

## Amendment Instrument

# Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 24 – Additional South East Queensland Regional Plan 2017 (SEQRP) Sites and Other Zoning Matters

Made under the *Planning Act 2016*, section 20 (Amending  
planning schemes under Minister's rules)

This amendment has effect on and from 16 May 2022



## 1. Short title

This amendment instrument may be cited as the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 24*.

## 2. Commencement

This amendment instrument has effect on and from 16 May 2022.

## 3. Purpose

The purpose of the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 24* is to:-

- (a) make zoning changes and local plan area boundary changes relating to specific sites, in order to:
  - (i) respond to changes to the Urban Footprint under the *South East Queensland Regional Plan 2017*; and
  - (ii) better reflect existing development approvals or desired future land uses.
- (b) amend local plan provisions, where relevant, to provide more detailed planning outcomes in response to zoning and local plan area boundary changes; and
- (c) amend the growth management boundaries to reflect zoning and local plan area boundary changes.

## 4. Amendment table

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

**Table 1**            **Amendment table**

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>
<b>Planning scheme component</b>	<b>Planning scheme provision</b>	<b>Amendment</b>
Part 7(Local Plans)	Section 7.2.11 (Forest Glen/Kunda Park/Tanawha local plan code), Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements)	Amend as shown in <b>Appendix B</b>
Part 7 (Local Plans)	Section 7.2.16 (Landsborough local plan code), Section 7.2.16.2 (Context and setting), Section 7.2.16.4 (Performance outcomes and acceptable outcomes)	Amend as shown in <b>Appendix A</b>
Part 7 (Local Plans)	Section 7.2.16 (Landsborough local plan code), Figure 7.2.16A (Landsborough local plan elements)	Amend as shown in <b>Appendix A</b> and <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha local plan area)	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM42 (Landsborough local plan area)	Amend as shown in <b>Appendix B</b>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Local Plan Map LPM42 (Landsborough local plan precincts)	Amend as shown in <b>Appendix B</b>

