

Explanatory Memorandum

Proposed Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted] – Site Specific (Including SEQRP Bring Forward Sites) and Operational Matters

Post Notification Ministerial Review Version

November 2018



1. Short title

The amendment instrument to which this explanatory memorandum relates is the proposed *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]* relating to site specific (including SEQRP bring forward sites) and operational matters.

2. Type of local planning instrument

The proposed amendment to the *Sunshine Coast Planning Scheme 2014* is intended to follow a tailored amendment process under Section 18 of the *Planning Act 2016* and the process prescribed by the Chief Executive Notice.


3. Entity making the proposed Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]




The entity making the proposed *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]* is the Sunshine Coast Regional Council.




4. Land affected by the proposed Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]


The proposed *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]* generally applies to the planning scheme area and to the land described in **Table 4.1**.

Table 4.1 Land affected by the proposed Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]

Property Description	Address	Ownership Category	Map of Subject Land
<p>Lot 1 on RP76109, Lot 2 on RP215364</p>	<p>2 – 10 and 36 Glenview Road, PALMVIEW</p>	<p>Private</p>	

Property Description	Address	Ownership Category	Map of Subject Land
<p>Lot 1 on RP90421, Lot 1 on RP129541, Lot 1 on RP137138, Lot 1 on RP81087, Lot 2 on RP90421, Lot 2 on RP137138, Lot 3 on RP90421, Lot 4 on RP90421, Lot 4 on RP129541, Lot 5 on RP90421, Lot 6 on RP165373, Lot 6 on RP157647, Lot 7 on RP157647, Lot 7 on RP165373, Lot 8 on RP180571, Lot 9 on RP895076, Lot 9 on RP224866, Lot 10 on RP224866, Lot 337 on RP895076</p>	<p>Bracken Fern Road, YANDINA. Wappa Falls Road, YANDINA</p>	<p>Private, Public (State)</p>	
<p>Lot 1 on RP74744, Lot 1 on RP87175, Lot 1 on CG3024, Lot 1 on RP22259, Lot 2 on SP175071, Lot 3 on SP175071, Lot 5 on RP906191</p>	<p>77, 79, 81, 97, 105, 113 Flaxton Drive, MAPLETON, 2 Ringwood Lane, MAPLETON</p>	<p>Private</p>	
<p>Lot 6 on SP110911</p>	<p>8 Kirra Road, MAROOCHY RIVER</p>	<p>Private</p>	

Property Description	Address	Ownership Category	Map of Subject Land
<p>Lot 1 on RP183831, Lot 5 on RP217597, Lot 7 on RP865165, Lot 9 on RP230866, Lot 9 on RP218147, Lot 9 on RP224517, Lot 10 on RP218147, Lot 10 on RP224517, Lot 10 on RP865165, Lot 11 on RP218147, Lot 12 on RP218147</p>	<p>145, 155 and 161 Palmwoods-Montville Road, PALMWOOD 28, 30, 36, 38, 42, 44, 50 and 54 Landershute Road, PALMWOODS</p>	<p>Private</p>	
<p>Lot 1 on RP887255, Lot 2 on RP887255, Lot 8 on SP262427, Lot 9 on SP262427</p>	<p>44, 68 and 77 Newells Road, BEERWAH</p>	<p>Private</p>	
<p>Lot 1 on RP123640, Lot 2 on RP123640, Lot 2 on RP107762</p>	<p>1219, 1221 and 1233 Steve Irwin Way, BEERWAH</p>	<p>Private</p>	

Property Description	Address	Ownership Category	Map of Subject Land
Lot 1 on RP807399, Lot 2 on RP807399, Lot 4 on RP7661, Lot 7 on RP859022, Lot 8 on RP859022, Lot 61 on CG152, Lot 62 on CG152, Lot 66 on CG152, Lot 67 on CG152	143 and 170 Sahara Road, GLASS HOUSE MOUNTAINS, 27, 37, 45, 46 Buzaki Road, GLASS HOUSE MOUNTAINS, 89 Railway Parade, GLASS HOUSE MOUNTAINS	Private	

5. Purpose of the proposed Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]* is to:-

- (a) make zoning changes relating to specific sites, in order to:
 - (i) better reflect existing or desired future land uses; and
 - (ii) respond to changes to the urban footprint under the South East Queensland Regional Plan 2017;
- (b) amend local plan provisions, where relevant, to provide more detailed planning outcomes in response to zoning changes;
- (c) amend the growth management boundaries and local plan area boundaries to reflect zoning changes; and
- (d) address operational matters to improve the clarity and efficiency of the planning scheme.

6. Reasons for the proposed Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]

Council has prepared the proposed *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]* to respond to recent changes to the urban footprint under the South East Queensland Regional Plan 2017 and to reflect the desired future use of land. The sites included in this amendment were part of a review process to determine which sites could be brought forward into an urban zoning without the need for more detailed land use and infrastructure investigations.

The amendment also includes a small number of operational amendments which seek to improve the clarity and efficiency of the planning scheme.

7. Details of the proposed Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]

The details of the proposed *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]* are outlined in **Table 7.1** below and **Appendix 1**.

Table 7.1 provides a summary of the proposed amendments to the *Sunshine Coast Planning Scheme 2014*.

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

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

Planning Scheme Part	Summary of Amendment
Part 7 (Local plans)	<p>Amend the Blackall Range local plan code, as follows:</p> <ul style="list-style-type: none"> Amend Figure 7.2.3A (Blackall Range Local Plan Elements), as detailed in Appendix 1.
Part 7 (Local plans)	<p>Amend the Bli Bli local plan code, as follows:</p> <ul style="list-style-type: none"> Amend the overall outcomes in relation to the Emerging community zone, to reflect the new area of Emerging community zoned land; Include new performance outcomes for the Emerging community zone, to require master planning and consideration of downstream drainage impacts; Amend the performance outcomes and acceptable outcomes for the existing Emerging community zoned land, to relate to the Park Lakes II development; and Amend Figure 7.2.4A (Bli Bli Local Plan Elements), as detailed in Appendix 1.
Part 7 (Local plans)	<p>Amend the Beerwah local plan code, as follows:</p> <ul style="list-style-type: none"> Include new overall outcome in relation to the proposed areas of Low density residential zoning, requiring sympathetic lot sizes and dwelling mix, and to provide a transition to rural areas; Include new performance outcome and acceptable outcome for the Low density residential zone, to provide for minimum and average lot size requirements and to place limitations on <i>dual occupancies and secondary dwellings</i>; and Amend the Beerwah Local Plan Elements Figure, as detailed in Appendix 1.
Part 7 (Local plans)	<p>Amend the Glass House Mountains local plan code, as follows:</p> <ul style="list-style-type: none"> Include new overall outcome in relation to the proposed area of Low density residential zoning, requiring large lot sizes and transition of lot size and dwelling mix to rural and rural residential areas; Include new performance outcome and acceptable outcome for the proposed area of Low density residential zoning, to provide for minimum and average lot sizes and to place limitations on <i>dual occupancies and secondary dwellings</i>; Include a new performance outcome that provide specific requirements for retirement facility/residential care facility on land proposed to be included in the Low density residential zone; and Amend the Glass House Mountains Local Plan Elements Figure, as detailed in Appendix 1.
Part 7 (Local plans)	<p>Amend the Palmwoods local plan code, as follows:</p> <ul style="list-style-type: none"> Include new performance outcome (PO17) and acceptable outcome (AO17) requiring access from Landershute Road, with no access from Palmwoods-Montville Road; and Amend the Palmwoods Local Plan Elements Figure, as detailed in Appendix 1.
Part 7 (Local plans)	<p>Amend the Yandina local plan code, as follows:</p> <ul style="list-style-type: none"> Include a new overall outcome requiring road network improvements; Include new performance outcomes for land proposed to be included in the Low density residential zone (Yandina South West), that requires larger

