

Explanatory Memorandum

Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Operational Matters

June 2019

Post Notification Ministerial Review Version



1. Short title

The amendment instrument to which this explanatory memorandum relates is the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* relating to Site Specific and Operational Matters.

2. Type of local planning instrument

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


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

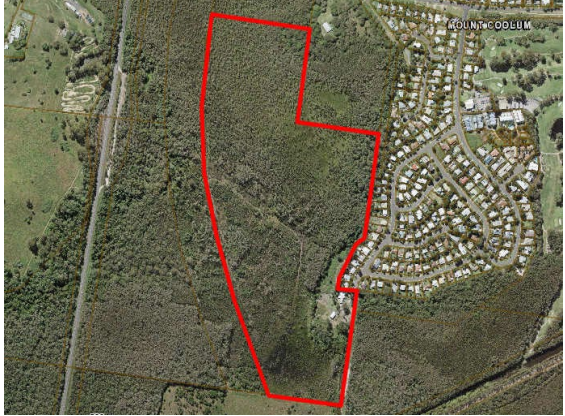

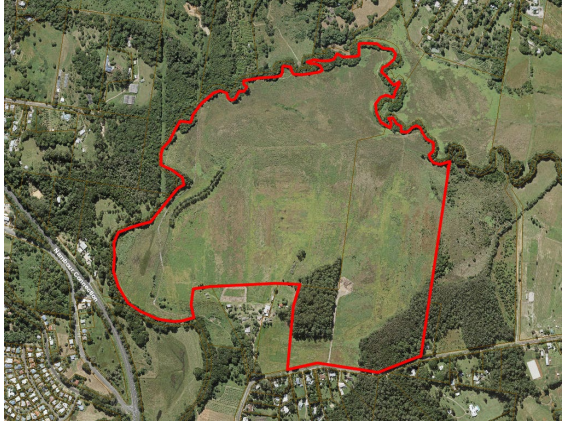

The entity making the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* is the Sunshine Coast Regional Council.





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




The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* generally applies to the planning scheme area. However, aspects of the planning scheme amendment affect particular land parcels as described in **Table 4.1**.




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




Property Description	Address	Ownership Category	Map of Subject Land
Lot 13 on RP863238	179 West Eumundi Road, Eerwah Vale	Council	


Property Description	Address	Ownership Category	Map of Subject Land
<p>Lot 223 on RP163095</p>	<p>52 Marakari Crescent, Mt Coolum</p>	<p>Private</p>	
<p>Lot 2 on RP43739, Lot 1 and Lot 4 on RP91447</p>	<p>Charles Street, Kenilworth</p>	<p>Private</p>	
<p>Lot 10 on SP261670 and Lot 2 on RP136003</p>	<p>Diddillibah Road, Woombye and 93-145 Diddillibah Road, Road, Woombye</p>	<p>Council</p>	
<p>Lot 3 on RP881294</p>	<p>22 McKenzie Road, Woombye</p>	<p>Private</p>	

Property Description	Address	Ownership Category	Map of Subject Land
Lot 4 on RP199535	251 Bridge Creek Road, Maleny	Private	
Lot 5 on RP227605	7069 Bruce Highway, Chevallum	Private	
Lot 4 and Lot 5 on SP228202, Lot 6 and Lot 7 on SP228203	585, 615 and 617 Old Maroochydore Road and 1-13 Hobbs Road, Kunda Park	State	
Lot 4 on MCH3566	316 Witta Road, Witta	Council	

Property Description	Address	Ownership Category	Map of Subject Land
<p>Lot 2 on SP149236 and Lot 3 on SP149237</p>	<p>Witta Road and Cooke Road, Witta</p>	<p>Private and State</p>	
<p>All land within Precinct BUD LPP-1, Gloucester Road South</p>	<p>Gloucester Road, Buderim</p>	<p>Private</p>	
<p>Lots 7 - 11 on RP182932, Lots 2 - 6 on RP182933, Lots 12 - 14 on RP182934, Lots 15 - 19 on RP182935, Lots 20 - 23 on RP182936 and Lot 0 GTP1831</p>	<p>1, 3, 5, 7, 9, 11, 13, 15, 17, 19 and 21 Toorbul Street, 28 and 36 Hardwood Road and 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 Forestdale Road, Landsborough</p>	<p>Private</p>	

Property Description	Address	Ownership Category	Map of Subject Land
<p>Lot 63 on RP854185 and Lots 1 - 9 on RP842053</p>	<p>32 Homestead Drive and 3 to 10 Manor Court, Little Mountain</p>	<p>Private</p>	
<p>All land within the Precinct CAW LPP-1, Homestead Drive</p>	<p>Homestead Drive, Discovery Drive and Manor Court, Little Mountain</p>	<p>Private</p>	
<p>All land within the Protected Housing Area of the Low density residential zone within the suburb of Dicky Beach</p>	<p>Ann Street, Ngungun Street, Bell Street, Stanley Street, Bott Street, Sutherland Street, Trundle Street, Mellum Court, Cooroora Street, Coonowrin Street, Coolum Street, Lyon Street, Ulm Street, Kalandra Court, Bray Street, Lawley Street, Macdonald Street, Henzell Street, Rooke Street, Neill Street, Mackay Street and Wilson Avenue</p>	<p>Private</p>	

Property Description	Address	Ownership Category	Map of Subject Land
Lots 2 - 4 on RP97821	Caloundra Road, Little Mountain	Private	
Lot 1 on RP97821	55 Caloundra Road, Little Mountain	Private	
Lot 4 on RP65165	22 Landsborough Parade, Golden Beach	Private	

Property Description	Address	Ownership Category	Map of Subject Land
Lot 603 on SP221893	Pelican Waters Boulevard	Private	
Refer Appendix 2. for land affected by the Height of buildings and structures overlay and zoning amendments for Educational establishments, Residential care facilities and Retirement facilities.			
Refer Appendix 3. for land affected by the Height of buildings and structures overlay increment review.			

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

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

- (a) amend the zoning, overlays, precincts and/or planning scheme provisions relating to a number of specific sites (described in **Table 4.1** and **Appendix 1**), in order to:-
 - (i) better reflect existing or desired future land uses or character considerations;
 - (ii) respond to Council land acquisitions and property-related matters; and
 - (iii) respond to identified mapping anomalies;
- (b) amend the zoning and the Height of buildings and structures overlay for a number of specific sites for Educational establishments, Retirement facilities and Residential care facilities (described in **Appendix 2**);
- (c) amend the building height increments (rationalisation of increments) within the Height of buildings and structures overlay (described in **Appendix 3**); and
- (d) address other operational matters to improve the clarity and efficiency of the planning scheme.

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

Council has prepared the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* in response to representations received from internal and external stakeholders seeking an amendment to the zoning, precincts or overlays relating to a number of specific sites (including educational establishments, retirement facilities and residential care facilities) and to address a range of operational matters to improve the clarity and efficiency of the planning scheme.

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

The details of the proposed amendment to the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* are outlined in **Table 7.1** below and **Appendix 1**, **Appendix 2** and **Appendix 3**.

Table 7.1 provides a summary of the proposed amendment by planning scheme part.

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

Appendix 2 – Details of Proposed Amendment (Site Specific) - Educational establishments and Residential care facilities/Retirement facilities provides further details of those aspects of the proposed amendment relating to Educational establishments, Residential care facilities and Retirement facilities.

Appendix 3 – Details of Proposed Amendment (Site Specific) – Height of buildings and structures overlay increment review provides further details of those aspects of the proposed amendment relating to the rationalisation of building height increments.