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

**Table 2 Consequential amendment table**

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 (About the Planning Scheme)	Map SCC1 (Local government planning scheme area and context)	Amend the Local Plan Area to align with the proposed amendments to: <ul style="list-style-type: none"> <li>• Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha local plan area); and</li> <li>• Zone Map ZM42 (Landsborough local plan area).</li> </ul>
Part 3 (Strategic Framework), Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Strategic Framework Map SFM1 (Land Use Elements)</li> <li>• Strategic Framework Map SFM2 (Economic Development Elements)</li> <li>• Strategic Framework Map SFM3 (Transport Elements)</li> <li>• Strategic Framework Map SFM4 (Infrastructure Elements)</li> <li>• Strategic Framework Map SFM6 (Community Identity, Character and Social Inclusion Elements)</li> </ul>	Amend the Urban Growth Management Boundary and Urban Area land use category to align with the proposed amendments to: <ul style="list-style-type: none"> <li>• Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha local plan area); and</li> <li>• Zone Map ZM42 (Landsborough local plan area).</li> </ul>
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	<ul style="list-style-type: none"> <li>• Figure 9.4.8A (2031 Functional Transport Hierarchy)</li> <li>• Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))</li> <li>• Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))</li> <li>• Figure 9.4.8C (2031 Strategic Network of Public Transport Links)</li> </ul>	Amend the Urban Area land use category to align with the proposed amendments to: <ul style="list-style-type: none"> <li>• Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha local plan area); and</li> <li>• Zone Map ZM42 (Landsborough local plan area).</li> </ul>
Schedule 2 (Mapping)	Map SCC2 (Index Map)	Amend the Local Plan Area to align with the proposed amendments to: <ul style="list-style-type: none"> <li>• Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha local plan area); and</li> <li>• Zone Map ZM42 (Landsborough local plan area).</li> </ul>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Zone Map ZM26</li> <li>• Zone Map ZM40</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26A (Acid Sulfate Soils Overlay Map)</li> <li>• Overlay Map OVM31A (Forest Glen/Kunda Park/Tanawha Local Plan Area Acid Sulfate Soils Overlay Map)</li> <li>• Overlay Map OVM40A (Acid Sulfate Soils Overlay Map)</li> <li>• Overlay Map OVM42A (Landsborough Local Plan Area Acid Sulfate Soils Overlay Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i))</li> <li>• Overlay Map OVM31C(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i))</li> <li>• Overlay Map OVM40C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i))</li> <li>• Overlay Map OVM42C(i) (Landsborough Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i))</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii))</li> <li>• Overlay Map OVM31C(ii) (Forest Glen/Kunda Park/Tanawha Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (ii))</li> <li>• Overlay Map OVM40C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii))</li> <li>• Overlay Map OVM42C(ii) (Landsborough Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (ii))</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26D (Bushfire Hazard Overlay Map)</li> <li>• Overlay Map OVM31D (Forest Glen/Kunda Park/Tanawha Local Plan Area Bushfire Hazard Overlay Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> <li>• Overlay Map OVM40D (Bushfire Hazard Overlay Map)</li> <li>• Overlay Map OVM42D (Landsborough Local Plan Area Bushfire Hazard Overlay Map)</li> </ul>	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26E (Coastal Protection Overlay Map)</li> <li>• Overlay Map OVM31E (Forest Glen/Kunda Park/Tanawha Local Plan Area Coastal Protection Overlay Map)</li> <li>• Overlay Map OVM40E (Coastal Protection Overlay Map)</li> <li>• Overlay Map OVM42E (Landsborough Local Plan Area Coastal Protection Overlay Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26F (Extractive Resources Overlay Map)</li> <li>• Overlay Map OVM31F (Forest Glen/Kunda Park/Tanawha Local Plan Area Extractive Resources Overlay Map)</li> <li>• Overlay Map OVM40F (Extractive Resources Overlay Map)</li> <li>• Overlay Map OVM42F (Landsborough Local Plan Area Extractive Resources Overlay Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26G (Flood Hazard Overlay Map)</li> <li>• Overlay Map OVM31G (Forest Glen/Kunda Park/Tanawha Local Plan Area Flood Hazard Overlay Map)</li> <li>• Overlay Map OVM40G (Flood Hazard Overlay Map)</li> <li>• Overlay Map OVM42G (Landsborough Local Plan Area Flood Hazard Overlay Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26H (Height of Buildings and Structures Overlay Map)</li> <li>• Overlay Map OVM31H (Forest Glen/Kunda Park/Tanawha Local Plan Area Height of Buildings and Structures Overlay Map)</li> <li>• Overlay Map OVM40H (Height of Buildings and Structures Overlay Map)</li> <li>• Overlay Map OVM42H (Landsborough Local Plan Area</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Height of Buildings and Structures Overlay Map)	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26I (Heritage and Character Areas Overlay Map)</li> <li>• Overlay Map OVM31I (Forest Glen/Kunda Park/Tanawha Local Plan Area Heritage and Character Areas Overlay Map)</li> <li>• Overlay Map OVM40I (Heritage and Character Areas Overlay Map)</li> <li>• Overlay Map OVM42I (Landsborough Local Plan Area Heritage and Character Areas Overlay Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26J(i) (Landslide Hazard and Steep Land Overlay Map (i))</li> <li>• Overlay Map OVM31J(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area Landslide Hazard and Steep Land Overlay Map (i))</li> <li>• Overlay Map OVM40J(i) (Landslide Hazard and Steep Land Overlay Map (i))</li> <li>• Overlay Map OVM42J(i) (Landsborough Local Plan Area Landslide Hazard and Steep Land Overlay Map (i))</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26J(ii) (Landslide Hazard and Steep Land Overlay Map (ii))</li> <li>• Overlay Map OVM31J(ii) (Forest Glen/Kunda Park/Tanawha Local Plan Area Landslide Hazard and Steep Land Overlay Map (ii))</li> <li>• Overlay Map OVM40J(ii) (Landslide Hazard and Steep Land Overlay Map (ii))</li> <li>• Overlay Map OVM42J(ii) (Landsborough Local Plan Area Landslide Hazard and Steep Land Overlay Map (ii))</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>• Overlay Map OVM26K (Regional Infrastructure Overlay Map)</li> <li>• Overlay Map OVM31K (Forest Glen/Kunda Park/Tanawha Local Plan Area Regional Infrastructure Overlay Map)</li> <li>• Overlay Map OVM40K (Regional Infrastructure Overlay Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> <li>Overlay Map OVM42K (Landsborough Local Plan Area Regional Infrastructure Overlay Map)</li> </ul>	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>Overlay Map OVM26L (Scenic Amenity Overlay Map)</li> <li>Overlay Map OVM31L (Forest Glen/Kunda Park/Tanawha Local Plan Area )</li> <li>Overlay Map OVM40L (Scenic Amenity Overlay Map)</li> <li>Overlay Map OVM42L (Scenic Amenity Overlay Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>Overlay Map OVM26M (Water Resource Catchments Overlay Map)</li> <li>Overlay Map OVM31M (Forest Glen/Kunda Park/Tanawha Local Plan Area Water Resource Catchments Overlay Map)</li> <li>Overlay Map OVM40M (Water Resource Catchments Overlay Map)</li> <li>Overlay Map OVM42M (Landsborough Local Plan Area Water Resource Catchments Overlay Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	<ul style="list-style-type: none"> <li>Local Government Infrastructure Plan Map - LGIP PIA26 (Priority Infrastructure Area Map)</li> <li>Local Government Infrastructure Plan Map - LGIP PIA31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Priority Infrastructure Area Map)</li> <li>Local Government Infrastructure Plan Map - LGIP PIA40 (Priority Infrastructure Area Map)</li> <li>Local Government Infrastructure Plan Map - LGIP PIA42 (Landsborough Local Plan Area Priority Infrastructure Area Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	<ul style="list-style-type: none"> <li>Local Government Infrastructure Plan Map - LGIP SQN26 (Stormwater Network Map)</li> <li>Local Government Infrastructure Plan Map - LGIP SQN31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Stormwater Network Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> <li>Local Government Infrastructure Plan Map - LGIP SQN40 (Stormwater Network Map)</li> <li>Local Government Infrastructure Plan Map - LGIP SQN42 (Landsborough Local Plan Area Stormwater Network Map)</li> </ul>	
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	<ul style="list-style-type: none"> <li>Local Government Infrastructure Plan Map - LGIP TNA26 (Transport Network (Active Transport) Map)</li> <li>Local Government Infrastructure Plan Map - LGIP TNA31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Transport Network (Active Transport) Map)</li> <li>Local Government Infrastructure Plan Map - LGIP TNA40 (Local Plan Transport Network (Active Transport) Map)</li> <li>Local Government Infrastructure Plan Map - LGIP TNA42 (Landsborough Local Plan Area Transport Network (Active Transport) Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	<ul style="list-style-type: none"> <li>Local Government Infrastructure Plan Map - LGIP TNR26 (Transport Network (Roads) Map)</li> <li>Local Government Infrastructure Plan Map - LGIP TNR31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Map)</li> <li>Local Government Infrastructure Plan Map - LGIP TNR40 (Transport Network (Roads) Map)</li> <li>Local Government Infrastructure Plan Map - LGIP TNR42 (Landsborough Local Plan Area Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	<ul style="list-style-type: none"> <li>Local Government Infrastructure Plan Map - LGIP PCF26 (Parks and Land for Community Facilities Network Map)</li> <li>Local Government Infrastructure Plan Map - LGIP PCF31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Parks and Land for Community Facilities Network Map)</li> <li>Local Government Infrastructure Plan Map - LGIP PCF40 (Local Plan Parks and Land for Community Facilities Network Map)</li> </ul>	Amend to reflect changes to the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
<b>Planning scheme component</b>	<b>Planning scheme provision</b>	<b>Amendment</b>
	<ul style="list-style-type: none"> <li>• Local Government Infrastructure Plan Map - LGIP PCF42 (Landsborough Local Plan Area Parks and Land for Community Facilities Network Map)</li> </ul>	

## Appendix A Amendment schedule (text)

### 7.2.16 Landsborough local plan code

#### 7.2.16.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Landsborough local plan area as shown on Map ZM42 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Landsborough local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) **section 7.2.16.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.16.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.16A (Landsborough local plan elements)**.