Planning Scheme Part	Summary of Amendment
	<p>average lot sizes to be consistent with the character of Yandina; transition of lot sizes from residential uses on Wappa Falls Road and along the Bracken Fern Road frontage; protection of riparian corridors; requirement for vegetation buffers and upgrades to road, pedestrian and cycle networks; and</p> <ul style="list-style-type: none"> Amend the Yandina Local Plan Elements Figure, as detailed in Appendix 1.
Part 9 (Development codes)	<ul style="list-style-type: none"> Amend the Dual occupancy code to include provisions relating to the siting of dual occupancies on lots nominated for dual occupancies (where a plan of development nominates lots for dual occupancies).
Part 9 (Development codes)	<ul style="list-style-type: none"> Amend the Dwelling house code to include provisions relating to the siting of secondary dwellings on lots nominated for secondary dwellings (where a plan of development nominates lots for secondary dwellings). Also provide for secondary dwellings to only be located on a lot not nominated on a plan of development in circumstances where there is a bona fide need for a secondary dwelling (e.g. carer or relative).
Part 9 (Development codes)	<ul style="list-style-type: none"> Amend the Telecommunications facility code to improve clarity and interpretation of the code including, new editor's note to provide guidance on how to demonstrate compliance with the performance outcome and amending the setback distance to a park to 400 metres, to be consistent with the setback for residential uses.
Part 9 (Development codes)	<ul style="list-style-type: none"> Amend the Landscape code to reference buffers required by the development codes to include the new provision for buffers in the Reconfiguring a lot code.
Part 9 (Development codes)	<p>Amend the Reconfiguring a lot code to:</p> <ul style="list-style-type: none"> require buffers to <i>major roads</i> and rail corridors to improve the alignment of buffer requirements in the planning scheme; and clarify that only electricity <u>supply</u> infrastructure is required to be provided underground.
Part 9 (Development codes)	<ul style="list-style-type: none"> Amend the Reconfiguring a lot code to clarify the local park requirements and reflect the desired standards of service from Council's recently adopted Environment and Liveability Strategy.
Part 9 (Development codes)	<ul style="list-style-type: none"> Amend the Transport and parking code to include revised parking rates for multiple dwellings and rooming accommodation to more appropriately reflect actual parking demand for these uses (including different parking rates where in a <i>centre zone</i> or <i>Tourist accommodation zone</i>). The proposed amendment also makes minor refinement of wording to improve clarity on the intent and application of parking rates.

8. Compliance with the Planning Act 2016

In accordance with the Minister's Alignment Amendment Rules, the *Sunshine Coast Planning Scheme 2014* was amended for alignment with the *Planning Act 2016* on 3 July 2017. The proposed *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]* does not materially affect this compliance.

The proposed *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]* has been prepared in accordance with:-

- section 18 (Making or amending schemes) of the *Planning Act 2016*; and
- the notice given by the chief executive on the process for amending the planning scheme.

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 – *Shaping SEQ 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 proposed amendment to the *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]* does not adversely affect the planning scheme's compliance with State planning instruments.

A review of the proposed *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]* has confirmed that the proposed amendment complies with the relevant aspects of the new State planning instruments. In accordance with Schedule 3 (Required Material) of the *Minister's Guidelines and Rules*, particular aspects of the proposed amendment that have been identified as potentially relevant to State planning instruments are detailed in **Table 9.1** (overleaf).

Further, the changes made to the public consultation version of the proposed amendment are not considered to affect the amendments compliance with State planning instruments.

10. Consultation with government agencies

During the preparation of the proposed *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]*, Council met with representatives from the Department of Infrastructure, Local Government and Planning (DILGP), Regional and Spatial Planning and Regional Services – SEQ (North) on 28 August 2017 to discuss the alignment of the planning scheme with the SEQRP 2017. Among other broader issues, the proposal to bring forward sites into urban zones was discussed as the first step to aligning the planning scheme with the SEQRP 2017.

By letter dated 30 October 2017, Council made a request to the Chief Executive of the former Department of Infrastructure, Local Government and Planning seeking a tailored amendment process under section 18 of the *Planning Act 2016*. This request sought for public consultation to be undertaken concurrently with the state interest review.

A notice from the Chief Executive, dated 26 March 2018, was subsequently given to council under section 18(3) of the *Planning Act 2016* about the tailored amendment process to be followed, comprising the following stages:

- Local government resolves to make a planning scheme amendment;
- Local government resolves to progress proposed planning scheme amendment for concurrent state interest review and public consultation;
- Local government resolves to progress the proposed amendment for the Minister's endorsement; and
- Local government resolves to adopt or not proceed with the proposed planning scheme amendment.

Advice was provided by the Chief Executive, by letter dated 22 August 2018, that the amendment appropriately integrates State interests, subject to requested changes. All changes have been made as requested other than in relation to comments pertaining to secondary dwellings and dual occupancies. A modified version of the proposed provisions has been made in response to these comments, which are further discussed in **Table 9.1** below.

Table 9.1 Compliance with State planning instruments

Summary of Proposed Amendment	State Interest	Summary of Compliance
All site specific amendments	South East Queensland Regional Plan 2017	The subject sites are all currently included in the Urban footprint or Rural living area regional land use categories under the SEQ Regional Plan. The proposed zoning changes are consistent with the intent of the SEQ Regional Plan as they will provide for additional urban and rural residential land supply within the Urban footprint or Rural living area.
All site specific amendments All operational amendments	State Planning Policy July 2017 – Planning for liveable communities and housing	<p>The proposed amendment will provide for additional urban and rural residential development to accommodate population growth, in a diversity of locations.</p> <p>Amendments relating to buffers to <i>major roads</i> and improving requirements for local parks will ensure the Sunshine Coast community is provided with a high level of amenity and access to recreational opportunities.</p> <p>In response to State interest review comments, the following provides an assessment against Policy 2 and 3 of the housing supply and diversity state interest, in regard to the proposed dual occupancy and secondary dwelling amendments.</p> <p>The proposed amendment seeks to address a localised concentration of investor related secondary dwellings which results in high numbers of secondary dwellings in new residential estates in Beerwah and Glass House Mountains (virtually all dwelling houses in some estates). This has a detrimental effect on streetscape, on-street parking and achieving an appropriate mix of dwellings. The amendment seeks to provide for a range of dwellings and not have estates dominated by multi-household uses.</p> <p>The proposed amendment is not considered to create additional regulatory barriers, as non-compliance with the acceptable outcome would only trigger the need for a building application to be referred to Council for assessment (similar to any request for a relaxation of setback requirements).</p> <p>Further, the amendment does not affect the delivery of housing choice to meet the needs of the all demographics, considering that the Sunshine Coast is made up of a series of communities, of which local specific provisions seek to provide for the widest range of housing options, whilst respecting the existing character and community's aspiration for future development. The proposed amendment will only apply to three discrete locations, which will not impact other locations of the Sunshine Coast.</p>
All site specific amendments	State Planning Policy July 2017 – Planning for economic growth	The proposed amendment provides for logical extensions to existing urban and rural residential areas of the Sunshine Coast and supports economic growth of the region.

Summary of Proposed Amendment	State Interest	Summary of Compliance
All site specific amendments	State Planning Policy July 2017 – Planning for the environment and heritage	The subject sites are currently included in the Urban footprint or Rural living area under the SEQ Regional Plan. The proposed amendment is consistent with the intent of the SEQ Regional Plan as it will provide predominantly for additional urban and rural residential land supply. Areas of significant environmental value will be protected through appropriate zoning, Local plan provisions and existing overlays. The amendment has no effect on the cultural heritage values of the Sunshine Coast.
All site specific amendments	State Planning Policy July 2017 – Planning for safety and resilience to hazards	The proposed sites have been reviewed for safety and resilience to hazards and are considered suitable for inclusion in an urban or Rural residential zone, subject to site specific constraints being addressed through existing overlays or where necessary Local plan provisions.
All site specific amendments	State Planning Policy July 2017 – Planning for infrastructure	The subject sites are logical extensions to existing urban and rural residential areas that are capable of being efficiently serviced with extension to existing services. Further, the proposed scale of development is not likely to have significant impacts on existing services.

