Urban Growth Management Boundary and the Rural Residential Growth Management Boundary.</p> <p>Note: The properties directly to the east of the subject area, being Lot 14 on RP854222 at 66-70 Whites Road, Lot 1 on RP218349 at</p>	<p>residential zone on Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area);</p> <ol style="list-style-type: none"> <li>Lot 2 on RP51263 is split zoned Rural residential and Limited development (landscape residential) on Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area);</li> <li>Lot 5 on RP167020 is included in the Limited development (landscape residential) zone on Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area);</li> <li>specific provisions relating to the subject land are included in section 7.2.11 (Forest Glen/Kunda Park/Tanawha local plan code) and Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements); and</li> <li>consequential planning scheme amendments are made as required to</li> </ol>

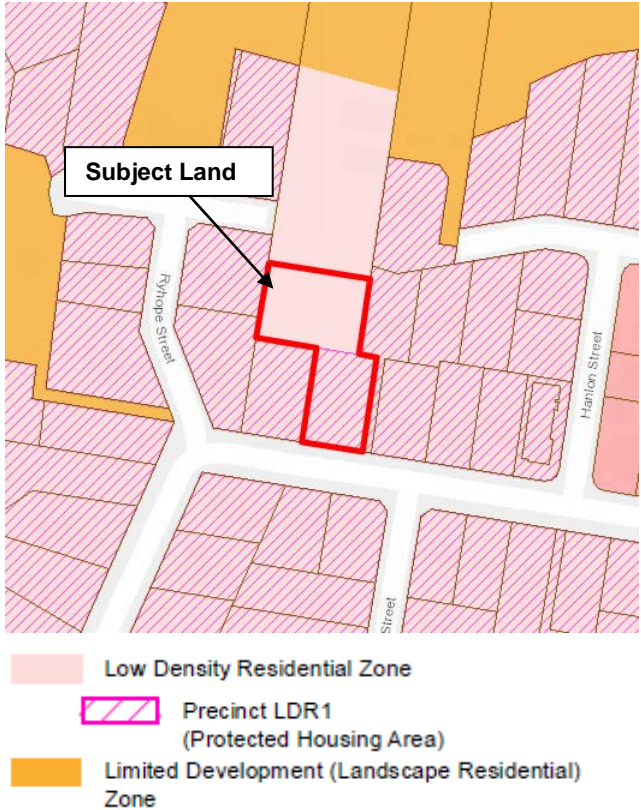
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
	<p data-bbox="349 304 987 360"><b>Figure 3: - Extract of Sunshine Coast Planning Scheme 2014 - Flood Hazard Overlay</b></p>  <p data-bbox="349 951 719 975"> <span style="display: inline-block; width: 15px; height: 10px; background-color: blue; margin-right: 5px;"></span> Flooding and Inundation Area         </p>	<p data-bbox="1010 264 1738 376">72-78 Whites Road and Lot 3 on SP165282 at 80-84 Whites Road, are retained in the Rural zone following consideration of submissions received during public notification of the proposed planning scheme amendment.</p>	<p data-bbox="1809 264 2051 376"><b>other parts of the planning scheme for consistency with the above amendments.</b></p>