Table 7.1 Summary of proposed planning scheme amendment

Planning Scheme Part	Summary of Amendment
Part 1 (About the planning scheme)	<ul style="list-style-type: none"> Amend table 1.2.2 to amended name of Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) to include 'Dicky Beach' to reflect the amended boundary of this precinct.
Part 5 (Tables of assessment)	<ul style="list-style-type: none"> Amend Table 5.5.9 (Low impact industry zone) and Table 5.5.10 (Medium impact industry zone) of Section 5.5 (Categories of development and categories of assessment – material change of use) to provide for 'Warehouse' (where for the storage of caravans, boats, recreational vehicles and the like) to be Accepted development in the Low impact industry zone and Medium impact industry zone. Amend Table 5.5.13 (Sport and recreation zone) of Section 5.5 (Categories of development and categories of assessment – material change of use) to provide for a 'Tourist park' (where for a caravan park or camping ground in association with a showground use) to be subject to Code assessment in the Sport and recreation zone. Amend Table 5.5.18 (Limited development (landscape residential) zone) of Section 5.5 (Categories of development and categories of assessment – material change of use) to provide for 'Animal husbandry' (where involving the grazing of livestock and located outside the Urban growth management boundary) to be Accepted development in the Limited development (landscape residential) zone. Amend Table 5.7.1 (Building work) of Section 5.7 (Categories of development and categories of assessment – building work) to clarify the circumstances in which building work is Accepted development. Insert a new table of assessment in Section 5.9 (Categories of development and categories of assessment – local plans) to include Buderim local plan as a local plan area subject to a specific assessment table, which provides for 'Reconfiguring a lot' to be subject to Impact assessment (where creating one or more lots) in the Low density residential zone in Precinct BUD LPP-1 (Gloucester Road South). Insert a new table of assessment in Section 5.9.3 (Caloundra West local plan) of Section 5.9 (Categories of development and categories of assessment – local plans) to provide for 'Reconfiguring a lot' to be subject to Impact assessment (where creating one or more lots) in the Low density residential zone in Precinct CAW LPP-1 (Homestead Drive). Amend Table 5.9.4.1 (Golden Beach/Pelican Waters local plan - material change of use) of Section 5.9 (Categories of development and categories of assessment – local plans) to provide for 'Food and drink outlet' (not involving a drive-through facility and a high volume convenience restaurant) and 'Shop' (if for a corner store and in association with a food and drink outlet) to be subject to Code assessment in the Open space zone, where occurring on Lot 603 on SP221893.

Planning Scheme Part	Summary of Amendment
	<ul style="list-style-type: none"> • Amend Table 5.9.7 (Maroochy North shore local plan - material change of use) of Section 5.9.7 (Maroochy North Shore local plan) to provide for 'Outdoor sales' and 'Showroom' (where for car hire business) to be Accepted development or subject to Code assessment in the Medium impact industry zone in the Maroochy North Shore local plan area. • Amend Table 5.10.1 (Overlays) in Section 5.10 (Categories of development and categories of assessment – overlays) for development subject to the Height of buildings and structures overlay, to include: <ul style="list-style-type: none"> – exemptions for structures where for a use in the industrial activity group in an industry zone; and – exemptions for buildings and structures for: <ul style="list-style-type: none"> ▪ 'Utility installations' where located on Council owned or controlled land or for a Distributor-retailer (i.e. Unitywater); and ▪ a use in the rural activity group in the Rural zone. ▪ Amend Table 5.10.1 (Overlays) in Section 5.10 (Categories of development and categories of assessment – overlays) for development subject to the Water resource catchments overlay, to clarify the assessment trigger from 'people living' to 'people being accommodated' on-site.
Part 6 (Zones)	<ul style="list-style-type: none"> • Amend Section 6.2.2.2 (Purpose and overall outcomes) of Section 6.2.2 (Medium density residential zone code) to include requirements for small residential lots, to protect streetscape character and minimise the loss of on-street parking. • Amend and renumber Section 6.2.13.2 (Purpose and overall outcomes) and amend Table 6.2.13.2.1 (Consistent uses and potentially consistent uses in the Sport and recreation zone) of Section 6.2.13 (Sport and recreation zone code) to provide for 'Tourist parks' in the Sport and recreation zone, where for a camping ground or caravan park in association with showgrounds. • Amend Table 6.2.18.2.1 (Consistent uses and potentially consistent uses in the Limited development (landscape residential) zone) of Section 6.2.18 (Limited development (landscape residential) zone code) to provide for 'Animal husbandry' (where involving the grazing of livestock and located outside the Urban growth management boundary) as a consistent use in the Limited development (landscape residential) zone.
Part 7 (Local plans)	<ul style="list-style-type: none"> • Amend Table 7.2.8.4.1 (Performance outcomes and acceptable outcomes for assessable development) of Section 7.2.8 (Coolool local plan code) to include new PO16, relating to minimum and average lot sizes applicable to 52 Marakari Crescent, Mount Coolool. • Insert new Table 7.2.13.4.2 (Golden Beach/Pelican Waters local plan supplementary table of consistent uses and potentially consistent uses in the Open space zone) to provide for 'Food and drink outlet' (where not incorporating a drive-through facility or a high volume convenience restaurant) and 'Shop' (where for a corner store associated with a Food and drink outlet) as consistent uses in the Open space zone on Lot 603 on SP221893. • Insert new Table in 7.2.18.4.2 (Maroochy North Shore local plan supplementary table of consistent uses and potentially consistent uses in the Medium impact industry zone) of Section 7.2.18 (Maroochy North Shore local plan code) to provide for outdoor sales and showrooms (where for a car hire business) as consistent uses in the Medium impact industry zone in the Maroochy North Shore local plan area. • Amend the name of Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) to include 'Dicky Beach' to reflect the amended boundary of this

Planning Scheme Part	Summary of Amendment
	precinct to include all land within the Precinct LDR 1 (Protected Housing Area), within the suburb of Dicky Beach.
Part 8 (Overlays)	<ul style="list-style-type: none"> • Amend Section 8.2.8 (Height of buildings and structures overlay code) to improve the application of the code for development that exceeds the maximum height specified on the Height of buildings and structures overlay.
Part 9 (Development codes)	<ul style="list-style-type: none"> • Amend Section 9.3.4.2 (Purpose and overall outcomes) of Section 9.3.4 (Community activities code) to include provisions relating to building height and impacts on neighbouring development. • Amend Table 9.3.4.3.1 (Performance outcomes and acceptable outcomes for assessable development) of Section 9.3.4 (Community activities code) to include setback provisions where a building or structure adjoins a residential use or land included in a residential zone. • Amend Table 9.3.5.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) of Section 9.3.5 (Dual occupancy code) to include provisions relating to frontage and streetscape outcomes. • Amend Section 9.3.6.2 (Purpose and overall outcomes) and Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) of Section 9.3.6 (Dwelling house code) to include setback provisions for dwelling houses in the Limited development (landscape residential) zone and clarify the intent and operation of the provisions relating to secondary dwellings. • Amend Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) of Section 9.3.6 (Dwelling house code) to include a new performance outcome and acceptable solutions for secondary dwellings in proposed Precinct CAL LPP-4 (Moffat Beach/Shelly Beach/Dicky Beach), which reduce the allowable floor area and limit building height of secondary dwellings. • Amend Section 9.3.9.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) of Section 9.3.9 (Industry uses code) to include provisions relating to permanent and temporary storage of containers. • Amend Table 9.3.11.3.1 (Performance outcomes and acceptable outcomes for assessable development) of Section 9.3.11 (Multi-unit residential uses code) to link density provisions to the relevant zone and the maximum building height on the Height of buildings and structures overlay. • Amend Table 9.3.13.3.1 (Performance outcomes and acceptable outcomes for assessable development) of Section 9.3.13 (Relocatable home park and tourist park code) to include a new provision relating to the maximum length of stay for guests in caravan parks and camping grounds on showground sites. • Amend Section 9.3.14.2 (Purpose and overall outcomes) of Section 9.3.14 (Residential care facility and retirement facility code) to include provisions relating to building height and impacts on neighbouring development. • Amend Table 9.3.14.3.1 (Performance outcomes and acceptable outcomes for assessable development) of Section 9.3.14 (Residential care facility and retirement facility code) to: <ul style="list-style-type: none"> – modify the setback provisions for residential care facilities and retirement facilities to accommodate vertical retirement villages and residential care uses; – to link density provisions to the relevant zone and the maximum building height on the Height of buildings and structures overlay;