11. Public consultation

Public consultation on the proposed planning scheme amendment is required for a minimum of 20 business days and was undertaken from 4 June to 6 July 2018.

In regard to public consultation about the proposed planning scheme amendment, the Minister endorsed communication strategy is as follows:-

- formal public consultation on the proposed amendment for a minimum of 20 business days;
- consultation with relevant State agencies (State interest review);
- a notice in the Sunshine Coast Daily and on Council's website;
- written notice to affected land owners (including adjoining land owners) and key stakeholders, stating the purpose and general effect of the amendment;
- release of an industry newsflash; and
- a copy of the proposed amendment material to be made available at Council's administration buildings in Nambour, Caloundra and Maroochydore and available for viewing and downloading on Council's website.

The Department's Communications Engagement Toolkit for Planning was considered in the preparation of this communications strategy, which has been tailored to suit the likely community and stakeholder interest in this proposed planning scheme amendment.

12. Consideration of public submission

In response to public consultation, 267 submissions were received by Council (20 of which are duplicates or not relevant to the amendment). Of which, 31 submissions were in support of the amendment and 216 submissions objected to the proposed amendment (or part of). In accordance with the Chief Executive Notice Council has considered every properly made submission about the proposed amendment (refer **Appendix 2 – Consultation Report**).

Following consideration of submissions and state interest review comments, Council decided to proceed with the proposed planning scheme amendment, with the following changes:

- not proceed with the proposed Community facilities zoning at Montville;
- changes to the Beerwah local plan elements figure, relating to landscape buffers and ecological linkages;
- changes to the Bli Bli local plan code, relating to reference to the South Maroochy Drainage Board being an approval authority;
- changes to the Bli Bli local plan elements figure, relating to a local road access point;
- changes to the Glass House Mountains local plan elements figure, relating to landscape buffers;
- changes to the Blackall Range local plan elements figure, relating to a local road access point;
- changes to the Palmwoods local plan code, relating to local road access, with no direct access to Palmwoods-Montville Road;
- change the proposed zoning of land in both Palmwoods and Yandina from the Emerging Community zone to the Low density residential zone;
- include requirements in the Yandina local plan code for an 800m² average lot size and a transition of lot sizes from existing residences on Wappa Falls Road and Bracken Fern Road;
- include requirements in the Yandina local plan code for upgrades to the Nambour North Connection Road / Wappa Falls Road / Creightons Road intersections;

- changes to the Yandina local plan elements figure, to remove indicative road linkage between Bracken Fern Road and Creightons Road and include indicative intersection upgrades for the Nambour Connection Road and Wappa Falls Road intersection;
- changes to the Dwelling house code, providing for the bona fide need for *secondary dwellings* not located on lots nominated for *secondary dwellings*;
- changes to the Telecommunications facility code, relating to further clarification on the application of performance outcome PO1; and
- changes to the Transport and parking code, relating to reinstating the existing parking rates for *multiple dwelling* uses in a *centre zone* or the *Tourist accommodation zone*; and
- other editorial drafting changes to improve the clarity and interpretation of the proposed amendment.

These changes were not considered to make the proposed amendment significantly different to the public consultation version of the proposed amendment.

13. Background studies and reports

No additional background studies or reports have been prepared to inform the preparation of the proposed *Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted]*.

Appendix 1: Details of Proposed Amendment (Site Specific)

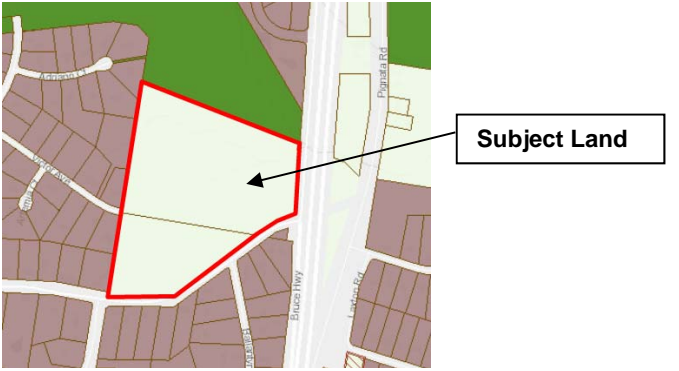
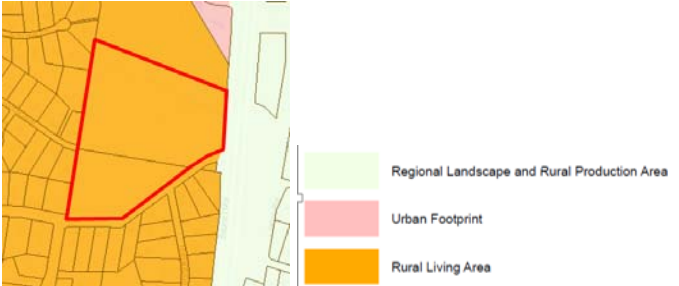
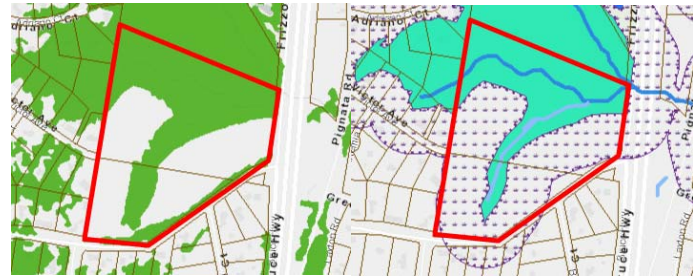
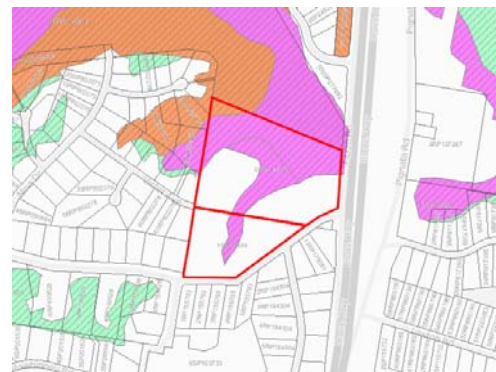
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>2-10 and 36 Glenview Road, Palmview</p> <p>Lot 2 RP215364 and Lot 1 RP76109</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Figure 2: Extract of South East Queensland Regional Plan 2017 – Land Use Category</p> 	<p>A request was received from the land owner of the subject land (refer Figure 1) to amend the zoning from the Rural zone to the Rural residential zone.</p> <p>The subject land is located adjacent to the Bruce Highway and is within an area that is predominantly rural residential in character. The subject site is located within the Rural Living Area under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>The subject land is partly constrained by ecological constraints and is mapped as having biodiversity and waterway values (refer Figure 3). The biodiversity values are also reflective of the endangered regional ecosystem remnant vegetation mapping under the <i>Vegetation Management Act 1999</i> (refer Figure 4).</p> <p>Given the existing extent of rural residential development, physical suitability of the subject land for rural residential development, the separation from other rural zoned land and the Rural living land use designation, it is considered appropriate to include the relatively unconstrained part of the land in the Rural residential zone.</p> <p>Further, considering the ecological constraints and the State's Concurrence agency response to a previous development application over the subject land (REC15/0142), which requires the dedication of land mapped as containing remnant vegetation as an environmental reserve, it is considered appropriate to include this portion of the land in the Environmental management and conservation zone. The area of mapped remnant vegetation proposed to be included in a covenant under the previous development application (as conditioned by the Department of Infrastructure, Local Government and Planning) is proposed to be included in the Rural residential zone, consistent with this concurrence agency decision.</p>	<p>It is proposed to change the zone of Lot 1 RP76109 from the Rural zone to the Rural residential zone and change the zone of Lot 2 RP215364 from the Rural zone to part Rural residential zone and part Environmental management and conservation zone to align with the tract of remnant vegetation within Lot 2.</p> <p>It is also proposed to include the land proposed to be included in the Rural residential zone within the Rural residential growth management boundary.</p>

Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay



- | | |
|---|--------------------------|
| Land Subject to Biodiversity Overlay | Waterways |
| Native Vegetation Area | Stream Order 1 - 2 |
| | Stream Order 3 - 4 |
| | Stream Order 5 and above |
| | Wetlands |
| | Riparian Protection Area |

Figure 4: Extract of SARA Mapping Layer (Remnant vegetation)



- | |
|--|
| Category A or B area containing endangered regional ecosystems |
| Category A or B area containing of concern regional ecosystems |
| Category B on the regulated vegetation management map |

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Bracken Fern Road, YANDINA. Wappa Falls Road, YANDINA</p> <p>Lot 1 on RP90421, Lot 1 on RP129541, Lot 1 on RP137138, Lot 1 on RP81087, Lot 2 on RP90421, Lot 2 on RP137138, Lot 3 on RP90421, Lot 4 on RP90421, Lot 4 on RP129541, Lot 5 on RP90421, Lot 6 on RP165373, Lot 6 on RP157647, Lot 7 on RP157647, Lot 7 on RP165373, Lot 8 on RP180571, Lot 9 on RP895076, Lot 9 on RP224866, Lot 10 on RP224866, Lot 337 on RP895076</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p> <p>Legend:</p> <ul style="list-style-type: none"> Low Density Residential Zone Rural Zone Low Impact Industry Zone High Impact Industry Zone Urban Growth Management Boundary Community Facilities Zone Open Space Zone Environmental Management and Conservation Zone 	<p>Comprised of 19 individual lots, with a total area of approximately 35 hectares, the subject land is currently included within the Rural zone (refer Figure 1) under the <i>Sunshine Coast Planning Scheme 2014</i>.</p> <p>Recently included in the Urban Footprint following review of the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2), the subject land is located at the south-western extent of the current Yandina local plan area.</p> <p>The subject land is relatively unconstrained; however, it is partly affected by ecological features and is mapped as having biodiversity and waterway values (refer Figure 3). These features traverse the three larger vacant lots.</p> <p>It is considered appropriate to include the subject land within an urban zone given its recent inclusion in the Urban Footprint, and that it is relatively unconstrained.</p> <p>In response to submissions it is proposed to include this land in the Low density residential zone and include an average lot size requirement of 800m² and transition of lot size from existing lots on Wappa Falls Road and Bracken Fern Road.</p> <p>It is proposed that this zoning be supported with specific local plan elements and provisions that provide guidance on the desired access arrangements and surrounding pedestrian links to be provided.</p> <p>The existing small residential lots along Wappa Falls Road are proposed to be included in the Low density residential zone to reflect the current residential use of this land.</p> <p>The proposed zoning changes will also require consequential amendments to other parts of the planning scheme particularly in relation to the Local plan area boundary and Urban Growth Management Boundary.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lot 4 on RP129541, Lot 9 on RP895076, Lot 337 on RP895076, Lot 1 on RP90421, Lot 1 on RP129541, Lot 1 on RP137138, Lot 1 on RP81087, Lot 2 on RP90421, Lot 2 on RP137138, Lot 3 on RP90421, Lot 4 on RP90421, Lot 5 on RP90421, Lot 6 on RP165373, Lot 6 on RP157647, Lot 7 on RP157647, Lot 7 on RP165373, Lot 8 on RP180571 and Lot 9 on RP224866 and Lot 10 on RP224866 are included in the Low density residential zone; 2. the Yandina local plan code is amended to include suitable provisions to ensure that development within the subject land (Yandina South West): <ol style="list-style-type: none"> a. provides for larger average lot sizes, that transition from the existing lots on Wappa Falls Road and Bracken Fern Road ; b. protects, rehabilitates and buffers the environmental

Property Description

Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 2: Extract of South East Queensland Regional Plan 2017 – Land Use Category

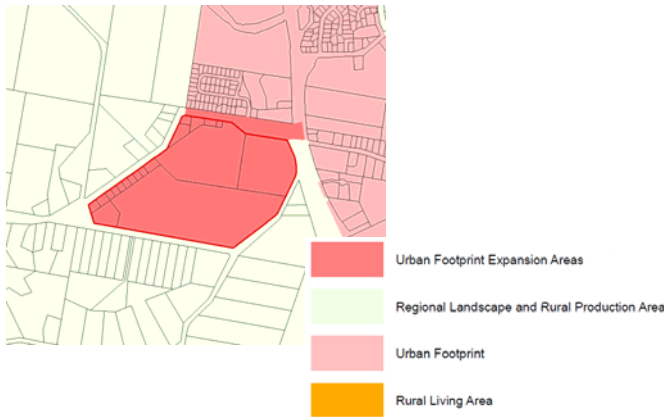
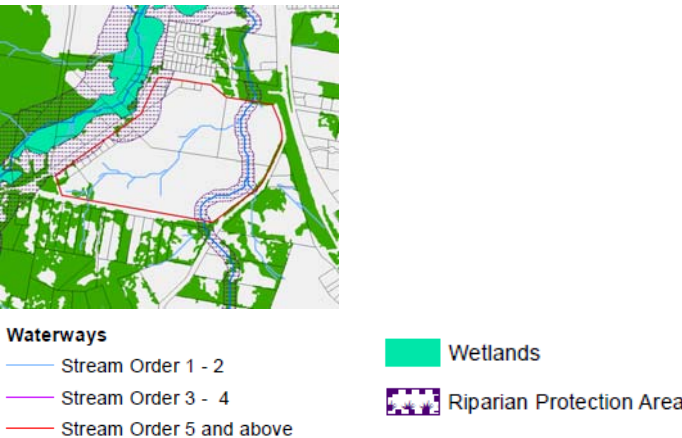


Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay



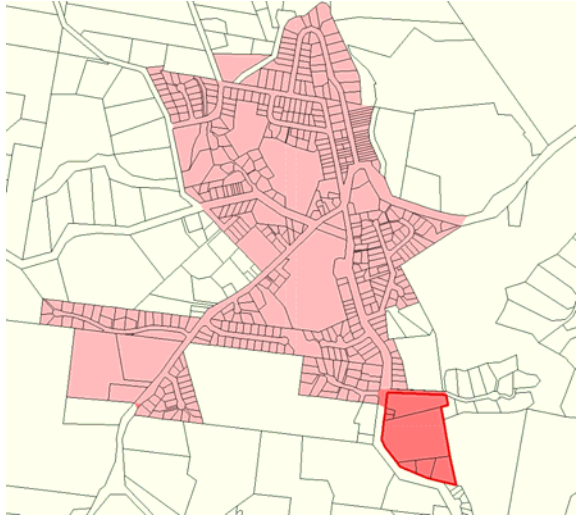
features located on site or in proximity;

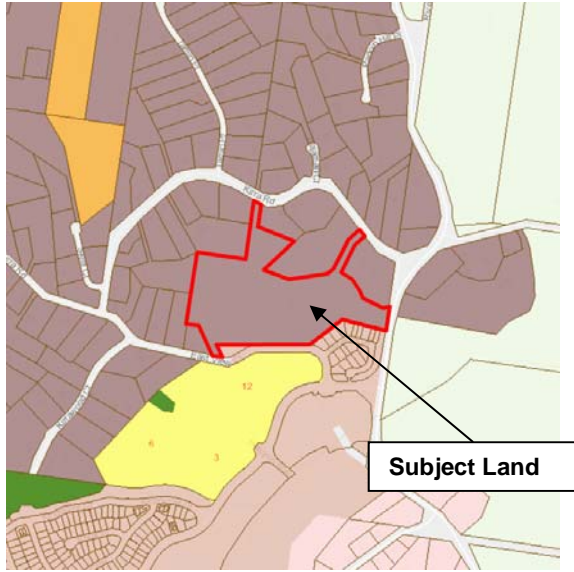
c. considers upgrades to the Nambour North Connection Road and Wappa Falls intersection; and

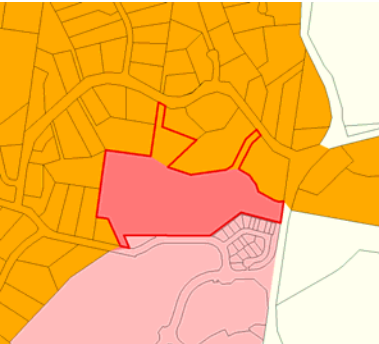

d. provides an interconnected and logical access arrangement and internal network configuration and external pedestrian connections.



