

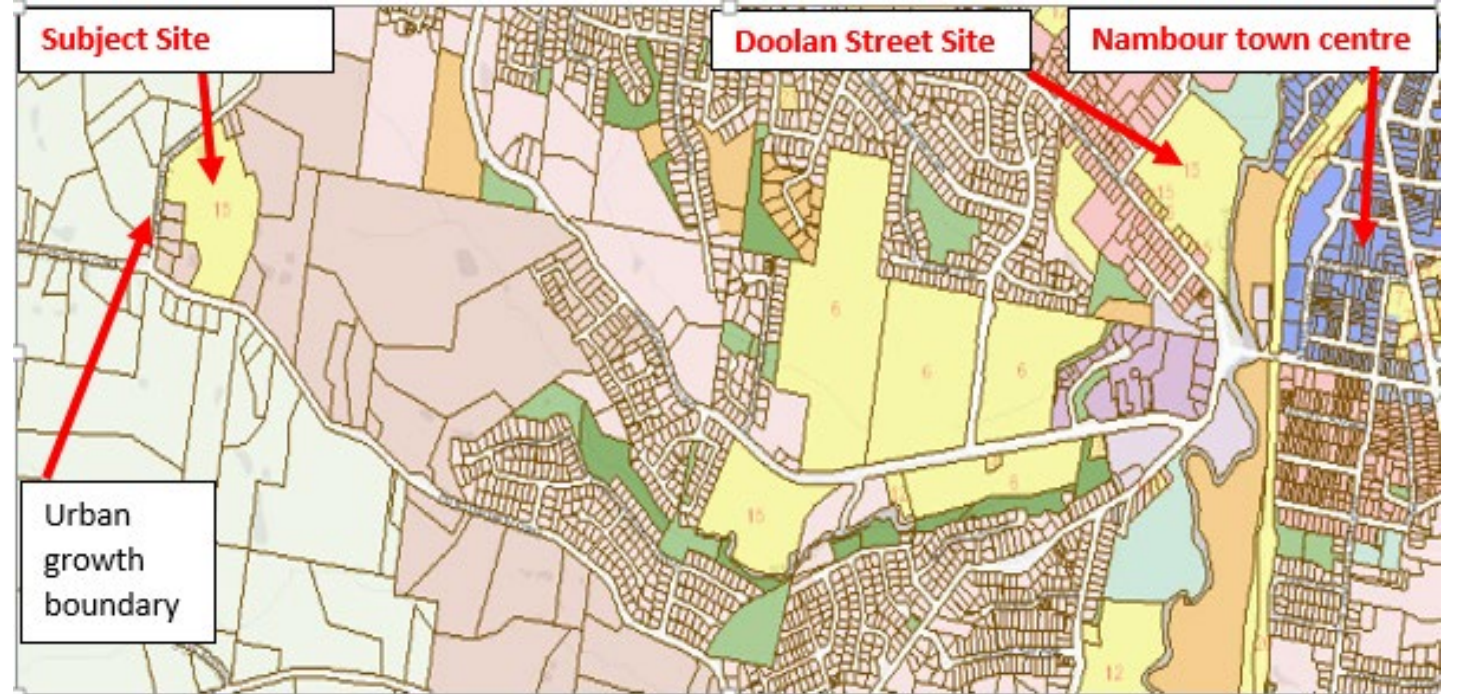
Council Ordinary Meeting April 2021

Item 8.4

14 & 30 Henebery Road Burnside

Preliminary Approval for 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



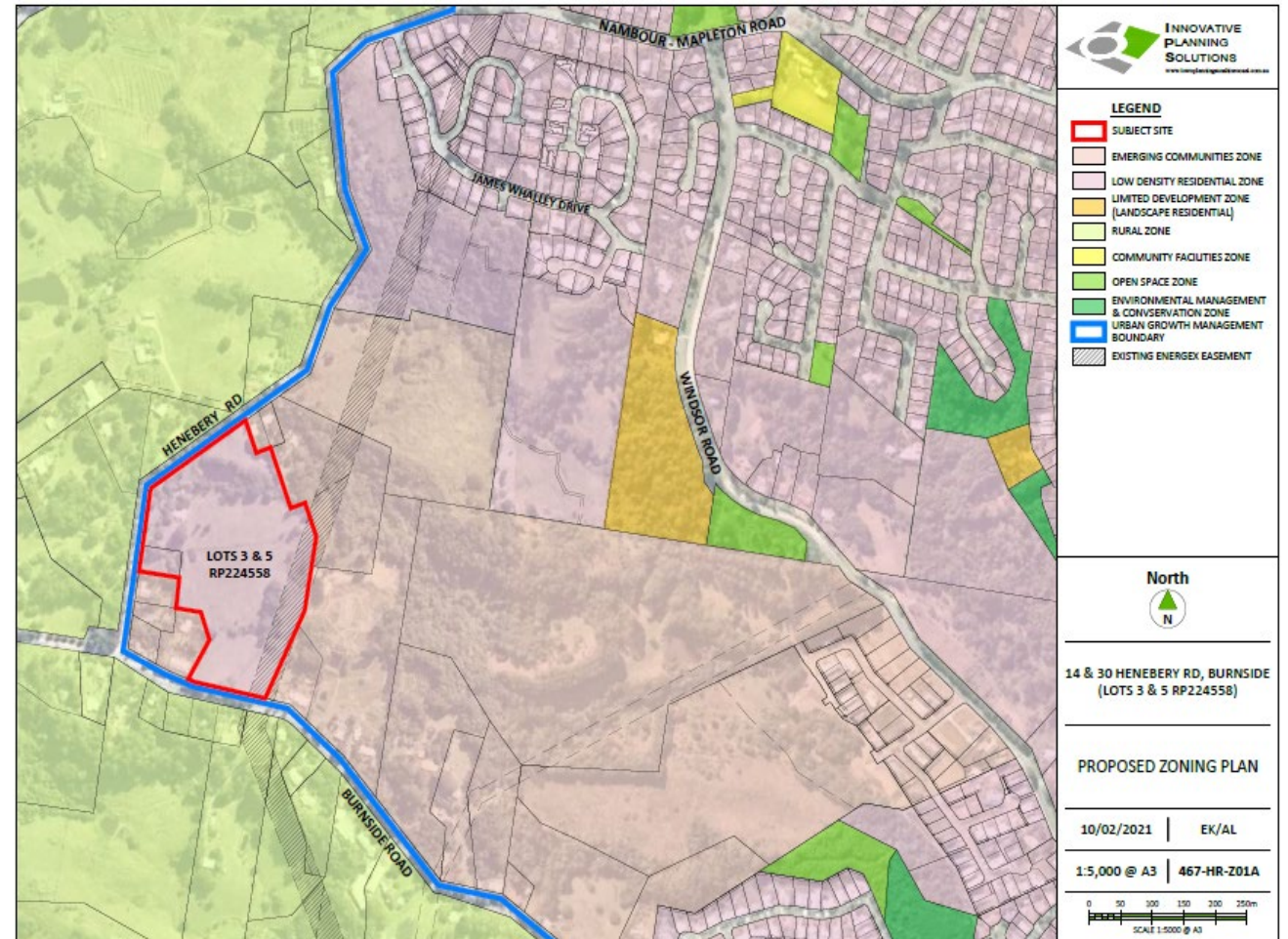
Background

- *Maroochy Plan 2000* - Neighbourhood Residential Zone
- *MCU10/0025 & MCU15/0080* - Retirement / Aged Care approvals
- *Sunshine Coast Planning Scheme 2014* - Community Facilities Zone (annotated for retirement / aged care) and Emerging Community Zone to reflect Retirement / Aged Care approvals



Proposal

- Preliminary Approval for low density residential uses (e.g. detached houses)
- Apply the *Sunshine Coast Planning Scheme 2014* Low density residential provisions
- Varying the building height limit from 12m to 8.5m
- Limit dual occupancies to 15% of total lots



Key Assessment Considerations

Loss of retirement / aged care facility

- The site not close to essential services (i.e. medical / community facilities) for retirement / aged care facility
- Site is surplus to Sundale's needs and intent to concentrate on refurbishing their Doolan Street site
- A peer review confirms that there is sufficient land to accommodate retirement / aged care in the current planning scheme

Low density residential provisions

- The site can accommodate low density development (detached houses on traditional lots) subject to further approvals

Submissions

- 4 properly made - Energex and three within close proximity
- Recommended conditions to protect the Energex easement, secure road upgrades and rehabilitate riparian corridors as part of any future approvals

Recommendation

That Council APPROVE this application for a Preliminary Approval for Material Change of Use (including Variation Request to Vary the Effect of the *Sunshine Coast Planning Scheme 2014* to apply the provisions of the Low density residential zone), subject to reasonable and relevant conditions provided in Appendix A

Thank you.



See council's website for further details
www.sunshinecoast.qld.gov.au