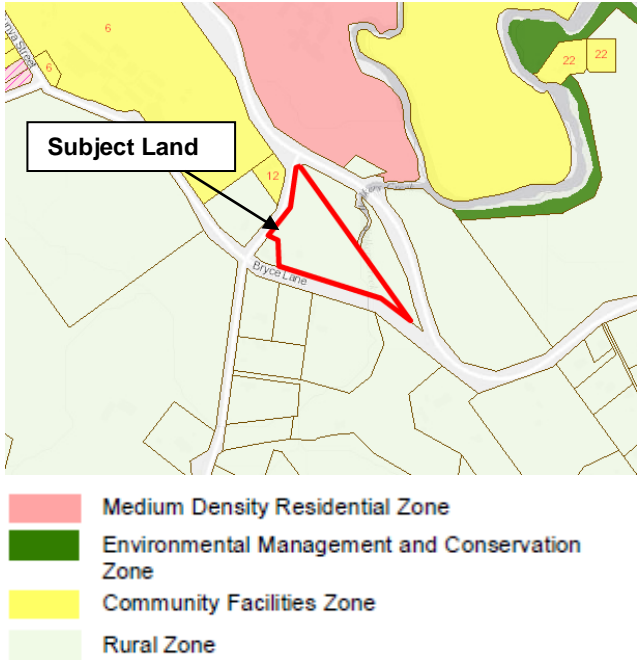
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p><b>34-36 Clithero Avenue, Buderim (Lot 40 on RP190223)</b></p>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p>Legend:</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da; border: 1px solid #c6c8ca; margin-right: 5px;"></span> Low Density Residential Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #f8d7da 2px, #f8d7da 4px); border: 1px solid #c6c8ca; margin-right: 5px;"></span> Precinct LDR1 (Protected Housing Area)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3cd; border: 1px solid #ffee58; margin-right: 5px;"></span> Community Facilities Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffc107; border: 1px solid #ffee58; margin-right: 5px;"></span> Limited Development (Landscape Residential) Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #17a2b8; border: 1px solid #c6c8ca; margin-right: 5px;"></span> Local Centre Zone</li> </ul>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Limited development (landscape residential) zone (in part) and the Low density residential zone (in part) (refer to Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning).</p> <p>The adjoining Low density residential zoned land is included in Precinct LDR1 (Protected Housing Area).</p> <p>The exclusion of that part of the subject land in the Low density residential zone from Precinct LDR1 (Protected Housing Area) is an anomaly.</p> <p>It was therefore proposed that the Low density residential zoned part of the subject land is included in Precinct LDR1 (Protected Housing Area), to be consistent with the adjoining Low density residential land.</p>	<p><b>That the Low density residential zoned part of Lot 40 on RP190223 is included in Precinct LDR1 (Protected Housing Area) on Zone Map ZM32 (Buderim Local Plan Area).</b></p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p><b>5A Sorensen Avenue, Buderim (Lot 5 on SP237501)</b></p>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p><b>Subject Land</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f8cbad; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #f8cbad 2px, #f8cbad 4px); border: 1px solid black; margin-right: 5px;"></span> Precinct LDR1 (Protected Housing Area)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> Limited Development (Landscape Residential) Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Environmental Management and Conservation Zone</li> </ul>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Low density residential zone. The adjoining Low density residential land is included in Precinct LDR1 (Protected Housing Area) (refer to Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning) .</p> <p>The exclusion of the subject land from Precinct LDR1 (Protected Housing Area) is an anomaly. It was proposed that the subject land is included in Precinct LDR1 (Protected Housing Area) to be consistent with the adjoining Low density residential land.</p>	<p><b>That Lot 5 on SP237501 is included in Precinct LDR1 (Protected Housing Area) on Zone Map ZM32 (Buderim Local Plan Area).</b></p>



Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p><b>10 Ryhope Street, Buderim (Lot 5 on SP269584)</b></p>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p>Subject Land</p> <p>Low Density Residential Zone</p> <p>Precinct LDR1 (Protected Housing Area)</p> <p>Limited Development (Landscape Residential) Zone</p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Limited development (landscape residential) zone (in part) and the Low density residential zone (in part) (refer to Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning)).</p> <p>The adjoining Low density residential zoned land is included in Precinct LDR1 (Protected Housing Area).</p> <p>The exclusion of that part of the subject land in the Low density residential zone from Precinct LDR1 (Protected Housing Area) is an anomaly.</p> <p>It was therefore proposed that the Low density residential zoned part of the subject land is included in Precinct LDR1 (Protected Housing Area), to be consistent with the adjoining Low density residential land.</p>	<p><b>That the Low density residential zoned part of Lot 5 on SP269584 is included in Precinct LDR1 (Protected Housing Area) on Zone Map ZM32 (Buderim Local Plan Area).</b></p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p><b>70 Lindsay Road, Buderim (Lot 2 on SP269584)</b></p>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p>The map shows a residential street grid. A specific lot is outlined in red and labeled 'Subject Land'. This lot is situated between Ryhope Street to the west and Hanlon Street to the east. The surrounding area is zoned as Low Density Residential (light pink), with some areas designated as Precinct LDR1 (Protected Housing Area) indicated by pink diagonal hatching. To the north of the subject land, there is an area zoned as Limited Development (Landscape Residential) in orange.</p> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>Low Density Residential Zone</li> <li>Precinct LDR1 (Protected Housing Area)</li> <li>Limited Development (Landscape Residential) Zone</li> </ul>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Low density residential zone, with part of the subject land included in Precinct LDR1 (refer to Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning)).</p> <p>The exclusion of that part of the subject land in the Low density residential zone from Precinct LDR1 (Protected Housing Area) is an anomaly.</p> <p>It was therefore proposed that the Low density residential zoned part of the subject land is included in Precinct LDR1 (Protected Housing Area), to be consistent with the adjoining Low density residential land.</p>	<p><b>That the Low density residential zoned part of Lot 40 on RP190223 is included in Precinct LDR1 (Protected Housing Area) on Zone Map ZM32 (Buderim Local Plan Area).</b></p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p><b>7 Bryce Lane, Maleny (Lot 1 on RP165654)</b></p>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p> <span style="display: inline-block; width: 15px; height: 10px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> Medium Density Residential Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> Environmental Management and Conservation Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Community Facilities Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> Rural Zone </p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Rural zone (refer to Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning)).</p> <p>The subject land is currently leased to the Maleny Historical Society and accommodates a range of community uses, including a historical museum, men’s shed and meeting rooms.</p> <p>It was proposed to amend the zoning of the subject land from the Rural zone to the Community facilities zone (with a Community use annotation) to better reflect existing and likely future community uses on the subject land.</p>	<p><b>That Lot 1 RP165654 is included in the Community facilities zone and annotated 4. Community use on Zone Map ZM38.</b></p>

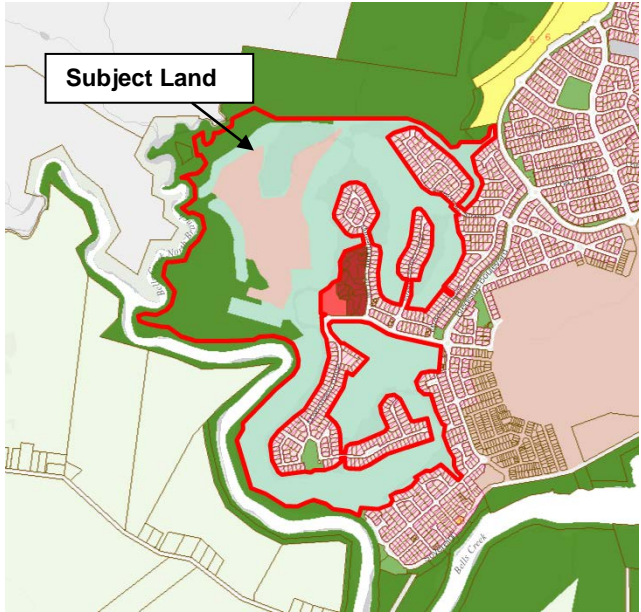
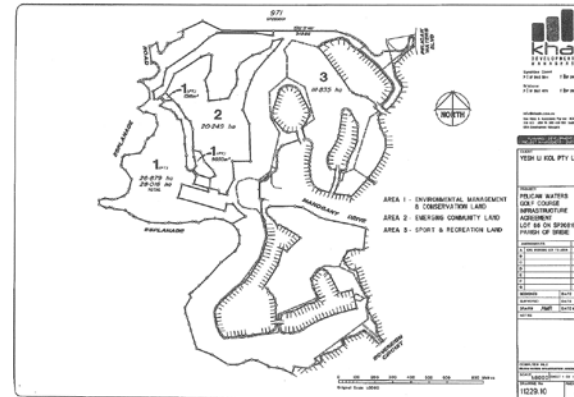
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p><b>40 Mahogany Drive, Pelican Waters Golf Club, Pelican Waters (Lot 65 on SP208108)</b></p>	<p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p>The map shows various zoning areas: Low Density Residential Zone (pink), Precinct LDR1 (Protected Housing Area) (hatched pink), Environmental Management and Conservation Zone (dark green), Open Space Zone (medium green), Sport and Recreation Zone (light green), Community Facilities Zone (yellow), Emerging Community Zone (orange), and Rural Zone (light green). The subject land is outlined in red and located near the intersection of Pelican Waters Golf Course and Mahogany Drive.</p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Sport and recreation zone (in part), the Emerging community zone (in part) and the Environmental management and conservation zone (in part) (refer to Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning).</p> <p>Prior to the commencement of the <i>Sunshine Coast Planning Scheme 2014</i>, Council and the proponent entered into an Infrastructure Agreement (entitled ‘Pelican Waters Golf Course Infrastructure Agreement 2014’).</p> <p>On 4 February 2015 the Pelican Waters Golf Course Infrastructure Agreement 2014 Deed of Variation was executed. Clause 2.1(n) of the Deed of Variation requires the Council to use its best endeavours to propose and progress a planning scheme amendment to amend the zoning allocations of the Development Land (as identified on Zone Map ZM46 – Golden Beach/Pelican Waters Local Plan Area of the planning scheme) to align with the respective boundaries of the EMCZ Land (shown as Area 1 – Environmental management and conservation land), ECZ Land (shown as Area 2 –Emerging community land) and SRZ Land (shown as Area 3 – Sport and recreation land) on drawing number 11229.10 “Development Areas Drawing” (refer to Figure 2: Development Areas Drawing).</p>	<p><b>That:</b></p> <ol style="list-style-type: none"> <li><b>the zoning of Lot 65 on SP208108 on Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area) is amended to align with the Development Areas Drawing (Drawing No. 11229.10) attached to the Pelican Waters Golf Course Infrastructure Agreement 2014 Deed of Variation and to allow for the relocation of the existing championship level driving range; and</b></li> <li><b>the Height of Buildings and Structures Overlay Map OVM 46H (Golden Beach/Pelican Waters Local Plan Area) is amended to align with the amended zoning boundaries.</b></li> </ol>