#### 7.2.16.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Landsborough local plan code.

*The Landsborough local plan area is located on the North Coast Rail Line between the towns of Beerwah and Mooloolah in the southern hinterland of the Sunshine Coast. The local plan area includes Landsborough's town centre, the surrounding urban area and adjacent rural residential areas to the north, south and west. The local plan area has a land area of approximately 880-898 hectares.*

*Landsborough is a picturesque and historic hinterland town. Situated at the southern entrance to the Blackall Range, Landsborough is framed to the north and west by elevated terrain associated with the Blackall Range escarpment and Mount Mellum. Mellum Creek and adjoining tributaries traverse the local plan area with pockets of remnant vegetation located along the creek corridors. The town includes a number of heritage places as well as two character areas comprising groups of buildings indicative of early 20<sup>th</sup> century building styles.*

*Landsborough's town centre, which fulfils the local needs of the immediately surrounding urban, rural and rural residential community, is primarily located on the western side of the rail line around Cribb Street and Maleny Street. Cribb Street, which contains historic buildings and adjoins the railway station, is the traditional "main street" of Landsborough. Maleny Street provides a range of convenience retail and commercial uses.*

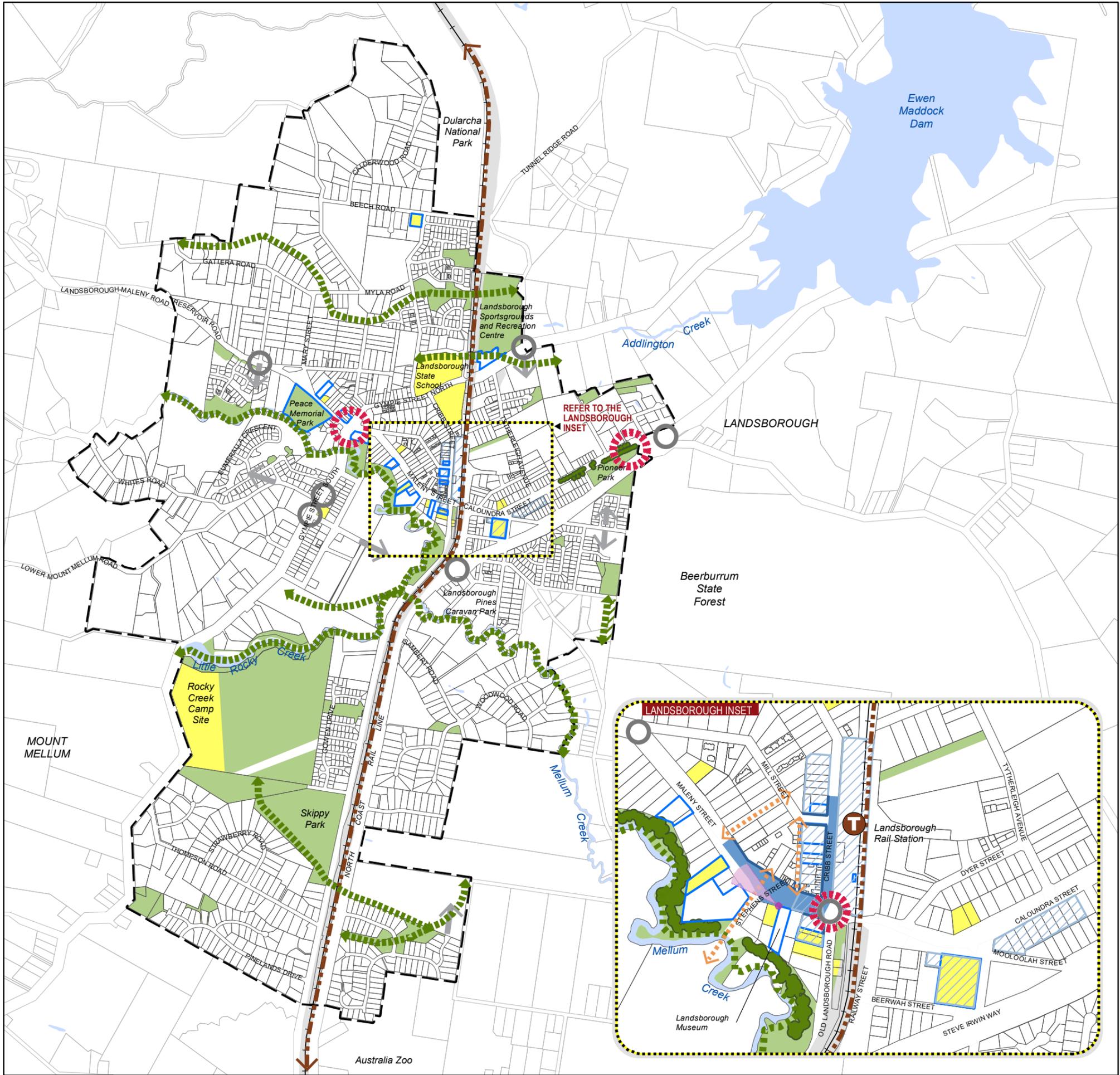
*The local plan area also includes an industrial area to the east of the rail line with access via Caloundra Street. There is also a substantial rendering plant operation (Sunland Meats) located immediately to the south of Mellum Creek.*