3. consequential planning scheme amendments are made, as required, to other parts of the planning scheme for consistency with the above amendments.

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>77, 79, 81, 97, 105, 113 Flaxton Drive, MAPLETON, 2 Ringwood Lane, MAPLETON</p> <p>Lot 1 on RP74744, Lot 1 on RP87175, Lot 1 on CG3024, Lot 1 on RP222559, Lot 2 on SP175071, Lot 3 on SP175071, Lot 5 on RP906191</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p> <p> Rural Zone Low Density Residential Zone Precinct LDR1 (Protected Housing Area) Rural Residential Zone Community Facilities Zone Open Space Zone Environmental Management and Conservation Zone Urban Growth Management Boundary </p>	<p>Comprised of seven lots, with frontage to Flaxton Drive to the west and Ringwood Lane to the north, the individual lots vary in size, ranging from 698m² to 37,200m² (refer Figure 1). All lots within the subject land contain single dwellings. No reticulated water or sewer is available to service the area.</p> <p>The subject land was recently included in the Urban Footprint under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2) and is included within the Rural zone under the <i>Sunshine Coast Planning Scheme 2014</i>.</p> <p>The subject land's inclusion within the Urban Footprint provides an opportunity for provision of a retirement/aged care facility within the Blackall Range locality, which is consistent with representations made by the land owners of the two largest (northern) lots.</p> <p>The subject land is predominantly unconstrained, with Lot 5 on RP906191 and Lot 1 on CG3024 in particular having potential for future urban development (e.g. retirement facility), given the contiguity with the existing urban area of Mapleton, proximity to Mapleton's local activity centre, land area and common ownership.</p> <p>The above two referenced lots are proposed to be included in the Community facilities zone and annotated as a Residential care facility/Retirement facility.</p> <p>The three lots to the south (within the subject land) are proposed to be included within the Rural residential zone. This is considered appropriate to ensure consistency with the extent of the Rural Residential zoning that exists to the south along Flaxton Drive.</p> <p>The two small lots located along Flaxton Drive, Lot 1 on RP87175 and Lot 1 on RP74744, are proposed to be included in the Low density residential zone to reflect the scale, intensity and character of development that exists on these lots currently.</p> <p>The proposed zone changes will also require consequential planning scheme amendments to other parts of the planning</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lot 1 on CG3024 and Lot 5 on RP906191 are included in the Community facilities zone and annotated 15. Residential care facility/Retirement care facility on Zone Map ZM16 (Blackall Range Local Plan Area); 2. Lot 1 on RP87175 and Lot 1 on RP74744 are included in the Low density residential zone; 3. Lot 1 on RP222559, Lot 2 on SP175071 and Lot 3 on SP175071 are included in the Rural residential zone; 4. Provide an indicative access location from Ringwood Lane on the local plan elements figure; and 5. 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 Lot 1 on CG3024, Lot 1 on RP87175, Lot 1 on RP74744 and Lot 5 on RP906191 and their inclusion within the Local plan area boundary and Urban

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="365 260 1032 320">Figure 2: Extract of South East Queensland Regional Plan 2017 – Land Use Category</p>  <p data-bbox="365 935 739 1110"> Urban Footprint Expansion Areas Regional Landscape and Rural Production Area Urban Footprint Rural Living Area </p>	<p data-bbox="1081 260 1742 320">scheme in relation to the Urban Growth Management Boundary and local plan area boundary.</p> <p data-bbox="1081 344 1742 480">Specifically, it is proposed that the Urban Growth Management Boundary and local plan area boundary be extended to encompass all parts of the subject land that are to be included in the Low density residential zone and Communities facilities zone.</p>	<p data-bbox="1809 260 2092 320">Growth Management Boundary.</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>8 Kirra Road, MAROOCHY RIVER</p> <p>Lot 6 on SP110911</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Legend:</p> <ul style="list-style-type: none"> Rural Residential Zone Emerging Community Zone Community Facilities Zone Low Density Residential Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone Rural Zone 	<p>The subject land is located on the northern-most fringe of the existing urban area of the Bli Bli local plan area. Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Rural zone (refer Figure 1).</p> <p>It is noted that the subject land is predominantly included in the Urban Footprint, with two small portions remaining within the Rural Living Area under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>The land is subject to a number of overlays, including the Biodiversity, waterways and wetlands overlay, Bushfire hazard overlay and Flood hazard overlay (refer Figures 3, 4 and 5).</p> <p>Given the subject land's proximity to existing Low density residential zoned land, in the form of Parklakes I and II, the recent inclusion in the Urban Footprint and the land being relatively unconstrained, it is considered appropriate to provide an urban zoning to enable a similar outcome to be achieved.</p> <p>It is considered that any future urban development of the subject land should be subject to master planning to provide for an integrated development outcome, particularly with respect to flood and stormwater impacts. It is therefore proposed to include specific provisions in the Bli Bli local plan code and include this land predominantly in the Emerging community zone, with part of the lot remaining in the Rural residential zone consistent with the <i>South East Queensland Regional Plan 2017</i>.</p> <p>Consequential planning scheme amendments to the Urban Growth Management Boundary and Rural Residential Growth Management Boundary will also be required to reflect the above proposed zoning changes.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lot 6 on SP110911 be split zoned to reflect the sites partial inclusion within the Urban Footprint. In particular, the portion designated within the Urban Footprint being included within the Emerging community zone; 2. the remainder of the subject land is retained within the Rural residential zone; 3. 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 Urban Growth Management Boundary and Rural Residential Growth Management Boundary; and 4. supporting provisions be included in the Bli Bli local plan code.

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 2: Extract of South East Queensland Regional Plan 2017 – Land Use Category</p>  <ul style="list-style-type: none"> Urban Footprint Expansion Areas Regional Landscape and Rural Production Area Urban Footprint Rural Living Area <p>Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay</p>  <ul style="list-style-type: none"> Native Vegetation Area Riparian Protection Area Stream Order 3 - 4 		

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="365 260 1066 316">Figure 4: Extract of <i>Sunshine Coast Planning Scheme 2014</i> – Bushfire hazard overlay</p>  <p data-bbox="365 715 837 783"> Medium Bushfire Hazard Area Medium Bushfire Hazard Area Buffer </p> <p data-bbox="365 852 1066 908">Figure 5: Extract of <i>Sunshine Coast Planning Scheme 2014</i> – Flood hazard overlay</p>  <p data-bbox="365 1278 734 1302"> Flooding and Inundation Area </p>		