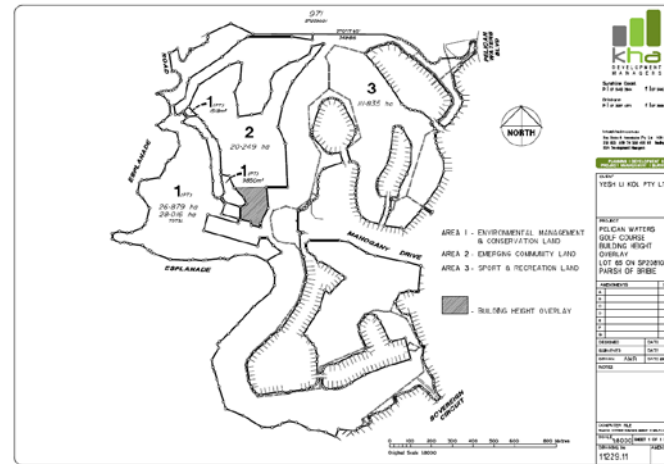
Figure 2: Development Areas Drawing



The difference between the zoning allocations of the subject land under the *Sunshine Coast Planning Scheme 2014* and the Deed of Variation – drawing number 11229.10 “Development Areas Drawing” are minimal and have generally been realigned to more accurately reflect the preferred land use allocations.

The amendment to the zoning allocations over the subject land also requires an amendment to the maximum height allocations identified on the Height of Buildings and Structures Overlay Map (OVM46H), particularly in relation to the 11 metre height allocation over the southern part of the proposed Area 2 – Emerging Community Zone. The extent of the 11 metre height allocation is identified on Drawing No. 11229.11 (refer to Figure 3: Drawing No. 11229.11 )

Figure 3: Drawing No. 11229.11



Therefore, in accordance with Clause 2.1(n) of the Deed of Variation, it was proposed to amend the zoning of the subject land and the Height of Buildings and Structures Overlay Map to align with drawing number 11229.10 (refer to Figure 2) and drawing number 11229.11 (refer to Figure 3).

Since the above amendments were publicly notified, it has become evident that the land available in the Sport and recreation zone is not sufficient to allow for the relocation of the existing championship level driving range. Council received a submission during public notification of the proposed amendments, requesting a further amendment to extend the Sport and recreation zone westwards by 85 metres (i.e. 0.69 hectares) and reducing the Environmental management and conservation zone.