*Landsborough includes a range of community activities and sport and recreation areas including Landsborough State School, emergency services, local utilities, the Landsborough Museum, places of worship and district sports grounds. An Arts, Community and Heritage Precinct is planned for land south of the town centre and Maleny Street.*

*A mix of older dwelling houses, dual occupancies and small scale multiple dwellings are located in Mill Street, Cribb Street and Gympie Street which adjoins the business centre and railway station. Beyond the central area, the residential areas are characterised by dwelling houses on larger lots in traditional street layouts. The rural residential areas to the north, south and west include lot sizes of 5,000m<sup>2</sup> or greater. Some of these rural residential areas are constrained by flooding, steep land and/or significant vegetation.*

*Landsborough functions as an important public transport node, with a bus link from the railway station to the coastal urban area and to Maleny. The major road access into Landsborough from the east is via Caloundra Street from Steve Irwin Way. Maleny Street links Caloundra Street to Landsborough-Maleny Road providing access to Maleny and the Blackall Range. Old Landsborough Road links Landsborough to Beerwah.*

Performance Outcomes		Acceptable Outcomes	
	<p>(b) provides for a transition of lot sizes to surrounding rural residential areas;</p> <p>(c) responds to and retains environmental features, including significant <i>vegetation</i> and other <i>ecologically important areas</i>;</p> <p>(d) protects the visual amenity of Landsborough-Maleny Road as a scenic route;</p> <p>(e) provides for appropriate pedestrian and cycle links; and</p> <p>(f) provides for road and intersection upgrades.</p>	<p><b>AO13.3</b></p> <p><b>AO13.4</b></p> <p><b>AO13.5</b></p> <p><b>AO13.6</b></p> <p><b>AO13.7</b></p>	<p>western boundary of Precinct LAN LPP-1 (Landsborough Town West).</p> <p>Reconfiguring a lot provides for the protection of significant <i>vegetation</i> adjacent to Mellum Creek and Landsborough-Maleny Road.</p> <p>In addition to any parkland dedication, reconfiguring a lot provides a local ecological linkage and open space corridor along Mellum Creek.</p> <p>A dense vegetated <i>buffer</i> is provided to Landsborough-Maleny Road to screen development from the road.</p> <p>Reconfiguring a lot contributes to the provision of pedestrian and cycle linkages to the Landsborough town centre.</p> <p>Reconfiguring a lot contributes to the upgrading of the Gympie Street South – Lower Mount Mellum Road intersection.</p>
<b>Development in the Low Density Residential Zone in Precinct LAN LPP-2 (Landsborough Town East)</b>			
<b>PO14</b>	<p><del>Reconfiguring a lot</del>Development in the Low density residential zone in Precinct LAN LPP-2 (Landsborough Town East) identified on <b>Local Plan Map LPM42</b>:-</p> <p>(a) creates a distinct residential neighbourhood by maintaining the low density residential character of the area; <del>and</del></p> <p><del>(b)</del> provides for appropriate pedestrian and cycle links to improve accessibility to the Landsborough town centre;</p> <p><del>(c)</del> <u>responds to and retains environmental features, including significant <i>vegetation</i> and other <i>ecologically important areas</i>; and</u></p> <p><del>(d)</del> <u>provides enhanced ecological connectivity between significant <i>vegetation</i> and other <i>ecologically important areas</i> located adjacent to the precinct.</u></p>	<p><b>AO14.1</b></p> <p><b>AO14.2</b></p> <p><b>AO14.3</b></p> <p><b>AO14.4</b></p>	<p><u>In partial fulfilment of Performance Outcome PO14:-</u></p> <p>Reconfiguring a lot <del>maintains</del> <u>provides for</u> a minimum lot size of:-</p> <p><del>(a)</del> <u>1,000m<sup>2</sup> on land between Toorbul Street and Forestdale Road;</u></p> <p><del>(b)</del> <u>800m<sup>2</sup> on land between Forestdale Road and Hardwood Road; and</u></p> <p><del>(c)</del> <u>650m<sup>2</sup> elsewhere in Precinct LAN LPP-2 (Landsborough Town East).</u></p> <p><u>Any lots intended for a <i>dual occupancy</i> or <i>secondary dwelling</i> are nominated on a plan of development, with the lots nominated for these dwellings to not exceed 5% and 20% of total lots, respectively.</u></p> <p><del>Reconfiguring a lot</del>Development contributes to the provision of a network of cycleways and pedestrian paths linking to the Landsborough town centre.</p> <p><u>Development provides a vegetated buffer of at least 25m in width along the eastern boundary of Precinct LAN LPP-2 (Landsborough Town East).</u></p>
<b>Development in the Medium Density Residential Zone</b>			
<b>PO15</b>	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of medium density housing compatible with a rural town setting;</p> <p>(b) is sympathetic to the rural town character of Landsborough;</p> <p>(c) is of a domestic scale that does not dominate the <i>streetscape</i> and</p>	<p><b>AO15.1</b></p> <p><b>AO15.2</b></p>	<p>For a <i>multiple dwelling</i>, the development <i>site</i> has an area of at least 1,000m<sup>2</sup>.</p> <p>Development within the Medium density residential zone:-</p> <p>(a) is in the form of multiple separated buildings or provides for larger buildings to be expressed as a series of linked smaller buildings that are similar in scale to a detached house;</p>



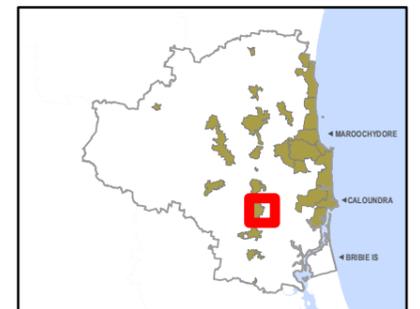
**LEGEND**

- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Heritage Place<sup>Note 2</sup>
- Character Area<sup>Note 2</sup>
- Significant View
- Through Block Pedestrian/Cycle Linkage
- Dedicated Public Transport Corridor
- Transit Hub
- Indicative Road Linkage/Access Point
- Intersection Upgrade
- Proposed Rail Corridor Upgrade