Planning Scheme Part	Summary of Amendment
	<p>and</p> <ul style="list-style-type: none"> - include provisions for retirement facilities to provide an area to cater for the storage of caravans, recreational vehicles, boats and the like. • Amend Table 9.3.15.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) and Table 9.3.15.3.2 (Performance outcomes and acceptable outcomes for assessable development) of Section 9.3.15 (Rural industries code) to: <ul style="list-style-type: none"> - specify a maximum building height for a roadside stall; - include a new Performance Outcome and Acceptable Outcome relating to height of buildings for a rural industry and winery; and - include additional setback provisions for buildings and structures associated with a rural industry. • Amend Table 9.3.16.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) of Section 9.3.16 (Rural uses code) to: <ul style="list-style-type: none"> - include a new Performance Outcome and Acceptable Outcome relating to height of buildings for a rural use; and - include additional setback provisions for buildings and structures associated with a rural use. • Amend Table 9.4.4.3.1 (Performance outcomes and acceptable outcomes for assessable development) of Section 9.4.4 (Reconfiguring a lot code) to: <ul style="list-style-type: none"> - include reference to 'sufficient' area for the safe and sustainable on-site treatment and disposal effluent; - include a reference to minimum average lot size for the Rural residential zone; - include provisions for small residential lots relating to streetscape and built form outcomes, parking and maximum garage door widths; and - amend Note 15 to delete reference to minimum lot size for small lots in the Emerging community zone.
Schedule 1 (Definitions)	<ul style="list-style-type: none"> • Amend Table SC1.2.1 (Index of administrative definitions) and Table SC1.2.2 (Administrative definitions) of Section SC1.2 (Administrative definitions) to include a new administrative definition for 'Caravan and boat storage'. • Amend Table SC1.2.1 (Index of administrative definitions) and Table SC1.2.2 (Administrative definitions) of Section SC1.2 (Administrative definitions) to include a new note to the <i>Ground level</i> and <i>Building height</i> administrative definitions.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Amend the zone and/or overlay for a number of specific sites (refer to Appendix 1 for details of the proposed planning scheme amendment). • Amend the boundary of Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) on Local Plan Map LPM45, to include all land within Precinct LDR 1 (Protected Housing Area), within the suburb of Dicky Beach. • Amend the zone for a number of specific sites for educational establishments, residential care facilities and retirement facilities to be included in the Community facilities zone and annotated to reflect the existing or intended use (refer to Appendix 2 for details of the proposed planning scheme amendment). • Amend the Height of buildings and structures overlay maps to increase the maximum height of buildings and structures for a number of specific sites for educational establishments, retirement facilities and

Planning Scheme Part	Summary of Amendment
	<p>residential care facilities (refer to Appendix 2 for details of the proposed planning scheme amendment).</p> <ul style="list-style-type: none"> Amend the building height increments within the Height of buildings and structures overlay to reduce the number of building height increments (refer to Appendix 3 for details of the proposed planning scheme amendment).

8. Compliance with the Sustainable Planning Act 2009

The *Sunshine Coast Planning Scheme 2014* complies with the purpose and Section 88 (Key elements of planning scheme) of the *Sustainable Planning Act 2009*. In particular the *Sunshine Coast Planning Scheme 2014* appropriately reflects the standard planning scheme provisions in version 4.0 of the Queensland Planning Provisions and coordinates and integrates State and regional matters through compliance with State planning instruments. The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* does not materially affect this compliance.

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

- Part 5 (Making, amending or repealing local planning instruments) of the *Sustainable Planning Act 2009*; and
- Statutory guideline 01/16: Making and amending local planning instruments.*

9. Compliance with State planning instruments

At the time of the gazettal of the *Sunshine Coast Planning Scheme 2014* in May 2014, the Minister identified that the *South East Queensland Regional Plan 2009-2031* and the *State Planning Policy* were appropriately reflected in the planning scheme.

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

A review of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* has confirmed that the proposed amendment complies with the relevant aspects of the new State planning instruments. Particular aspects of the proposed amendment that have been identified as potentially relevant to State planning instruments are detailed in **Table 9.1** below.

Table 9.1 Compliance with State planning instruments

Summary of proposed amendment	State Interest	Summary of Compliance
Proposed amendment to the maximum building height of Lot 4 and Lot 5 on SP228202, Lot 6 and Lot 7 on SP228203 (585, 615 and 617 Old Maroochydore Road and 1-13 Hobbs Road, Kunda Park)	State owned land	Under the <i>Sunshine Coast Planning Scheme 2014</i> , the subject land is included in the Medium impact industry zone with a maximum building height of 8.5 metres. The adjoining land included in the Medium impact industry zone has a maximum building height of 12 metres. The inclusion of the subject land in the 8.5 metre maximum building height category appears to be an anomaly. The proposed amendment corrects this anomaly.
Proposed zoning amendment (Lot 3 on SP149237)	State owned land	Lot 3 on SP149237 is under State ownership and identified as Reserve for Park and Recreation under the control of Council as

Summary of proposed amendment	State Interest	Summary of Compliance
		trustee. Under the <i>Sunshine Coast Planning Scheme 2014</i> , the subject land is included in the Environmental management and conservation zone. The subject land is generally cleared of vegetation, except along the waterway. The subject land is also identified in the Maleny Sport and Recreation Master Plan (adopted by Council on 28 January 2016) as forming part of the Witta Sportsground Master Plan and intended to be used for training purposes. The proposed amendment, which amends the zone of the subject land from the Environmental management and conservation zone to the Sport and recreation zone, is considered appropriate to provide for the future use of this land for sport and recreational purposes.
Proposed building height increases and zoning amendments relating to educational establishments, retirement facilities and residential care facilities	State owned land State Planning Policy (April 2016) – development and construction; and housing supply and diversity	The proposal to increase the maximum height of buildings and structures and amend the zone for a number of specific sites for educational establishments, retirement facilities and residential care facilities is considered to achieve the outcomes of the SPP by: <ul style="list-style-type: none"> • providing for building heights consistent with modern school facilities to enable liveable communities; and • providing for building heights to allow for vertical residential care and retirement living redevelopment of existing aged care/retirement living sites, to increase housing supply and diversity within this sector.
Proposed amendment to the number of building height increments within the Height of buildings and structures overlay	State owned land State Planning Policy (April 2016) – development and construction	The proposal to reduce the number of building height increments will reduce the complexity of the <i>Sunshine Coast Planning Scheme 2014</i> and enhance the operational efficiency of the planning system.

10. Consultation with government agencies

Council provided a briefing to representatives from the former Department of Infrastructure, Local Government and Planning (DILGP), Regional Services – SEQ (North) after the proposed amendment was sent to the Department for consideration of State interests.

Council received notice from the Planning Minister by letter dated 12 April 2018, that Council may commence the public consultation step of the amendment process. The Planning Minister included one Ministerial condition, that required the removal of an aspect of the amendment in relation to land at Redmond Road, West Woombye. The proposed amendment package was updated to delete this proposed amendment item in accordance with the Minister's condition, prior to being released for public consultation.