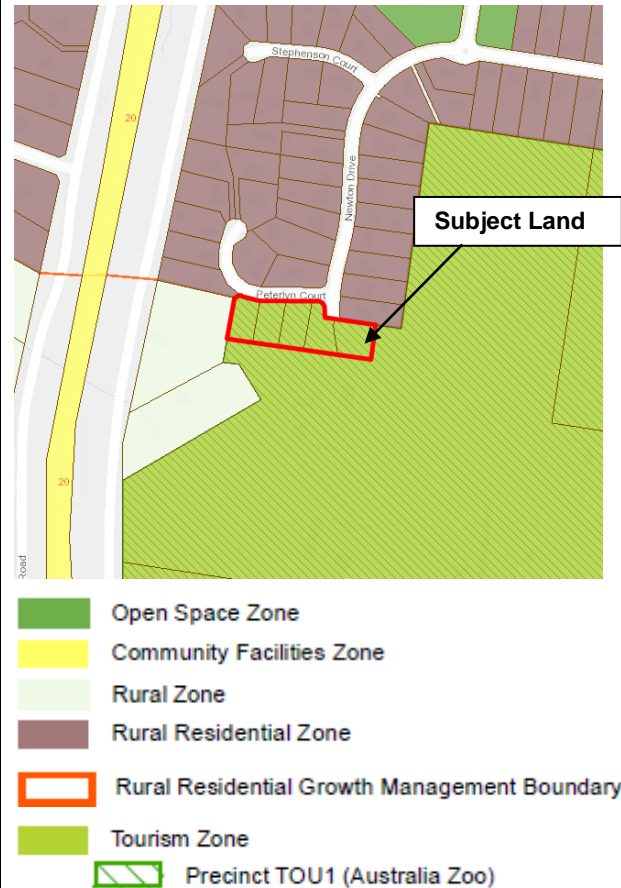
Having considered the submission material and undertaking further investigation into the ecological considerations, it was proposed to proceed with the proposed amendment that was on public display and undertake the requested further amendment between the Sport and recreation zone and the Environmental management and conservation zone, subject to the execution of a Deed of Variation to the Pelican Waters Golf Course Infrastructure Agreement specifying obligations for the proponent to provide a biodiversity offset.

**Property Description**

**3, 5, 7 and 9 Peterlyn Court and 39A Newton Drive, Beerwah (Lots 2, 3, 4, 5 & 6 on SP206271)**

**Sunshine Coast Planning Scheme 2014**

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

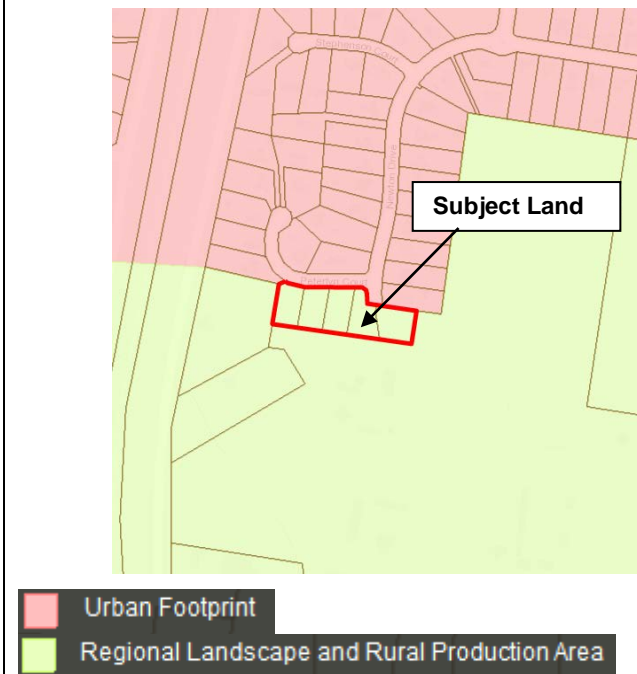


**Summary**

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is included in the Tourism zone Precinct TOU1 (Australia Zoo) (refer to Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Zoning) and a maximum building height of 15 metres applies (refer to Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Height of Buildings and Structures Overlay Map).

Under the *South East Queensland (SEQ) Regional Plan 2009-2031*, the subject land is included within the Regional Landscape and Rural Production Area (refer to Figure 3: Extract of South East Queensland Regional Plan).