0 120 240 480 720 960 Metres  
1:20,946

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Note 1: For contextual purposes only.  
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

**Figure 7.2.16A (Landsborough Local Plan Elements)**

## Appendix B Amendment schedule (mapping)

Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha Local Plan Area Local Plan Elements)

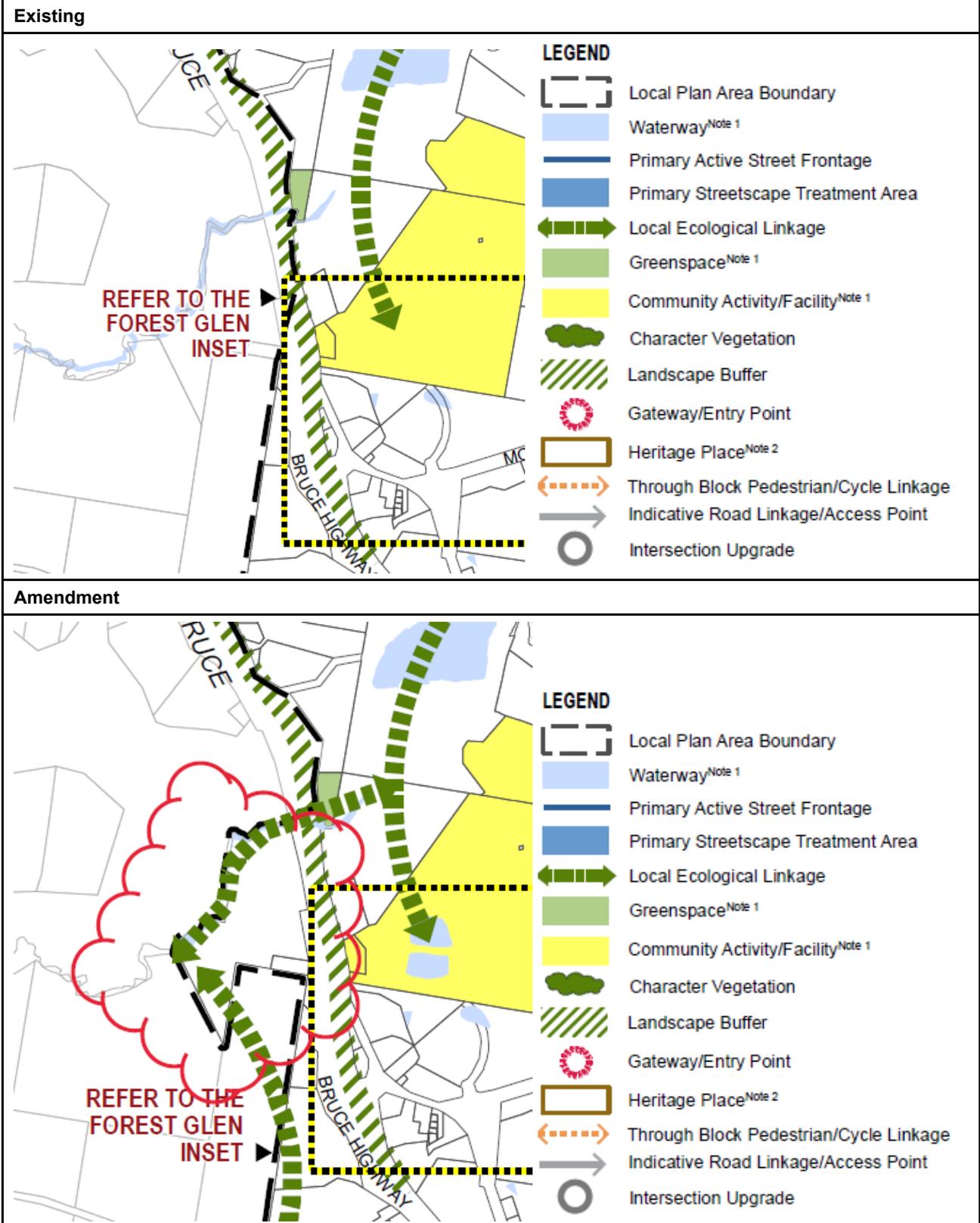


Figure 7.2.16A (Landsborough Local Plan Elements) - Landsborough Town East Site

Existing

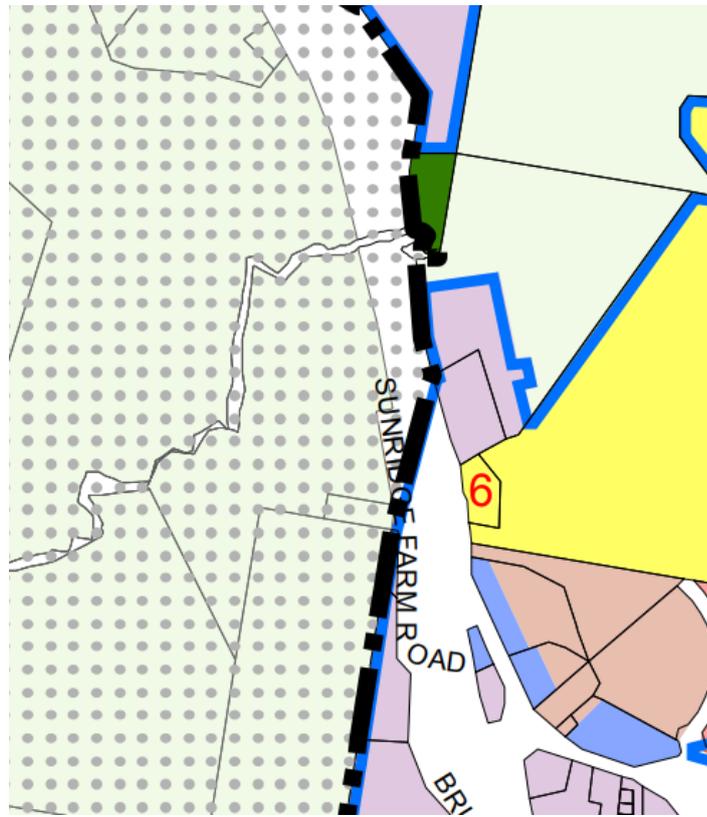


Amendment



**Extract of Zone Map ZM31 Forest Glen/Kunda Park/Tanawha Local Plan Area) - Chevallum North and Forest Glen Sites**

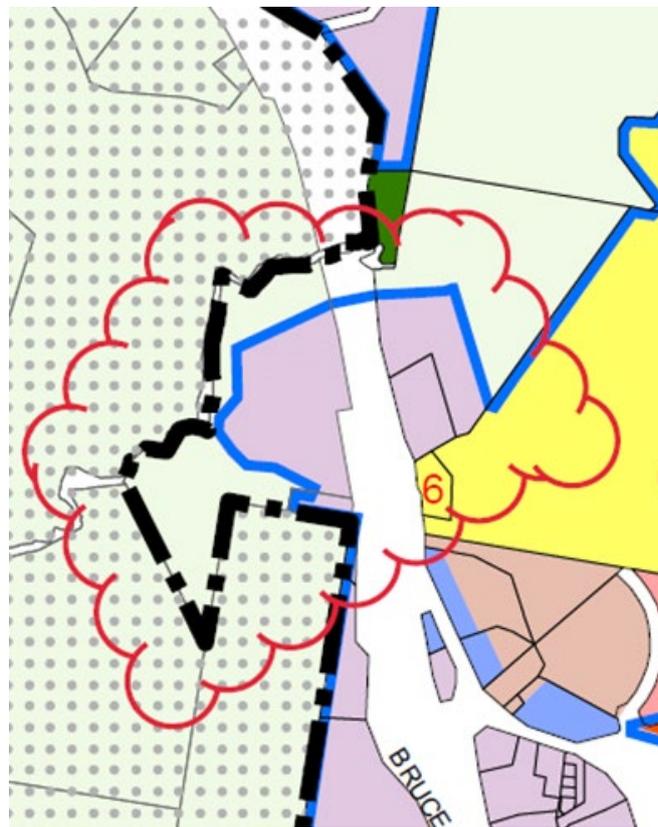
**Existing**



**Zone Map**

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

**Amendment**

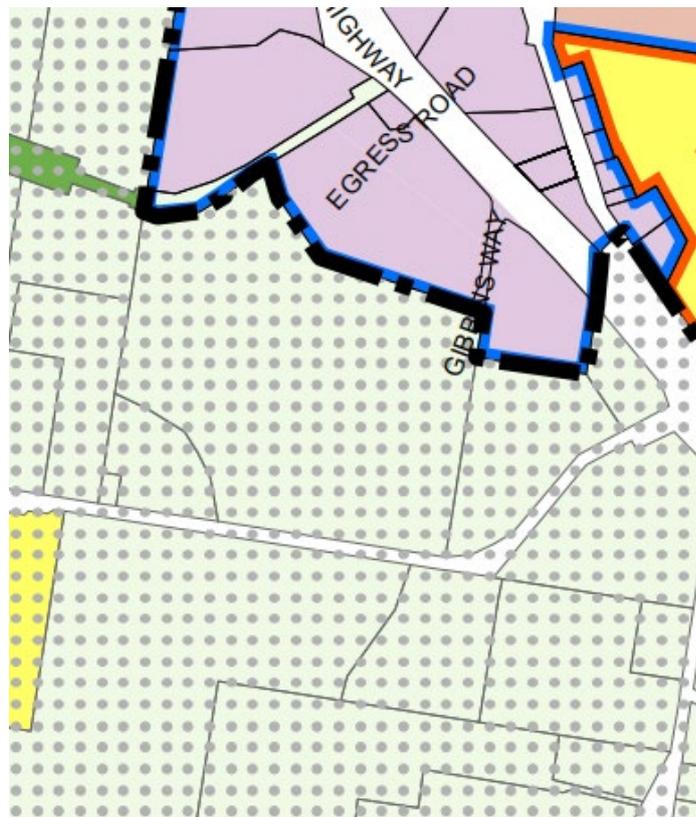


**Zone Map**

- Residential Zones Category**
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  - Rural Residential Zone
  - Specialised Centre Zone
  - Tourism Zone
- Other Elements**
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  - Rural Residential Growth Management Boundary
  - Local Plan Area Boundary

