

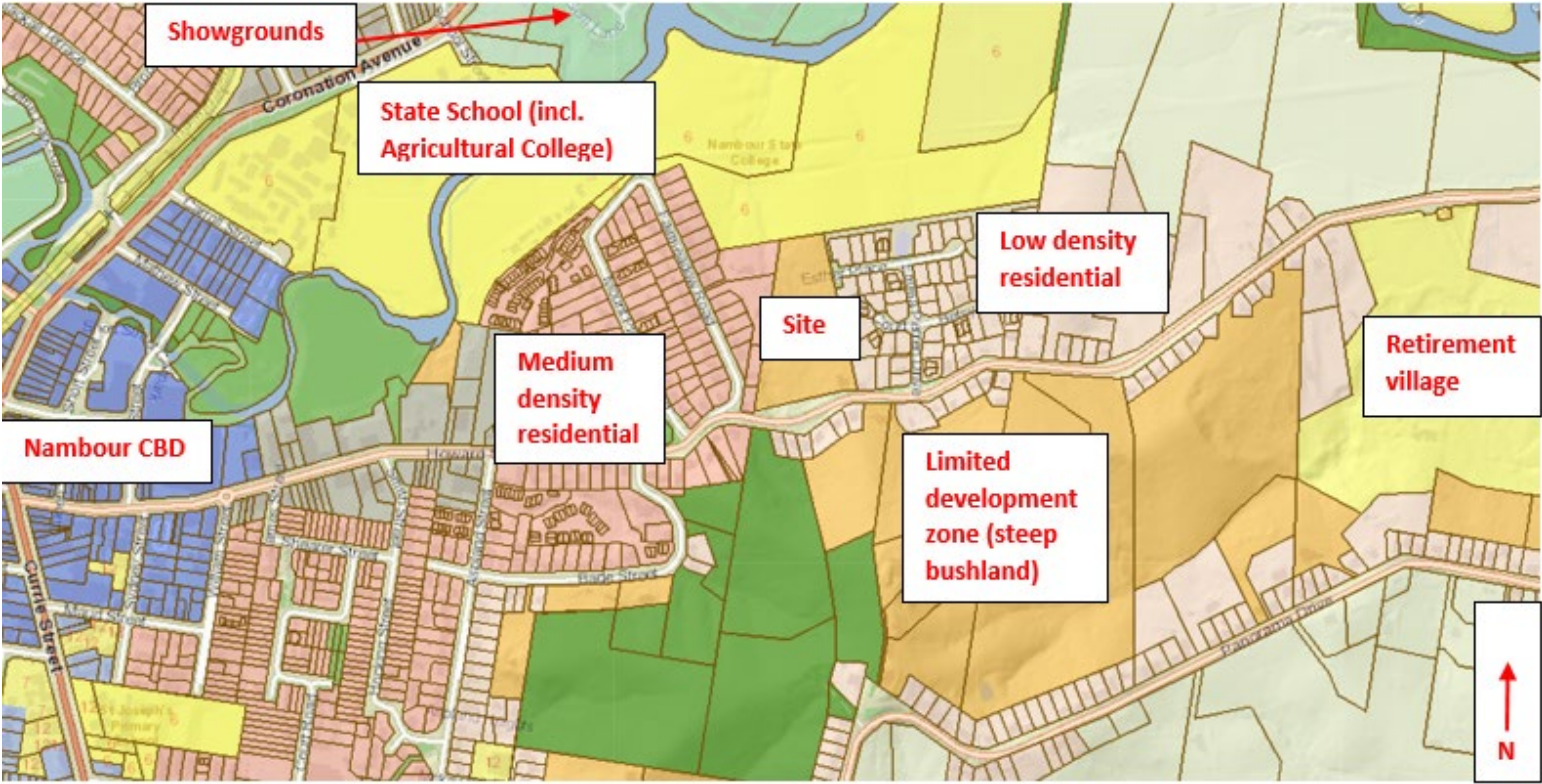
# Council Ordinary Meeting April 2021

## Item 8.5

### 21 Petrie Creek Rd Nambour

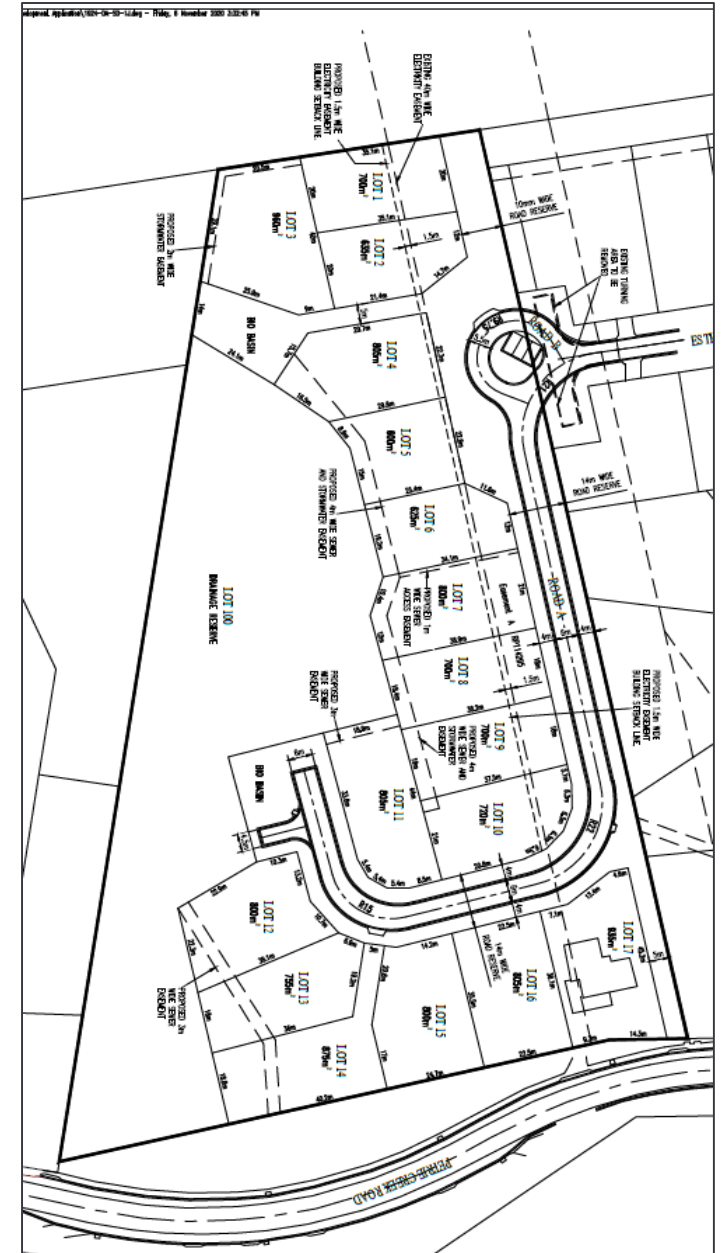
Development Permit to Reconfigure a Lot (1 Lot into 17 Lots plus New Road and Drainage Reserve) & Preliminary Approval for a Material Change of Use (including a Variation Request to Vary the Effect of the *Sunshine Coast Planning Scheme 2014* to apply the provisions of the Low density residential zone)