11. Public consultation

No preliminary public consultation has been undertaken in relation to the preparation of the proposed planning scheme amendment. However, it is noted that since commencement of the planning scheme, Council has received representations from internal and external stakeholders seeking an amendment to the zoning and/or overlays relating to a number of specific sites or to address a range of operational matters.

The representations that have been received have informed preparation of the proposed planning scheme amendment.

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

On 12 April 2018, Council received advice from the Planning Minister that it may proceed to public consultation, with conditions. The proposed planning scheme amendment was placed on formal public consultation for 30 business days from 30 July to 7 September 2018. The consultation and communication strategy implemented during the public consultation period involved the following:-

- a public notice published in the Sunshine Coast Daily on 28 July 2018;
- written notice (letters and emails) sent prior to the public consultation period to affected, adjoining and nearby land owners, which included information sheets about the proposed amendment;
- release of an industry newsflash;
- a copy of the public notice, amendment documentation and information sheets made available at all Council offices and on Council's website;
- dedicated web page on Council's 'Have Your Say' webpage, including a copy of the public notice, amendment documentation, information sheets and an online submission form;
- briefings to key stakeholders (including Organisation Sunshine Coast Association of Residents (OSCAR)), as well as landowners and individuals as requested; and
- various phone, email and counter enquiries.

12. Consideration of public submissions

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

A total of 206 submissions were received in relation to the proposed planning scheme amendment. Of the total number of submissions received:



- 41 submissions (approximately 19%) indicated general support for the proposed planning scheme amendment;
- 40 submissions (approximately 19%) indicated support, subject to changes to the proposed planning scheme amendment; and
- 125 submissions (approximately 61%) generally objected and/or raised concerns about specific aspects of the proposed planning scheme amendment.

A consultation report has been prepared, which provides a summary of the matters raised in submissions and how these matters have been dealt with (refer to **Appendix 4 – Consultation Report**). A copy of the consultation report will be provided to each person who made a submission and will also be made available to view or download on Council's website.

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 (Major Amendment) No. [to be inserted]*.

Appendix 1: Details of Proposed Amendment (Site Specific)

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>179 West Eumundi Road, Eerwah Vale (Lot 13 on RP863238)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p> Rural Zone Open Space Zone Sport and Recreation Zone </p> <p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Height</p>  <p> 8 metres 12 metres </p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, Lot 13 on RP863238 is currently not zoned and does not have an allocated height limit category. All land adjoining is included in the Rural zone with a maximum building height of 8.5 metres.</p> <p>To correct this anomaly, it is proposed to include the subject land in the Rural zone and within the 8.5 metre height category on the Height of buildings and structures overlay.</p>	<p>It is proposed that Lot 13 on RP863238 be included in the Rural zone and within the 8.5 metre height category on the Height of buildings and structures overlay.</p>

Property Description

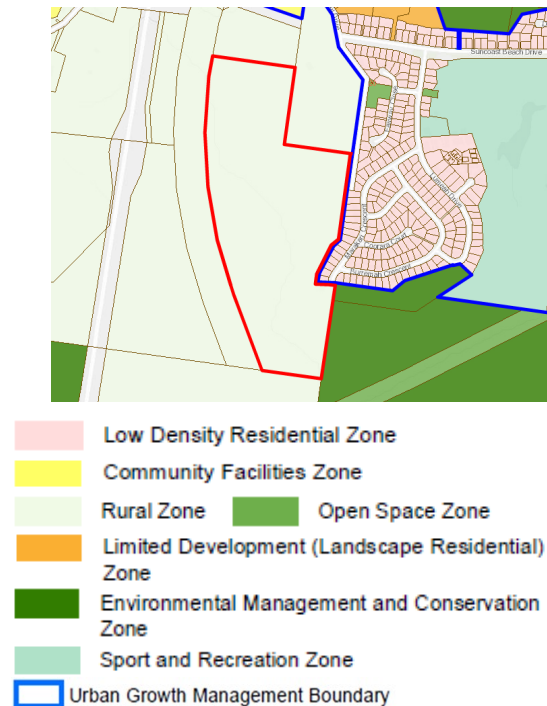
Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

52 Marakari Crescent, Mt Coolum (Lot 223 on RP163095)

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



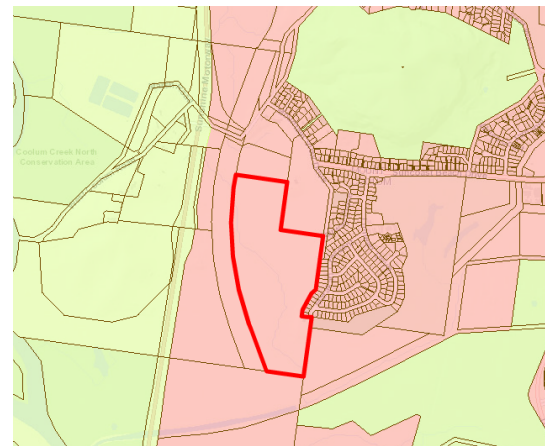
Council has received representations, on behalf of the land owner, seeking a change in the zoning of Lot 223 on RP163095.

The subject land is located on the western edge of the existing Mount Coolum urban area.

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is included in the Rural zone and located outside the Urban Growth Management Boundary (refer to **Figure 1**). The land is also subject to a number of, notably the Biodiversity, waterways and wetlands overlay overlays (refer to **Figure 2** and **Figure 3**) and the Flood hazard overlay (refer to **Figure 4**).

The subject land is also included in the Urban Footprint under the South East Queensland Regional Plan 2009-2031 (refer to **Figure 5**).

Figure 5: Extract of South East Queensland Regional Plan



Urban Footprint Regional Landscape and Rural Production Area

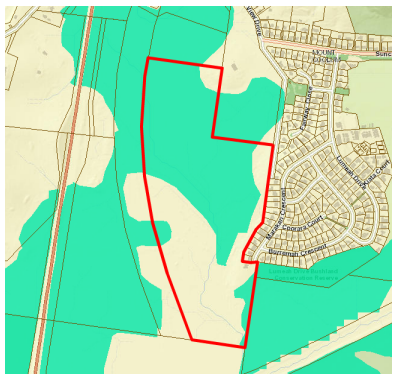
As indicated in **Figure 2**, **Figure 3** and **Figure 4**, the subject land is substantially constrained by native vegetation, wetlands and flooding. Only a small part of the subject land is elevated and relatively unconstrained, with some potential for future urban development given its proximity to the adjoining low density residential area and access to services (refer to **Figure 6**). Marakari Crescent, which abuts the subject land, also has

It is proposed that:

- (a) the zoning of Lot 223 on RP163095 be amended from the Rural zone to include the relatively unconstrained part of the lot in the Low density residential zone and the balance of the lot in the Environmental management and conservation zone;
- (b) consequential planning scheme amendments are made to other parts of the planning scheme, particularly in relation to the Coolum local plan area boundary and the Urban Growth Management Boundary; and
- (c) include a new performance outcome in the Coolum local plan code to provide for alternate minimum and average lot size applicable to this site.

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
----------------------	-------------------------------------	---------	--------------------

Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands (Wetlands)





 Wetlands

Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands (Native vegetation)



 Native Vegetation Area

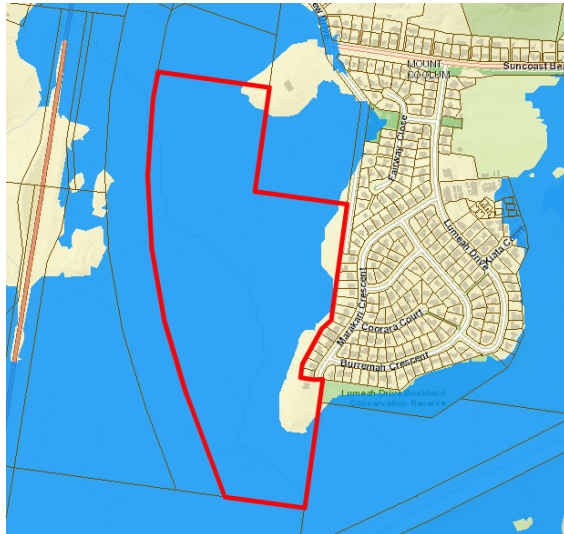
potential to connect to the elevated unconstrained part of the subject land and complete a logical extension to the existing low density residential area.