**Figure 3: Extract of South East Queensland Regional Plan 2009-2031**



Under the *ShapingSEQ South East Regional Plan 2017*, the subject land is included in the Urban Footprint (refer to Figure 4: Extract of *ShapingSEQ*).

**Amendment**

**That:**

1. **Lots 2, 3, 4, 5 and 6 on SP206271 are included in the Rural residential zone on the Zone Map and in the 8.5 metre height category on the Height of Buildings and Structures Overlay Map; and**
2. **consequential planning scheme amendments are made to other parts of the planning scheme, particularly in relation to the Landsborough local plan area boundary and Rural Residential Growth Management Boundary.**

**Property Description**

**Sunshine Coast Planning Scheme 2014**

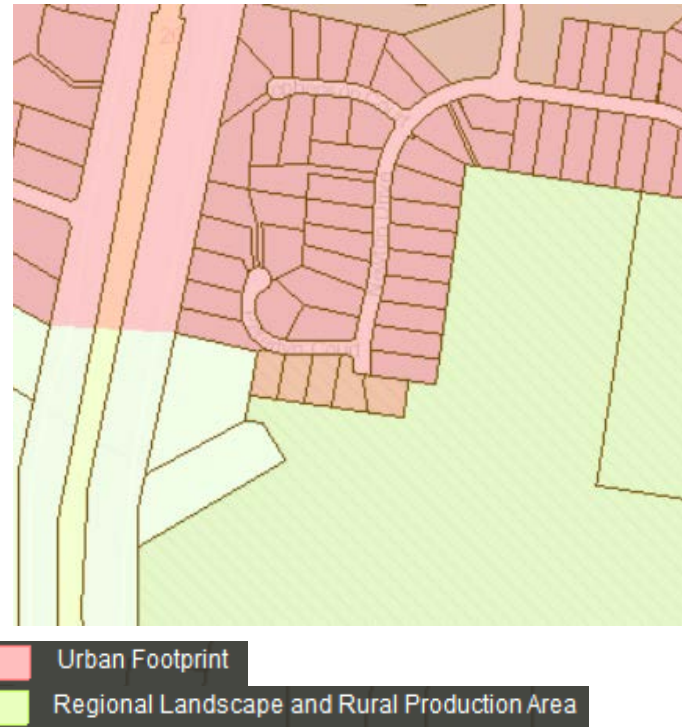
**Summary**

**Amendment**

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



**Figure 4: Extract of ShapingSEQ**



The subject land consists of 5 lots under separate ownership (ranging in size of between 1,500m<sup>2</sup> to 1,800m<sup>2</sup>) and each comprising a dwelling house (refer to Figure 5: Aerial View). The lots were created as part of a 2006 reconfiguration approval that effectively consolidated 9 lots into 7 lots (2006/520006). This approval (a boundary realignment) resulted in 8 of the lots being consolidated into one lot, to form the majority of Australia Zoo and the remaining lot into 6 lots. Lots 2-6 were sold and developed for residential purposes.