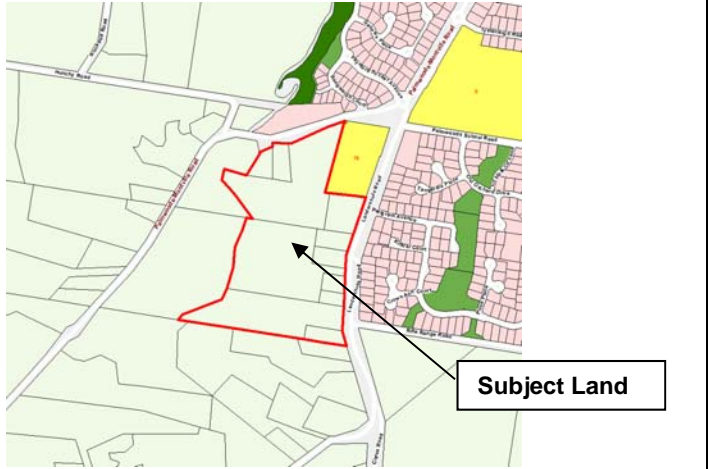
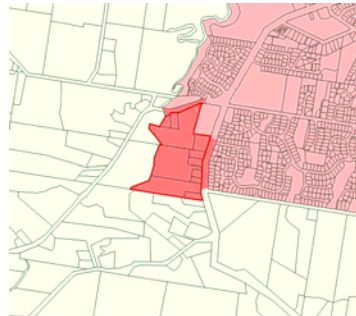
Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>145, 155 and 161 Palmwoods-Montville Road, PALMWOODS, 28, 30, 36, 38, 42, 44, 50 and 54 Landershute Road, PALMWOODS</p> <p>Lot 1 on RP183831, Lot 5 on RP217597, Lot 7 on RP865165, Lot 9 on RP230866, Lot 9 on RP218147, Lot 9 on RP224517, Lot 10 on RP218147, Lot 10 on RP224517, Lot 10 on RP865165, Lot 11 on RP218147, Lot 12 on RP218147</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Legend:</p> <ul style="list-style-type: none"> Rural Zone Low Density Residential Zone Open Space Zone Environmental Management and Conservation Zone Community Facilities Zone 	<p>The subject land is located on the south-western fringe of the Palmwoods local plan area (refer Figure 1) and comprises eleven lots, currently zoned Rural under the <i>Sunshine Coast Planning Scheme 2014</i>. All lots currently containing single dwellings, with some of the larger lots understood to previously been utilised for small scale grazing.</p> <p>The subject land has recently been included in the Urban Footprint of the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>A variety of land uses and ecological features are located in proximity to the subject land. Notably, the subject land is directly adjacent to a caravan park, which is located on the north-eastern corner, and included in the Community facilities zone (refer Figure 1).</p> <p>The subject land itself is largely cleared of vegetation as a result of its previous association with agricultural uses. However, vegetation associated with Paynter Creek remains along with some dispersed vegetation along boundary lines. This is generally reflected on the Biodiversity, waterways and wetlands overlay (refer Figure 3).</p> <p>In addition, the subject land is partly subject to the Flood hazard overlay (refer Figure 4) as a result of its proximity to Paynter Creek.</p> <p>It is proposed to include the subject land in the Low density residential zone to provide lots consistent with the existing character of Palmwoods.</p> <p>Consequential amendments to the Urban Growth Management Boundary and Local plan area boundary will be required to be made to reflect the above proposed amendments.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lot 1 on RP183831, Lot 5 on RP217597, Lot 7 on RP865165, Lot 9 on RP230866, Lot 9 on RP218147, Lot 9 on RP224517, Lot 10 on RP218147, Lot 10 on RP224517, Lot 10 on RP865165, Lot 11 on RP218147 and Lot 12 on RP218147 are included within the Low density residential zone; 2. the Palmwoods local plan code is amended to include additional provisions for development that occurs on the subject site, particularly, requiring that no direct access is provided from Palmwoods-Montville Road; and 3. 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 Urban Growth Management Boundary and Palmwoods Local Plan Area boundary.

Figure 2: Extract of South East Queensland Regional Plan 2017 – Land Use Category

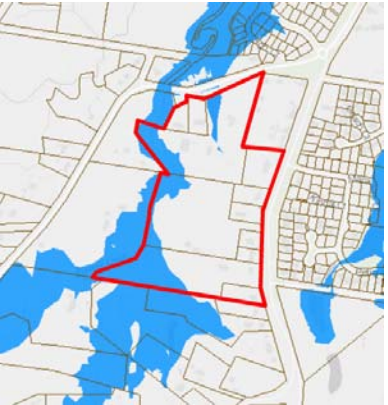
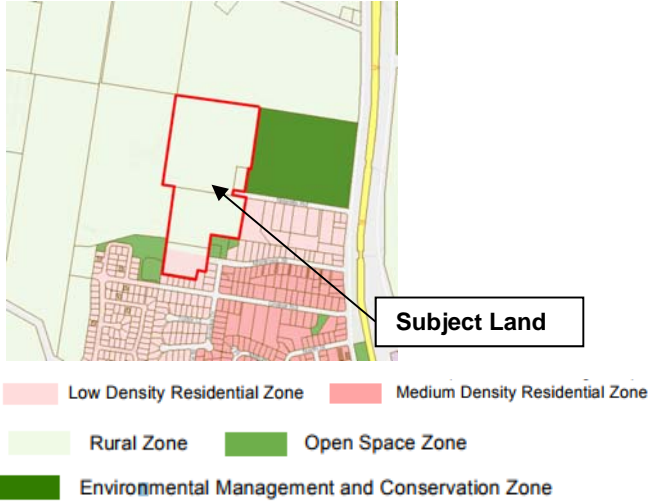


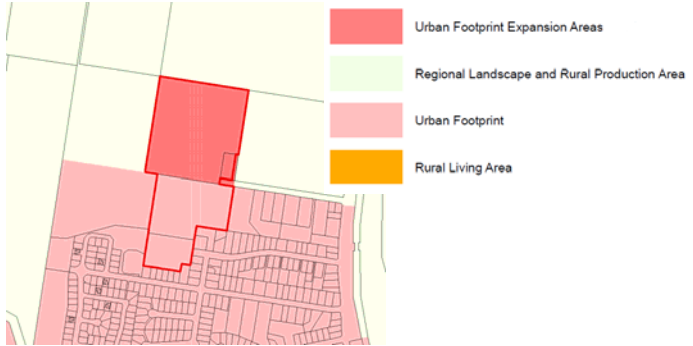
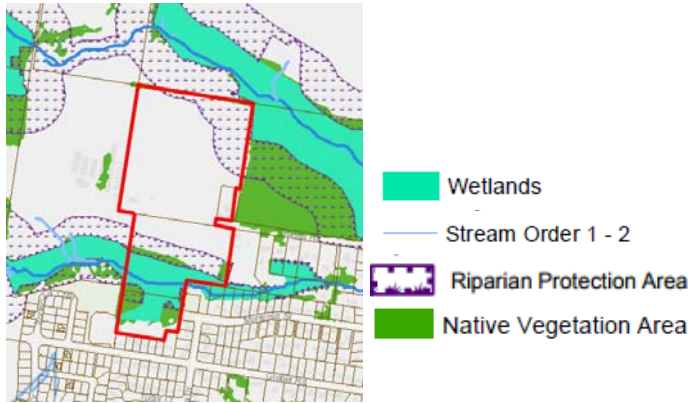
-  Urban Footprint Expansion Areas
-  Regional Landscape and Rural Production Area
-  Urban Footprint
-  Rural Living Area

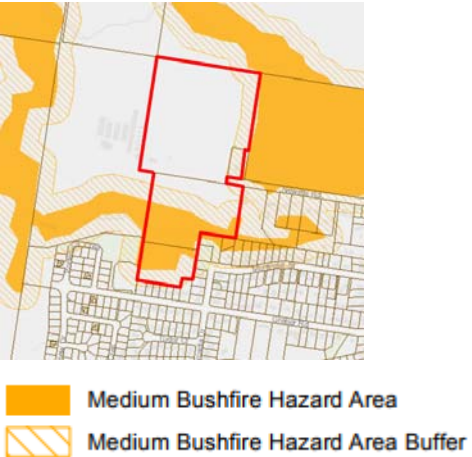
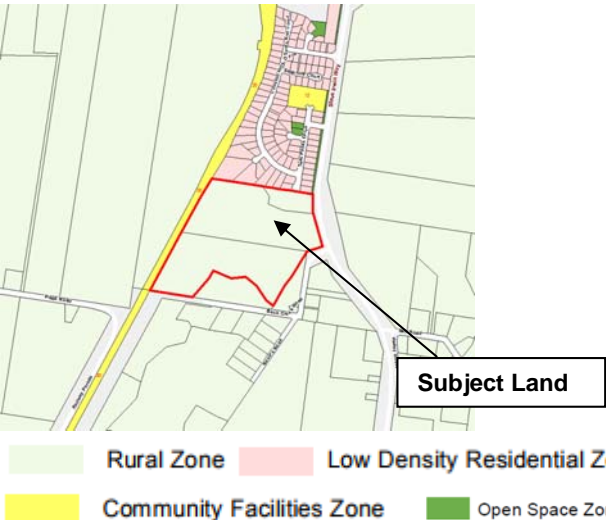
Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay



-  Wetlands
-  Riparian Protection Area
-  Natural Waterbodies
-  Native Vegetation Area

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4: Extract of Sunshine Coast Planning Scheme 2014 – Flood Hazard Overlay</p>  <p>■ Flooding and Inundation Area</p>		
<p>44, 68 and 77 Newells Road, BEERWAH</p> <p>Lot 1 on RP887255, Lot 2 on SP231610, Lot 2 on RP887255, Lot 8 on SP262427, Lot 9 on SP262427</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>■ Low Density Residential Zone ■ Medium Density Residential Zone</p> <p>■ Rural Zone ■ Open Space Zone</p> <p>■ Environmental Management and Conservation Zone</p>	<p>Located at the northern fringe of Beerwah (refer Figure 1), part of the subject land has recently been included within the Urban Footprint of the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>The inclusion of Lots 1 and 2 on RP887255 within the Urban Footprint in this area has provided the opportunity to include adjoining land directly to the south, part of Lot 8 on SP262427, within an urban zone in association with the proposed amendment. Lot 9 on SP262427 has been included within the subject land to reflect a recent subdivision approval over this lot.</p> <p>The subject land adjoins an existing agricultural operation to the north and part of the Glass House Mountains National Park to the east. A former poultry farm is located directly to the west. However, the subject land is located outside of the 500 metre minimum separation distance to existing intensive animal industries (poultry) nominated by the Beerwah local plan code.</p> <p>The subject land is comprised of three lots, under common ownership, with a total area of approximately 13 hectares and</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> Lot 1 on RP887255, Lot 2 on RP887255 and Lot 8 on SP262427 are included in the Low density residential zone; Lot 9 on SP262427 be split zoned to reflect approval REC11/0117.01, with the portion for residential purposes included in the Low density residential zone; The constrained portion of Lot 9 on SP262427 be included in the Open space zone

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 2: Extract of South East Queensland Regional Plan 2017 – Land Use Category</p>  <p>Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay</p> 	<p>zoned Rural under the <i>Sunshine Coast Planning Scheme 2014</i> (refer Figure 1). The subject land is currently located outside of the Urban Growth Management Boundary and partly outside of the Beerwah local plan area.</p> <p>The site is affected by a number of planning scheme overlays, notably the Biodiversity, waterways and wetlands and Bushfire hazard overlays (refer Figure 3 and 4).</p> <p>The subject land represents a logical extension of Beerwah township, given its proximity to services and infrastructure. The inclusion of the subject land within an urban zone under the <i>Sunshine Coast Planning Scheme 2014</i> would assist in the provision of developable land to help accommodate longer-term urban growth needs of Beerwah.</p> <p>The proposed split zoning of Lot 9 on SP262427 is required to reflect the recent residential subdivision of this site (Council ref: REC11/0117.01). The survey plans with this approval have not yet been registered. The southern portion of this lot is proposed to be retained within the Low density residential zone. The northern portion, constrained by vegetation, is proposed to be included within the Open space zone, to reflect proposed (future) dedication as Park in accordance with conditions of approval associated with the above mentioned application.</p> <p>It is proposed to include the balance portion of the subject land within the Low density residential zone on account of its size, common ownership, and to ensure consistency with surrounding residential land is achieved.</p> <p>It is further proposed to support this proposed zoning with amendments to the Beerwah local plan code aimed at ensuring that future development provides a minimum lot size of 600m², and a minimum average lot size of 800m². It is also proposed to include a requirement to nominate lots for dual occupancies and secondary dwellings to ensure the dwelling mix is commensurate with the intent to provide a transition to Rural zoned land.</p> <p>Consequential planning scheme amendments to the Urban Growth Management Boundary and Local Plan Area Boundary</p>	<p>to reflect conditions of development approval;</p> <ol style="list-style-type: none"> 4. the Beerwah local plan code is amended to include additional overall outcomes and provisions for development that occurs within the subject land, particularly, requiring that reconfiguring a lot provides a minimum lot size of 600m², a minimum average lot size of 800m², and a dwelling mix restricting secondary dwellings and dual occupancies; 5. amendments to the Beerwah local plan elements figure to include landscape buffers to northern and western boundary; and 6. 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 Urban Growth Management Boundary and Beerwah Local Plan Area boundary.

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4: Extract of Sunshine Coast Planning Scheme 2014 – Bushfire Hazard Overlay</p>  <p> Medium Bushfire Hazard Area Medium Bushfire Hazard Area Buffer </p>	<p>will also be required to reflect the above proposed amendments.</p>	
<p>1219, 1221 and 1233 Steve Irwin Way, BEERWAH</p> <p>Lot 1 on RP123640, Lot 2 on RP123640, Lot 2 on RP107762</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p> Rural Zone Low Density Residential Zone Community Facilities Zone Open Space Zone </p> <p style="text-align: center;">Subject Land</p>	<p>The subject land is currently zoned Rural under the <i>Sunshine Coast Planning Scheme 2014</i>, and comprises three lots with a total area of approximately 15.5 hectares (refer Figure 1). Each lot within the subject land is currently utilised for residential purposes, with single dwellings established.</p> <p>Recently included within the Urban Footprint under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2), the subject land is located immediately to the south of the existing Beerwah local plan area boundary.</p> <p>The subject land is bordered by vegetation associated with waterways along the northern and southern boundaries. The subject land is currently surrounded by a variety of urban and rural uses.</p> <p>The subject land is bound on the west by the Glass House Mountains-to-Beerwah section of the North Coast Rail line. The Steve Irwin Way bounds the site to the east, from which access is currently provided. A residential estate comprised of lots generally in the order 800m² - 1,000m² is located to the north, while a variety of lot configurations and land uses accommodated under the Rural zone are located to the south.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lot 1 on RP123640, Lot 2 on RP123640, Lot 2 on RP107762 are included within the Low density residential zone; 2. the Beerwah local plan code is amended to include additional overall outcomes and provisions for development that occurs within the subject land, particularly requiring that reconfiguring a lot provides a minimum lot size of 600m², a minimum average lot size of 800m², and a dwelling mix

Property Description

Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 2: Extract of South East Queensland Regional Plan 2017 – Land Use Category

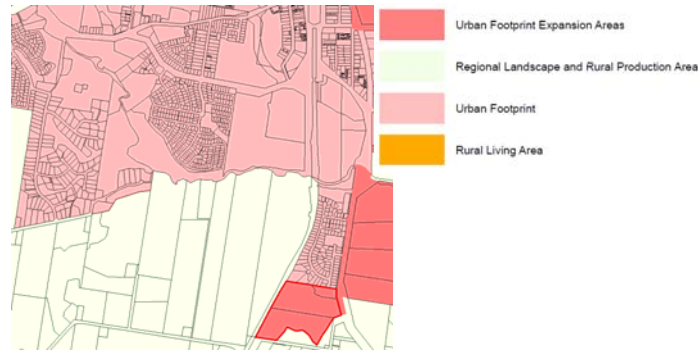
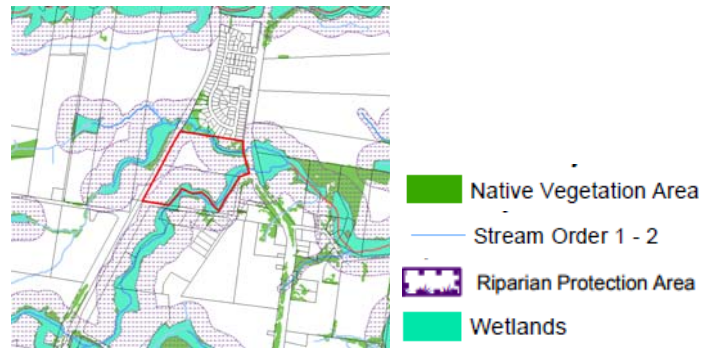


Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay



The subject land is affected by a number of planning scheme overlays, including the Biodiversity, waterways and wetlands overlay (refer **Figure 3**), the Bushfire hazard overlay (refer **Figure 4**), and the Scenic amenity overlay (refer **Figure 5**).