Given the above circumstances it is considered that the subject land can be split zoned to include the relatively unconstrained part of the lot (approximately 2.2 hectares) in the Low density residential zone and the balance of the lot (approximately 29.4 hectares) included in the Environmental management and conservation zone.

In connection with the proposed zoning change, the Council and land owner have entered into an infrastructure deed which requires the owner to transfer to Council that part of the subject land to be included in the Environmental management and conservation zone for environmental purposes. This is considered to represent a substantial community benefit and will add to the network of environmental reserves in the Mount Coolool area.

Further, it is proposed to include a new performance outcome in the Coolool local plan code to apply to this site. The provision is proposed to allow for an alternate minimum and average lot size, to that provided for in the Reconfiguring a lot code in the Low density residential zone.


Figure 4: Extract from the Sunshine Coast Planning Scheme 2014 – Flood hazard overlay

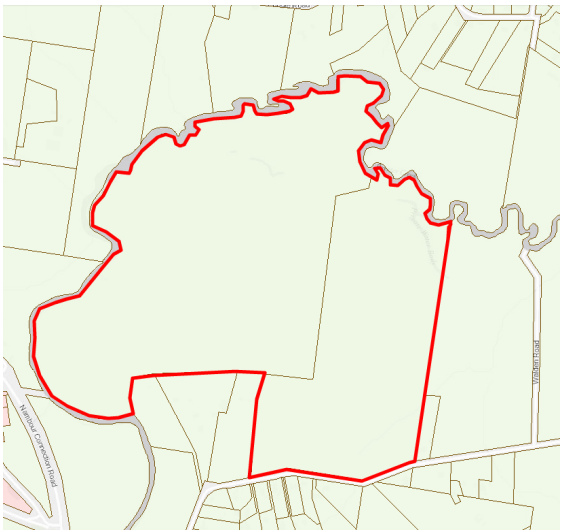


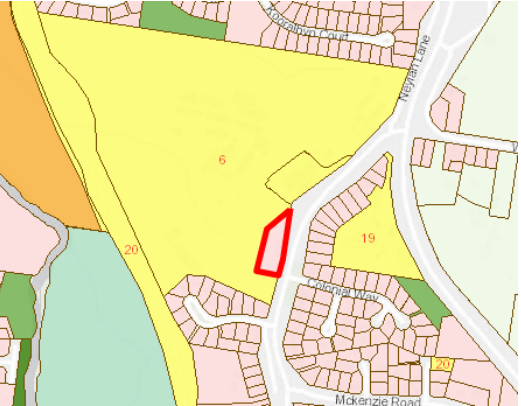
■ Flooding and Inundation Area


Figure 6: Aerial view of part of Lot 223 on RP163095.



Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Charles Street, Kenilworth (Lot 2 on RP43739, Lot 1 and Lot 4 on RP91447)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p> Low Density Residential Zone Community Facilities Zone Local Centre Zone Rural Zone Open Space Zone Sport and Recreation Zone Low Impact Industry Zone </p>	<p>Council has received a request to review the zoning of 3 parcels of land owned by the Kenilworth Hall and Showground Association (Lot 2 on RP43739, Lot 1 and Lot 4 on RP91447) to facilitate the use of the land for short-term accommodation in recreational vehicles (RV's) and caravans as well as camping. The subject land is located on the corner of Charles Street and Elizabeth Street, Kenilworth and immediately north of the existing Kenilworth Showgrounds.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Rural zone and the existing showgrounds are included in the Sport and recreation zone (refer to Figure 1). The land is also subject to a number of overlays, including the Biodiversity, waterways and wetlands overlay, the Flood hazard overlay and the Heritage and character areas overlay.</p> <p>Under the planning scheme, the proposed use of the subject land for short-term accommodation in RV's, caravans and for camping, falls within the Use definition of 'Tourist park'. Currently, a 'Tourist park' is Impact assessable and an inconsistent use in the Sport and recreation zone and Impact assessable and a potentially consistent use in the Rural zone.</p> <p>The existing Kenilworth Showgrounds has historically provided short term camping, including accommodation of caravans and RV's. This use is also being carried out on other showground facilities in the region, including the Eumundi and Maleny Showgrounds.</p> <p>The Kenilworth Hall and Showground Association have expressed a desire to accommodate RV's, caravan and camping on the subject land as an 'overflow area' when the showgrounds facility is being used for events.</p> <p>It is therefore proposed to:</p> <ul style="list-style-type: none"> • amend the zone of Lot 2 on RP43739, Lot 1 and Lot 4 on RP91447 from the Rural zone to the Sport and recreation zone, to be consistent with the zone of the existing Kenilworth Showgrounds; • amend the planning scheme to include a 'Tourist park' (where in association with a showground use on the same site) as Code assessable and a consistent use in 	<p>It is proposed that:</p> <ol style="list-style-type: none"> (a) the zone of Lot 2 on RP437739 and Lot 1 and Lot 4 on RP91447 be amended from the Rural zone to the Sport and recreation zone; and (b) the level of assessment for a 'Tourist park' be amended from Impact assessable to Code assessable (where in association with a showground use on the same site) in Table 5.5.13 (Sport and recreation zone) of Part 5 (Tables of assessment) of the planning scheme; (c) a 'Tourist park' (where in association with a showground use on the same site) be listed as a consistent use in Table 6.2.13.3.2.1 of the Sport and recreation zone code; and (d) consequential planning scheme amendments be made to other parts of the planning