**Extract of Zone Map ZM31 Forest Glen/Kunda Park/Tanawha Local Plan Area) – Chevallum South Site**

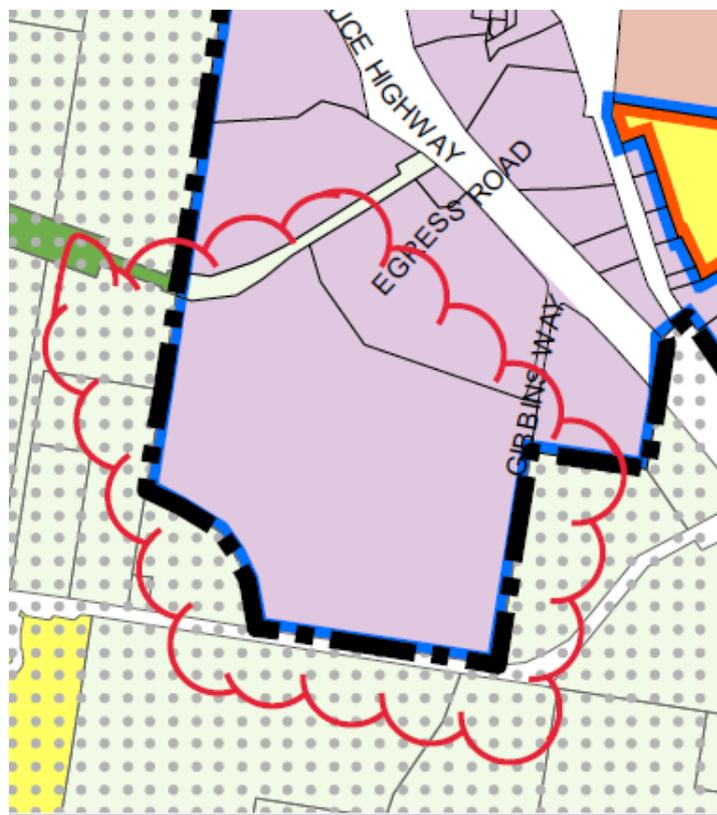
**Existing**



**Zone Map**

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  - Tourism Zone
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  - Local Plan Area Boundary