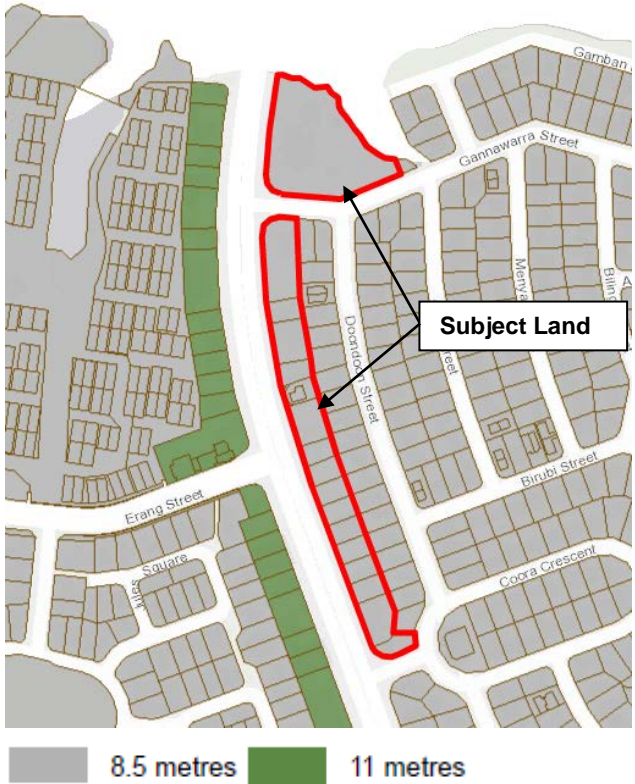

Figure 5: Aerial view



The Tourism zone Precinct TOU1 (Australia Zoo) was intended to apply to land under the ownership of Australia Zoo. The inclusion of the subject land in the Tourism zone Precinct TOU1 (Australia Zoo) appears to be an anomaly as the subject land is not under the ownership of Australia Zoo.

The land is currently developed for rural residential purposes and adjoins land contained within the Rural residential zone and located within the Urban Footprint. It is therefore considered appropriate that the subject land is included in the Rural residential zone. It was also proposed that the maximum building height of the subject land is amended from 15 metres to 8.5 metres to be consistent with the maximum building height applying to the adjoining land to the north.

The amendments in relation to the subject land will also require consequential planning scheme amendments to other parts of the planning scheme, particularly in relation to the Landsborough Local

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
		plan area boundary and the Rural Residential Growth Management Boundary.	
<p>43 Ganawarra Street (Lot 4 on RP847981), 695 Nicklin Way (Lot 1 on SP114279), 697 Nicklin Way (Lot 237 on C9287), 701 Nicklin Way (Lot 235 on RP200659), 703 Nicklin Way (Lot 234 on C9287), 705 Nicklin Way (Lot 0 on BUP5976), 709 Nicklin Way (Lot 232 on RP857119), 711 Nicklin Way (Lot 230 on C9287), 721 Nicklin Way (Lot 229 on C9287, Lot 228 on C9287, Lot 227 on C9287, Lot 226 on C9287 &amp; Lot 225 on C9287), 723 Nicklin Way (Lot 224 on C9287), 725 Nicklin Way (Lot 223 on C9287), 729 Nicklin Way</p>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Height of Buildings and Structures Overlay Map</b></p> 	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the District centre zone and identified on the Height of Buildings and Structures Overlay Map with a maximum building height of 8.5 metres (Refer to Figures 1 and 2).</p> <p>Council has received representations on behalf of the owners of Lot 4 on RP847981 seeking to reinstate the maximum building height for the site under the superseded <i>Caloundra City Plan 2004</i>.</p> <p>Under the superseded <i>Caloundra City Plan 2004</i>, a maximum building height of 11 metres applied to Lot 4 on RP847981 as well as to the lots to the west and to the south fronting Nicklin Way (as indicated in Figure 3 below). It was proposed that the maximum building height of 11 metres is reinstated for all of these properties.</p> <p><b>Figure 3: Extract of Superseded Caloundra City Plan 2004</b></p> 	<p>That Lot 4 on RP847981, Lot 1 on SP114279, Lot 237 on C9287, Lot 235 on RP200659, Lot 234 on C9287, Lot 0 on BUP5976, Lot 232 on RP857119, Lot 230 on C9287, Lot 229 on C9287, Lot 228 on C9287, Lot 227 on C9287, Lot 226 on C9287, Lot 225 on C9287, Lot 224 on C9287, Lot 223 on C9287, Lot 2 on RP902435 and Lot 1 on RP212458 are included in the 11 metre height category on the Height of Buildings and Structures Overlay Map (Overlay Map OVM44H).</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Amendment
<p>(Lot 2 on RP902435) and 1 Coora Crescent (Lot 1 on RP212458), Currimundi</p>	<p><b>Figure 2: Extract of Sunshine Coast Planning Scheme 2014 Zoning Map</b></p> <p><b>Subject Land</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4a7ebb; border: 1px solid black; margin-right: 5px;"></span> District Centre Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #66aaff; border: 1px solid black; margin-right: 5px;"></span> Local Centre Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e67e22; border: 1px solid black; margin-right: 5px;"></span> Medium Density Residential Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f0c0c0; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90d090; border: 1px solid black; margin-right: 5px;"></span> Open Space Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #408040; border: 1px solid black; margin-right: 5px;"></span> Environmental Management and Conservation Zone</li> </ul>		