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>the Sport and recreation zone, to allow for the potential use of showground facilities for short term accommodation in RV's, caravans and camping; and</p> <ul style="list-style-type: none"> consequential planning scheme amendments are made to other parts of the planning scheme, particularly in relation to the Relocatable home park and tourist park code, to reflect the proposed amendments. 	<p>scheme, particularly in relation to the Relocatable home park and tourist park code.</p>
<p>Diddillibah Road and 93-145 Diddillibah Road, Woombye (Lot 10 on SP261670 and Lot 2 on RP136003)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Rural Zone</p>	<p>Lot 10 on SP261670 and Lot 2 on RP136003 are generally located near Woombye, on the eastern side of the Nambour Connection Road, between Diddillibah Road and Paynter Creek. Both lots are currently vacant and have a total site area of 103.6 hectares.</p> <p>Council purchased the subject land in December 2013 for sport and recreational purposes, to address a shortfall for district sportsgrounds identified in the Sunshine Coast Open Space Strategy 2011 and the Sunshine Coast Sport and Active Recreation Plan 2011-2026. The core towns that are intended to be serviced by the proposed sportsground include Nambour, Woombye and Palmwoods.</p> <p>Council is currently undertaking preliminary site investigations (expected to be completed by the end of 2016), which will inform future master planning of the subject land (scheduled to be undertaken during the 2016/2017 financial year in accordance with Council's capital works program). The master planning will provide details on the sport and recreational activities intended for the subject land, such as sporting fields, outdoor courts and recreational facilities.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Rural zone (refer to Figure 1), with a maximum building height of 8.5 metres. The land is also subject to a number of overlays, including the Biodiversity, waterways and wetlands overlay and the Flood hazard overlay.</p> <p>To better accommodate the sport and recreational activities and uses that are intended for this land, it is proposed to amend the zone of the subject land from the Rural zone to the Sport and recreation zone. To reflect the proposed zoning amendment, it is also proposed to amend the:</p> <ul style="list-style-type: none"> Height of buildings and structures overlay to increase 	<p>It is proposed that:</p> <p>(a) the zone of Lot 10 on SP261670 and Lot 2 on RP136003 be amended from the Rural zone to the Sport and recreation zone;</p> <p>(b) the maximum building height nominated for Lot 10 on SP261670 and Lot 2 on RP136003 on the Height of buildings and structures overlay map be increased from 8.5 metres to 15 metres; and</p> <p>(c) the designation of Lot 10 on SP261670 and Lot 2 on RP136003 on Strategic Framework Map SFM1 Land Use Elements, be amended from 'Rural Enterprise and Landscape Area' to 'Major Sport and Recreation Open Space'.</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>the maximum building height nominated for the subject land from 8.5 metres to 15 metres, for consistency with other district sports facilities and to allow flexibility for future development of the subject land and allow for the development of future indoor sports facilities; and</p> <ul style="list-style-type: none"> • Strategic Framework Map SFM1 Land Use Elements to change the subject land from the 'Rural Enterprise and Landscape Area' to the 'Major Sport and Recreation Open Space' designation. 	
<p>22 Mckenzie Road, Woombye (Lot 3 on RP881294</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Legend:</p> <ul style="list-style-type: none"> Low Density Residential Zone Community Facilities Zone Rural Zone Open Space Zone Environmental Management and Conservation Zone Sport and Recreation Zone 	<p>Council has received representations made on behalf of the Nambour Christian College, for Lot 3 on RP881294 to be included in the Community facilities zone and annotated 6. Educational establishment.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Low density residential zone.</p> <p>The subject land is owned and surrounded by the Nambour Christian College. The Nambour Christian College proposes to make alterations and additions to the existing building on the subject land for student boarding accommodation.</p> <p>It is proposed to include the subject land in the Community facilities zone and annotate 6. Educational establishment, to provide for educational and related purposes.</p>	<p>It is proposed to amend the zone of Lot 3 on RP881294 from the Low density residential zone to the Community facilities zone and annotate 6. Educational establishment.</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>251 Bridge Creek Road, Maleny (Lot 4 on RP199535)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p> 	<p>The Ananda Marga River School is currently established on this site. Generally, under the <i>Sunshine Coast Planning Scheme 2014</i> schools are zoned Community facilities and annotated 6. Educational establishments.</p> <p>It is proposed to include the subject land in the Community facilities zone and annotate 6. Educational establishment, to reflect the existing established school.</p>	<p>It is proposed to amend the zone of Lot 4 on RP199535 from the Rural zone to the Community facilities zone and annotate 6. Educational establishment.</p>

Property Description

7069 Bruce Highway, Chevallum (Lot 5 on RP227605)

Sunshine Coast Planning Scheme 2014

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



Rural Zone
 Open Space Zone
 Low Impact Industry Zone

Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Height



8 metres
 12 metres

Summary

Lot 5 on RP227605 is located on the western side of the Bruce Highway and is currently used for vehicle sales, repairs and wrecking (known as British Off Road). British Off Road, originally Land Rover Land, was established in 1970. The repairing and servicing of motor vehicles is categorised as a Low impact industry use.

Under the *Sunshine Coast Planning Scheme 2014*, Lot 5 on RP227605 is currently included in the Rural zone and adjoins land included in the Low impact industry zone (refer to **Figure 1**). A maximum building height of 12 metres applies to the subject land and the adjoining land included in the Low impact industry zone (refer to **Figure 2**).

Under the superseded *Maroochy Plan 2000*, the subject land was included in the Business and Industry Precinct Class.

The inclusion of the subject land in the Rural zone appears to be an anomaly. It is therefore proposed to amend the zone of Lot 5 on RP227605 to the Low impact industry zone, to reflect the current use of the land.

Proposed Amendment

It is proposed that the zone of Lot 5 on RP227605 be amended from the Rural zone to the Low impact industry zone.

Property Description

585, 615 and 617 Old Maroochydore Road and 1-13 Hobbs Road, Kunda Park (Lot 4 and Lot 5 on SP228202, Lot 6 and Lot 7 on SP228203)

Sunshine Coast Planning Scheme 2014

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

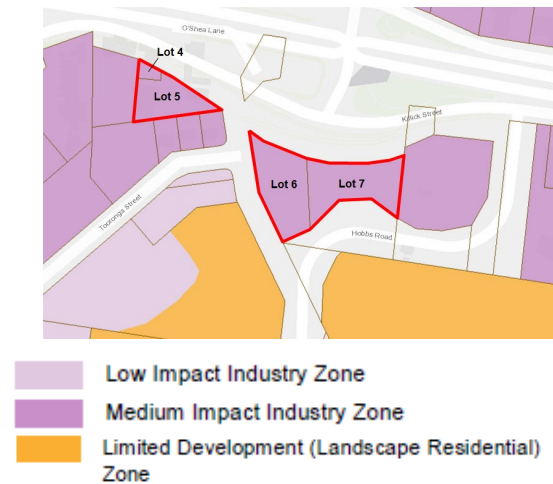
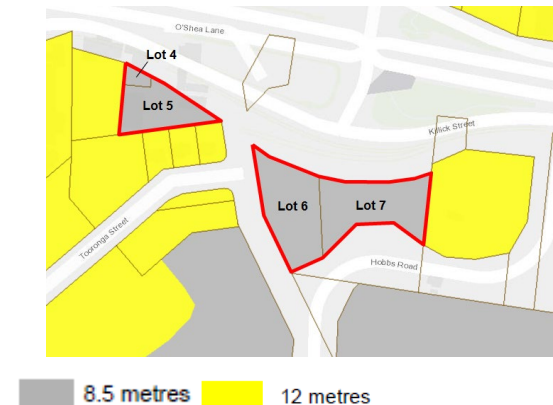


Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Height



Summary

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is currently included in the Medium impact industry zone (refer to **Figure 1**), with a maximum building height of 8.5 metres (refer **Figure 2**). The adjoining land included in the Medium impact industry zone has a maximum building height of 12 metres.

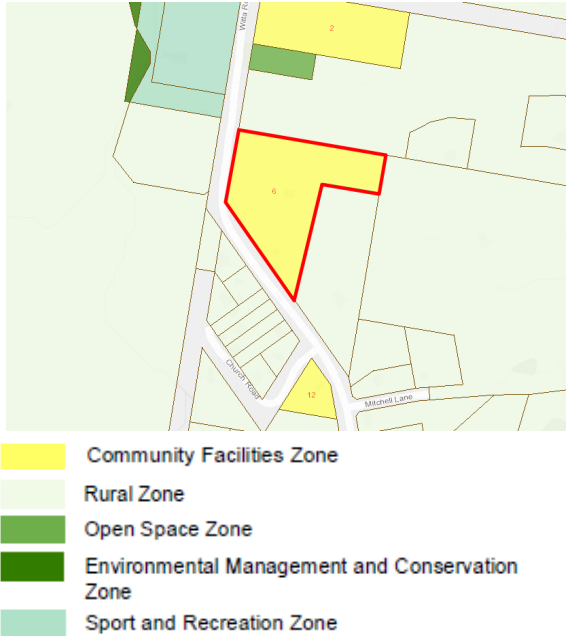
Under the former *Maroochy Plan 2000*, the subject land was included in the Business and Industry Precinct with a maximum building height limit of 12 metres.

The inclusion of this land in the *Sunshine Coast Planning Scheme 2014* 8.5 metre maximum building height category appears to be an anomaly.

It is therefore proposed to amend the maximum building height of Lot 4 and Lot 5 on SP228202, Lot 6 and Lot 7 on SP228203 from 8.5 metres to 12 metres, to be consistent with the maximum building height of the adjoining land included in the Medium impact industry zone.