# Locality Plan



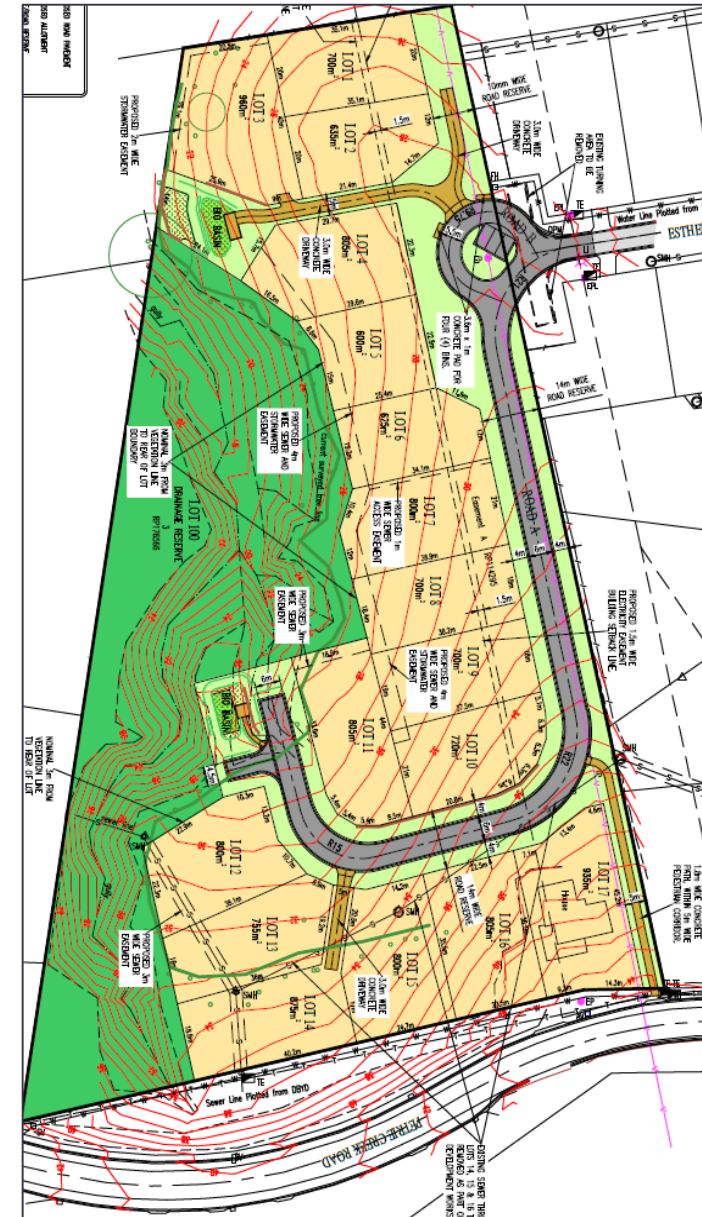
# Background / Site Details

- *Maroochy Plan 2000* - Neighbourhood Residential Zone
- *Sunshine Coast Planning Scheme 2014* - Limited Development Zone due to constraints (e.g. native vegetation)
- Operational Work Approval for vegetation clearing granted on 18 June 2018, resulting in removal of weed species that were incorrectly mapped as 'native vegetation'
- Site currently contains a single detached dwelling
- Part of site is encumbered by easements containing overhead electrical infrastructure (Energex) and an adjacent Bulk Water Main (Seqwater)



# Proposal

- Reconfiguration into 17 residential lots and Variation Request to apply Low density residential zone provisions in the *Sunshine Coast Planning Scheme 2014*
- Development footprint is predominately located over cleared portion of site with some additional clearing proposed along the southern boundary
- The balance of the land will be transferred to Council as drainage reserve (resulting in long term protection of remaining vegetation)



# Key Assessment Considerations

## Zone Intent

- Limited Development Zone is typically based on constraints (vegetation, slope, etc.)
- The Operation Work approval demonstrated that the site was erroneously mapped as containing 'native' vegetation
- Low density residential outcomes achieved for surrounding land which have similar slopes to the subject site

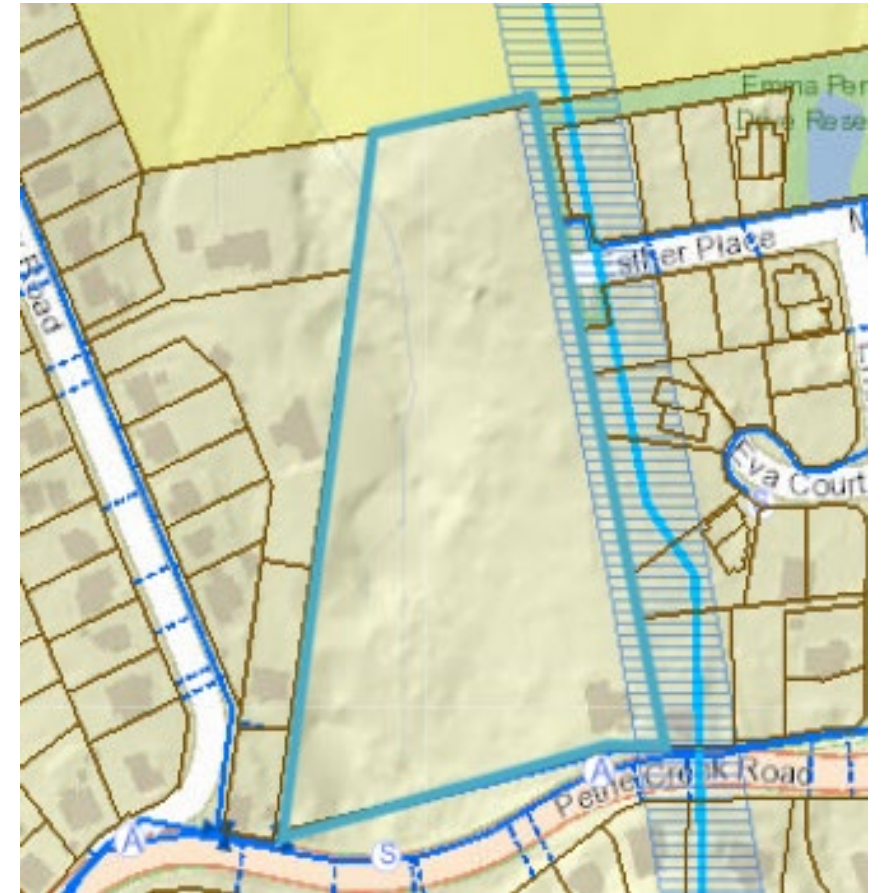
## Low density residential and Dual occupancies

- The proposal is consistent with the surrounding pattern of development, being low density residential
- Any future Dual Occupancies will be impact assessable due to width of constructed roads to site