The subject land represents a logical extension to the southern extent of the Beerwah local plan area. The inclusion of the subject land within an urban zone will assist in meeting part of the housing demand for Beerwah through to 2041, consistent with the outcomes sought by the *South East Queensland Regional Plan 2017*.

The subject land is proposed to be included in the Low Density Residential Zone, with associated local plan provisions aimed at ensuring that future development provides a minimum lot size of 600m², and a minimum average lot size of 800m². It is also proposed to include a requirement to nominate lots for dual occupancies and secondary dwellings to ensure the dwelling mix is commensurate with the intent to provide a transition to Rural zoned land.

Consequential planning scheme amendments to the Urban Growth Management Boundary, Local Plan Area Boundary and Scenic amenity overlay map (to remove the Regional Inter-Urban Break over the subject land) are also required to reflect the above proposed amendments.

- restricting secondary dwellings and dual occupancies;
- 3. amendments to the Beerwah local plan elements figure to include local ecological linkages; and
- 4. 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 Urban Growth Management Boundary, Beerwah Local Plan Area boundary and Scenic amenity overlay.

Property Description

Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 4: Extract of *Sunshine Coast Planning Scheme 2014* – Bushfire Hazard Overlay







-  Medium Bushfire Hazard Area
-  Medium Bushfire Hazard Area Buffer

Figure 5: Extract of *Sunshine Coast Planning Scheme 2014* – Scenic Amenity Overlay



-  Scenic Route
-  Regional Inter-Urban Break

Property Description

Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

143 and 170 Sahara Road, GLASS HOUSE MOUNTAINS, 27, 37, 45, 46 Buzaki Road, GLASS HOUSE MOUNTAINS, 89 Railway Parade, GLASS HOUSE MOUNTAINS

Lot 1 on RP807399, Lot 2 on RP807399, Lot 4 on RP7661, Lot 7 on RP859022, Lot 8 on RP859022, Lot 61 on CG152, Lot 62 on CG152, Lot 66 on CG152, Lot 67 on CG152

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

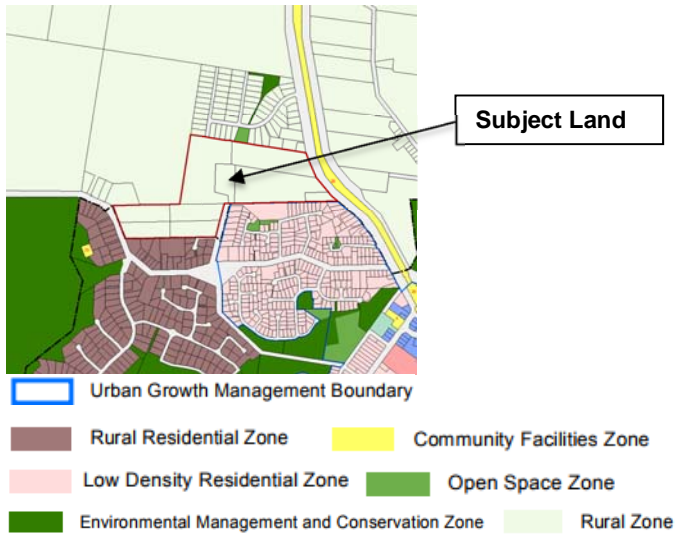
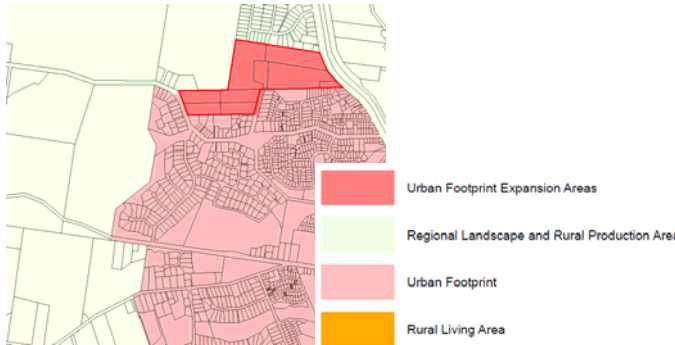


Figure 2: Extract of South East Queensland Regional Plan 2017 – Land Use Category



Comprised of nine lots located on the northern extent of the Glass House Mountains township, the subject land is currently included within the Rural zone under the Sunshine Coast Planning Scheme 2014, with a total area of approximately 29.5 hectares. The land is contiguous with the northern boundary of the Glass House Mountains local plan area, and partly adjoins the Urban Growth Management Boundary (refer Figure 1).

The subject land was recently included within the Urban Footprint of the South East Queensland Regional Plan 2017 (refer Figure 2)

Residential development bounds the site to the north and south, with a number of agricultural and rural enterprises established to the west. Railway Parade and the North Coast Rail line form the eastern boundary of the site. The subject land is largely free of significant vegetation, and displays evidence of agricultural uses previously occurring onsite.

A tract of vegetation associated with a watercourse is located in the south-eastern corner, which is reflected within the Biodiversity, waterways and wetlands (refer Figure 3) and is also subject to flooding as identified on the Flood hazard overlay (refer Figure 4). These constraints place a significant impediment to the further development of this land, such that Lot 1 on RP807399 is proposed to be included in the Limited development (landscape residential) zone.

The subject land is also affected by the Scenic amenity overlay as being located within the Regional Inter-Urban Break (refer Figure 5).

The subject land represents a logical extension to the northern extent of the Glass House Mountains local plan area. The inclusion of the subject land within an urban zone will assist in meeting the housing demand for Glass House Mountains through to 2041, consistent with the outcomes sought by the South East Queensland Regional Plan 2017.

The subject land is proposed to be included in the Low density residential zone. Amendments to the Glass House Mountains

It is proposed that:

1. Lot 2 on RP807399, Lot 4 on RP7661, Lot 7 on RP859022, Lot 8 on RP859022, Lot 61 on CG152, Lot 62 on CG152, Lot 66 on CG152, Lot 67 on CG152 are included in the Low density residential zone;
2. Lot 1 on RP807399 is included in the Limited development (landscape residential) zone;
3. the Glass House Mountains local plan code is amended to include suitable provisions to ensure that development of the subject land:
 - a. provides a minimum lot size of 700m², an average lot size of 900m², and a dwelling mix restricting secondary dwellings and dual occupancies;
 - b. reflects the character of adjacent residential areas;
 - c. optimises view corridors to the Glass House Mountains; and

Property Description

Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay








-  Wetlands
-  Stream Order 1 - 2
-  Riparian Protection Area
-  Native Vegetation Area

Figure 4: Extract of Sunshine Coast Planning Scheme 2014 – Flood Hazard Overlay



-  Flooding and Inundation Area

local plan code area are proposed to support this zoning, particularly through ensuring development:

- (a) reflects the character of adjacent residential areas;
- (b) appropriately transitions to the adjacent and surrounding rural and rural residential areas; and
- (c) optimises view corridors to the Glass House Mountains from public roads and open space.

As part of these amendments it proposed that a minimum lot size of 700m², and an average lot size of 900m² be required for development on the subject land. It is also proposed to include a requirement to nominate lots for dual occupancies and secondary dwellings to ensure the dwelling mix is commensurate with the intent to provide a transition to Rural and Rural residential zoned land.

Additional amendments are proposed to ensure the provision of any residential care/ retirement facility is small in scale and appropriately located.

Consequential planning scheme amendments to the Urban Growth Management Boundary, Local Plan Area Boundary and Scenic amenity overlay map (to remove the Regional Inter-Urban Break over the subject land) are also required to reflect the above proposed amendments.

- d. allows the provision of a residential care facility/ retirement facility where appropriately located and scaled.
- 4. amendments to the Glass House local plan elements figure to include landscape buffers to agricultural land to the west of the subject site; and
- 5. 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 Urban Growth Management Boundary, Glass House Mountains local plan boundary and Scenic amenity overlay.

Property Description

Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 5: Extract of *Sunshine Coast Planning Scheme 2014* – Scenic Amenity Overlay