**Amendment**

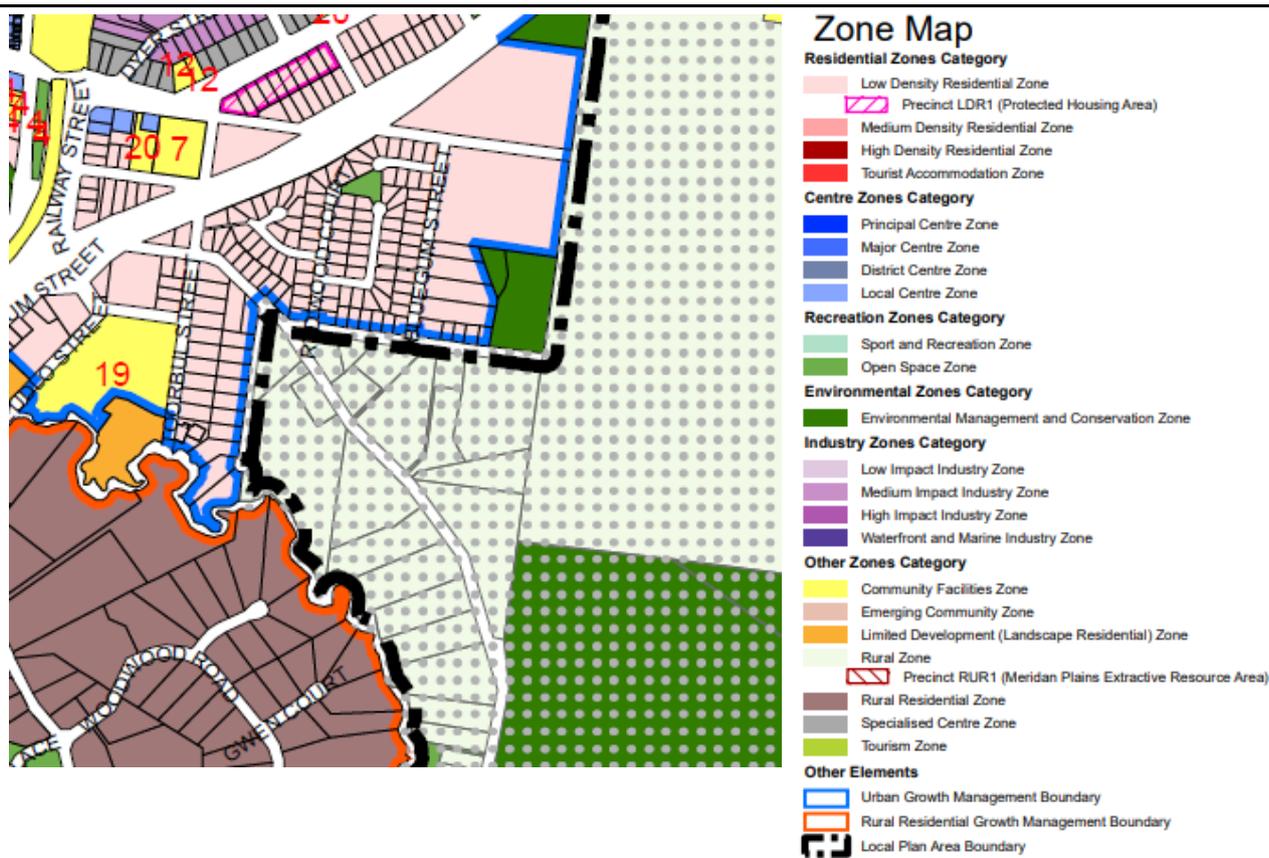


**Zone Map**

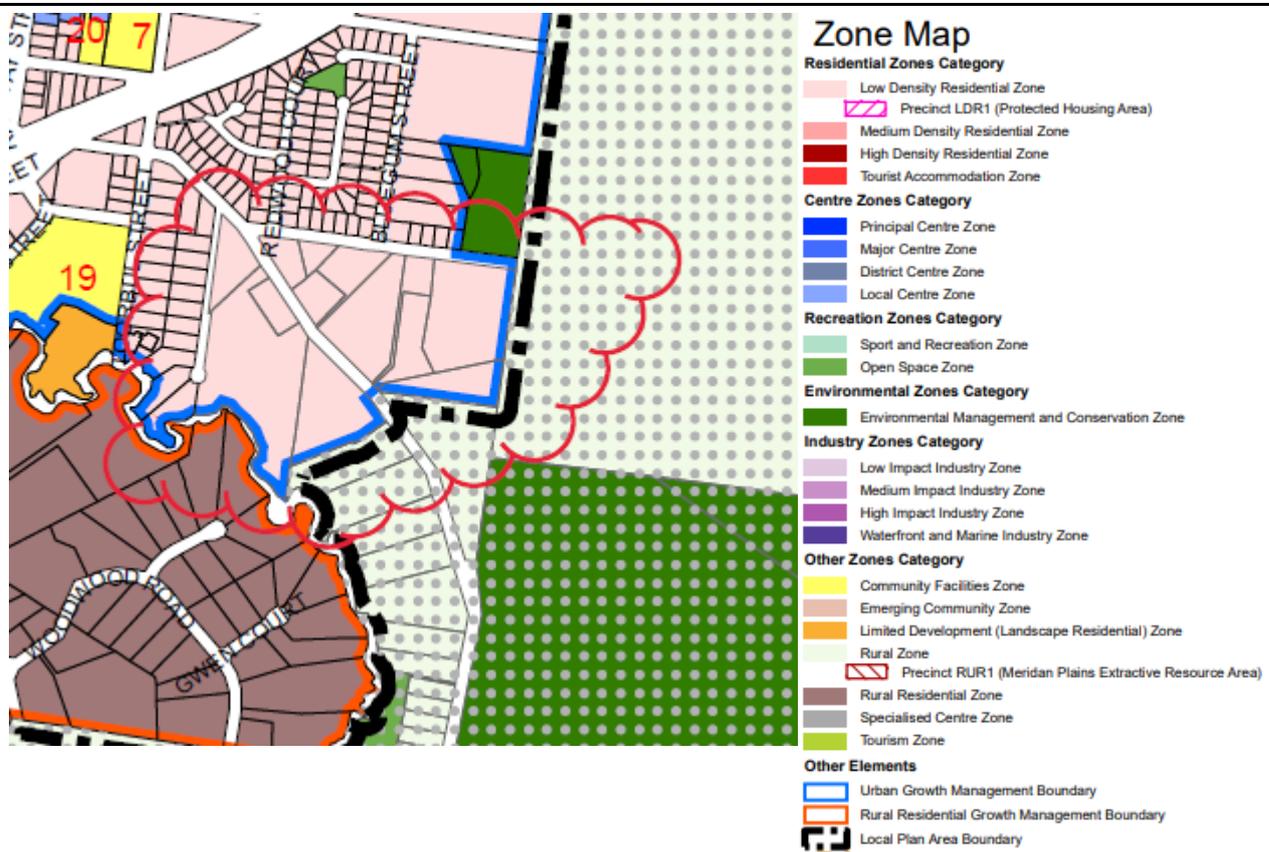
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  - Rural Residential Zone
  - Specialised Centre Zone
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- Other Elements**
  - Urban Growth Management Boundary