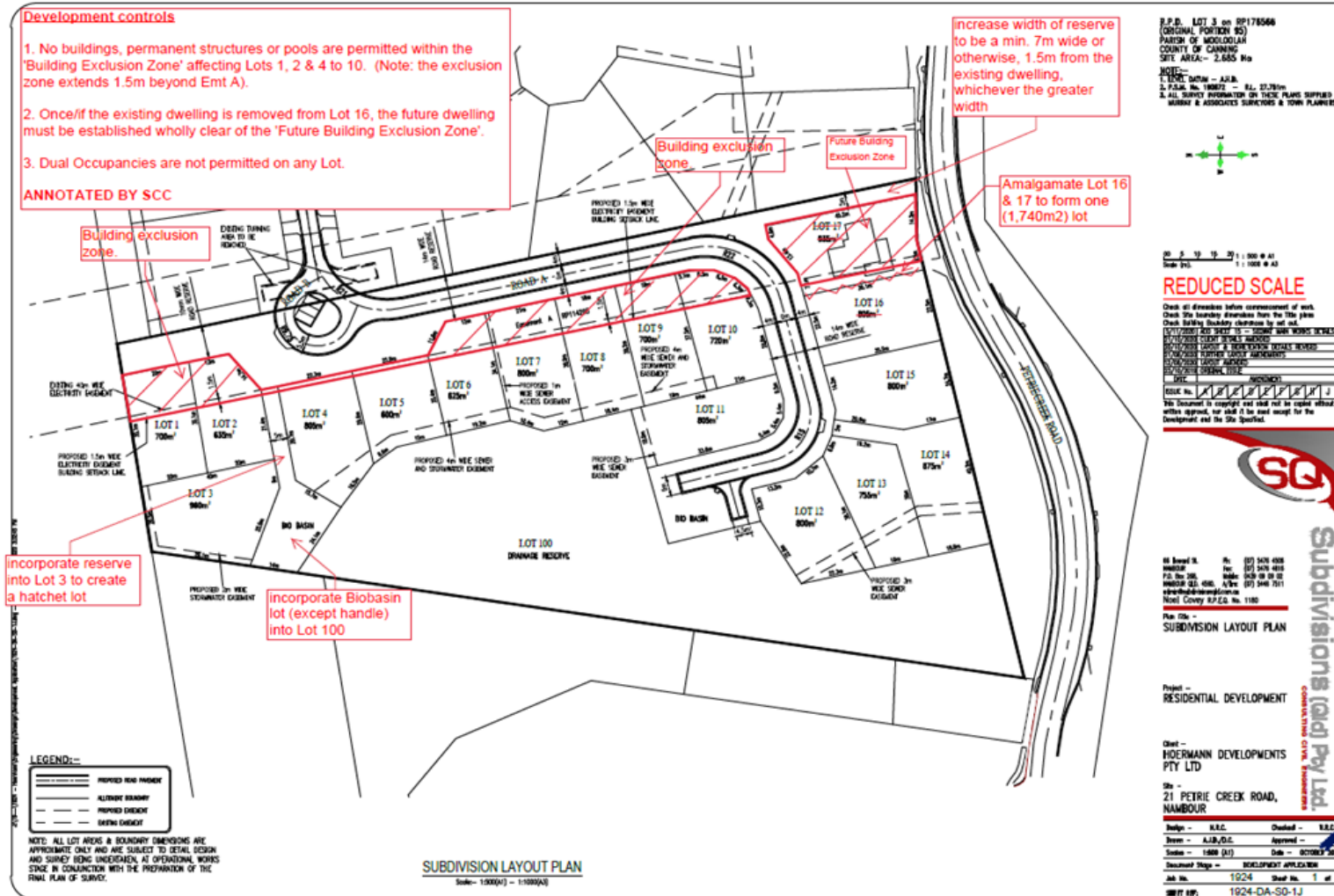
# Key Assessment Considerations (cont.)

## Referral Requirements

- Energex require that all dwellings be setback from the existing electrical easement
- Seqwater requested that lots 16 and 17 be amalgamated to protect future upgrade opportunities of bulk water main
- Recommended that only a total of 16 lots be approved so both electrical and water supply infrastructure can be protected



# Proposed Plan Amendments



# Recommendation

That Council APPROVE this application to:

- Reconfigure into 16 Lots plus New Road, Access Easements and Drainage Reserve; and
- Preliminary Approval for Material Change of Use of Premises (including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014 to apply the provisions of the Low density residential zone – Precinct LDR1 (Protected Housing Area))

subject to the conditions provided at Appendix A and plan amendments identified in Attachment 2



Thank you.



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COUNCIL

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See council's website for further details  
[www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)