  - Rural Residential Growth Management Boundary
  - Local Plan Area Boundary

Extract of Zone Map ZM42 (Landsborough Local Plan Area) – Landsborough Town East Site

Existing

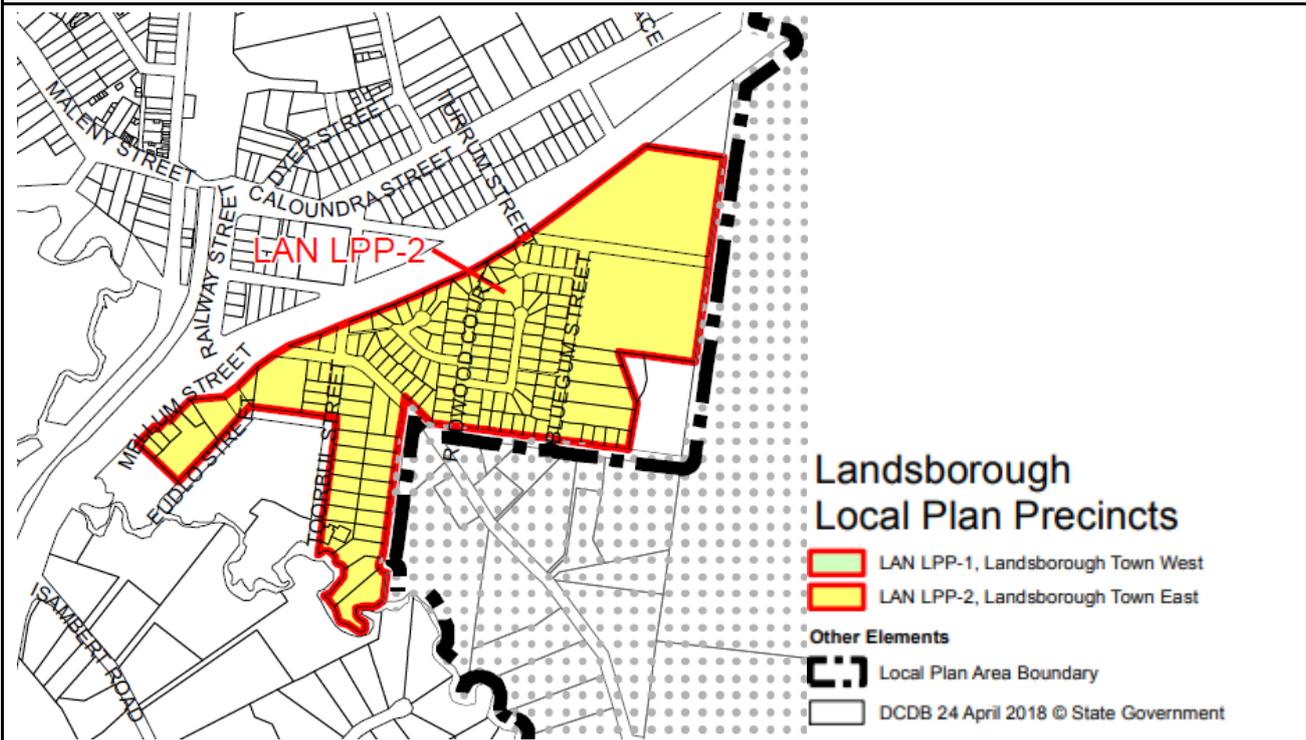


Amendment



Extract of Local Plan Map LPM42 (Landsborough Local Plan Precincts)

Existing



Amendment