Proposed Amendment

It is proposed to amend the maximum building height of Lot 4 and Lot 5 on SP228202, Lot 6 and Lot 7 on SP228203 from 8.5 metres to 12 metres.

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>316 Witta Road, Witta (Lot 4 on MCH3566)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>The map shows a street layout with Witta Road, Church Street, and Mitchell Lane. Lot 4 is highlighted in yellow, indicating it is in the Community Facilities Zone. Other zones shown include Rural Zone (light green), Open Space Zone (medium green), Environmental Management and Conservation Zone (dark green), and Sport and Recreation Zone (teal).</p>	<p>Lot 4 on MCH3566, located on Witta Road, is known as the ‘Old Witta School’. The subject land is owned by Council and has been leased to the Old Witta School Community Centre Inc. since 1995, which use the land for community and private functions and markets.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, Lot 4 on MCH3566 is currently included in the Community facilities zone and annotated 6. Educational establishment (refer to Figure 1). The subject land is also identified as a Local Heritage Place on the Heritage and character Areas overlay.</p> <p>The current zoning annotation of 6. Educational establishment appears to reflect the previous use of the land as a school rather than its current use for community purposes.</p> <p>It is therefore proposed that the subject land is retained in the Community facilities zone but the annotation of 6. Educational establishment is amended to 4. Community use, to better reflect the current use of the land for community uses.</p>	<p>It is proposed that the zoning annotation that applies to Lot 4 on MCH3566 be amended from 6. Educational establishment to 4. Community use.</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Witta Road and Cooke Road, Witta (Lot 2 on SP149236 and Lot 3 on SP149237)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, Lot 2 on SP149236 and Lot 3 on SP149237 are currently included in the Environmental management and conservation zone (refer to Figure 1).</p> <p>Lot 2 on SP149236 is privately owned and located on the western side of the creek and directly adjoins Lot 4 on SP149237, which is under the same ownership and included in the Rural zone.</p> <p>Lot 3 on SP149237 is under State ownership and identified as Reserve for Park and Recreation under the control of Council as trustee. Lot 3 is located on the eastern side of the creek and adjoins Lot 1 on SP149236 (the Witta Tennis Courts – under State ownership – Reserve to Park under the control of Council as trustee) and Lot 1 on RP42608 (the Witta Sportsground owned by the Witta Recreation Club Inc.), which are both included in the Sport and recreation zone.</p> <p>In 2002, Council approved a development application (2002/52-00029) for Reconfiguring of a Lot (boundary realignment). The intent of the boundary realignment was to provide for the expansion of the sportsground (into Lot 3 on SP149237) and to improve access to the creek for Lot 2 on SP149236. The development approval recommended that the new lots be transferred to the Rural zone and Open space zone.</p> <p>Lot 3 is also identified in the Maleny Sport and Recreation Master Plan (adopted by Council on 28 January 2016), as forming part of the Witta Sportsground Master Plan area and intended to be used for training purposes (refer to Figure 2).</p> <p>It is therefore proposed to amend the zone of Lot 3 on SP149237 from the Environmental management and conservation zone to the Sport and recreation zone and that Lot 2 on SP149236 is included in the Rural zone to better reflect the intended use of this land. It is also proposed to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed amendment.</p>	<p>It is proposed that:</p> <ul style="list-style-type: none"> (a) the zone of Lot 2 on SP149236 be amended from the Environmental management and conservation zone to the Rural zone; (b) the zone of Lot 3 on SP149237 be amended from the Environmental management and conservation zone to the Sport and recreation zone; (c) the Waterways and Riparian Protection Area on the Biodiversity, waterways and wetlands overlay be amended on Lot 2 on SP149236, Lot 3 on SP149237 and for the surrounding land, including Lot 27 on SP220427, Lot 1 on SP149236, Lot 1 on RP42608, Lot 4 on SP149237 and Lot 2 on RP194058; and (d) consequential planning scheme amendments are made to other parts of the planning scheme.

Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands



- Native Vegetation Area
- Riparian Protection Area
- Waterways**
- Stream Order 1 - 2
- Stream Order 3 - 4

Figure 2: Extract from the Maleny Sport and Recreation Master Plan, Witta Sportsground Master Plan



The land is also subject to a number of overlays, including the Biodiversity, waterways and wetlands overlay (refer to **Figure 3**). However, the location of the waterway on the Biodiversity, waterways and wetlands overlay map does not reflect the location on the waterway on the ground. The aerial photograph demonstrates that the waterway is actually located further to the west than shown on the overlay map (refer to **Figure 4**). **Figure 3** and **4** also show that both lots are generally cleared of vegetation, except along the waterway.

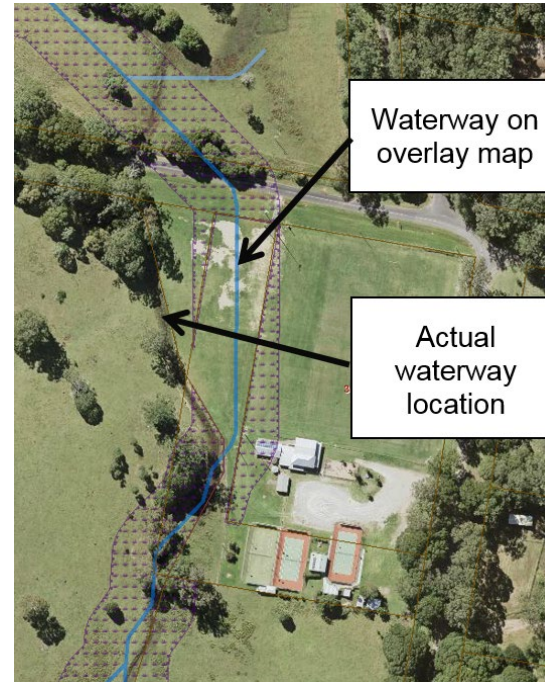
**Property
Description**

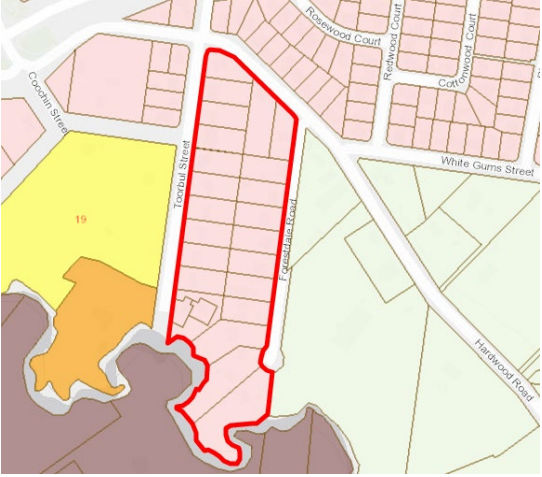
Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 4: Aerial view (location of actual waterway and waterway identified on the Biodiversity, waterways and wetlands overlay)



Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Toorbul Street, Hardwood Road and Forestdale Road (Lot 7 to Lot 11 on RP182932, Lot 2 to Lot 6 on RP182933, Lot 12 to Lot 14 on RP182934, Lot 15 to 19 on RP182935, Lot 20 to 23 on RP182936 and Lot 0 GTP1831)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p> Low Density Residential Zone Limited Development (Landscape Residential) Zone Rural Residential Zone Rural Zone Community Facilities Zone </p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is located within the Landsborough local plan area and included in the Low density residential zone.</p> <p>The area is characterised by low set single detached dwellings on large allotments averaging 1500m² in area.</p> <p>In the Landsborough local plan code, a minimum lot size of 1,000m² applies to the subject land in the Landsborough Local Plan Precinct LAN LPP-2 (Landsborough Town East) (refer to Figure 2). This provision was carried across from the former planning scheme (<i>Caloundra City Plan 2004</i>).</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, low density residential areas in which larger lot sizes are intended to be maintained have generally been included in Precinct LDR1 (Protected housing area). However, these provisions do not currently apply to the subject land, which appears to be an anomaly.</p> <p>It is therefore proposed to include the subject land in Precinct LDR1 (Protected housing area) on Zone Map ZM42 (Landsborough local plan area). This precinct is intended to protect the character and amenity of the subject land for dwelling houses and discourage the establishment of dual occupancies and other residential activities such as residential care facilities and retirement facilities.</p>	<p>It is proposed that Lot 7 to Lot 11 on RP182932, Lot 2 to Lot 6 on RP182933, Lot 12 to Lot 14 on RP182934, Lot 15 to 19 on RP182935, Lot 20 to 23 on RP182936 and Lot 0 GTP1831 be included in Precinct LDR1 (Protected housing area) on Zone Map ZM42 (Landsborough local plan area).</p>

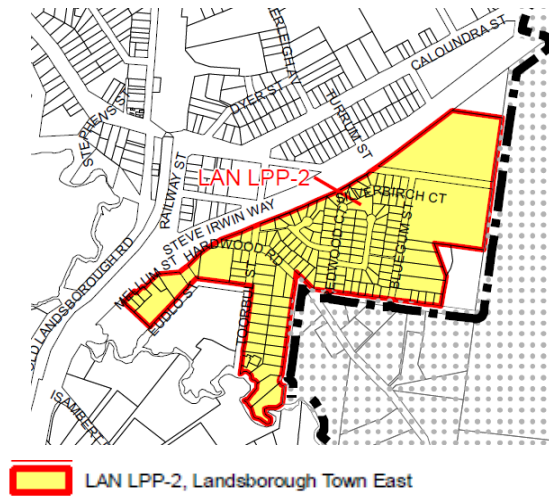
Property Description

Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Landsborough local plan precincts

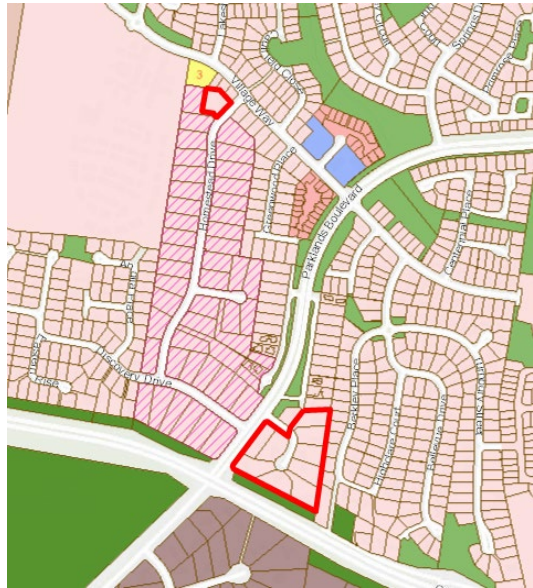


Property Description

32 Homestead Drive and 3 – 10 Manor Court, Little Mountain (Lot 63 on RP854185 and Lots 1 – 9 on RP842053)

Sunshine Coast Planning Scheme 2014

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



- Low Density Residential Zone
- Precinct LDR1 (Protected Housing Area)
- Medium Density Residential Zone
- Local Centre Zone
- Rural Residential Zone
- Community Facilities Zone
- Open Space Zone
- Environmental Management and Conservation Zone

Summary

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is located in the Caloundra West local plan area and included in the Low density residential zone (refer to **Figure 1**). Under the provisions of the Reconfiguring a lot code, the default minimum lot size for subdivision of land within the Low density residential zone is 600m², where on a lot with a slope of less than 15%.

The subject land and adjacent Homestead Drive area is characterised by large houses on large allotments.

Under the former planning scheme (*Caloundra City Plan 2004*), the subject land and the Homestead Drive area were identified in the Caloundra West Planning Area as having a minimum lot size of 2000m² (refer to **Figure 2**).

Figure 2: Extract from the superseded Caloundra City Plan 2004 – Caloundra West Planning Area, Planning Code Map



Proposed Amendment

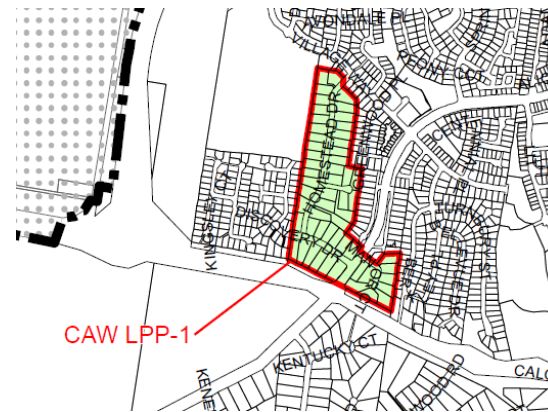
It is proposed that:


- (a) Lot 63 on RP854185 and Lots 1 – 9 on RP842053 be included in Precinct LDR1 (Protected housing area) on Zone Map ZM44 (Caloundra West Local Plan Area); and
- (b) Section 5.9 (Local plans) of Part 5 (Tables of assessment) be amended to make reconfiguring a lot, Impact assessable in Local Plan Precinct BUD LPP-1 (Gloucester Road South) and Local Plan Precinct CAW LPP-1 (Homestead Drive).

These provisions were generally carried across into the *Sunshine Coast Planning Scheme 2014*, through the inclusion of:

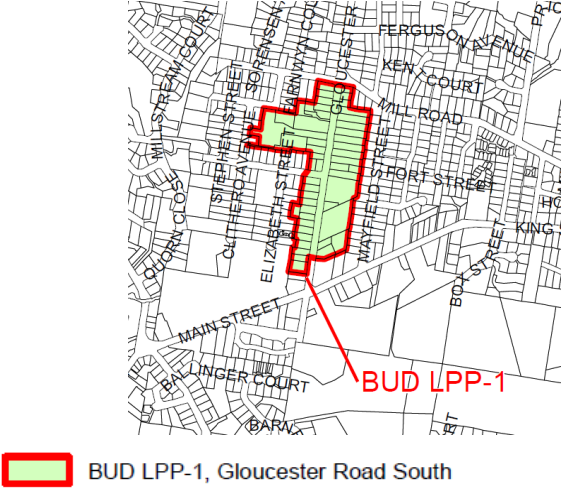
- the Homestead Drive area in the Low density residential zone, Precinct LDR1 (Protected Housing Area) (refer to **Figure 1**);
- the Homestead Drive area (including the subject land) in Precinct CAW LPP-1 (Homestead Drive) (refer to **Figure 3**) and
- restrictions on the subdivision of land within Precinct CAW LPP-1 (Homestead Drive) in the Caloundra West local plan code.

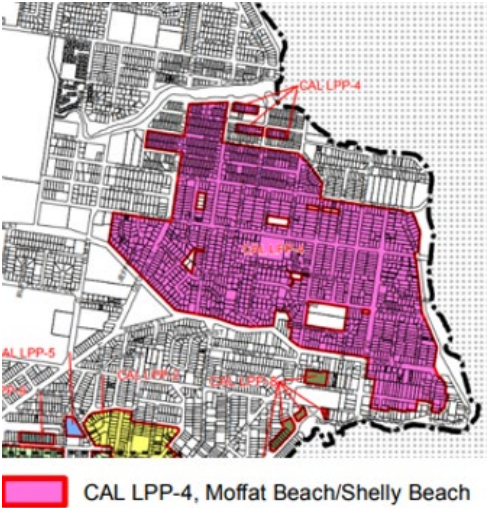
Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Caloundra West Local Plan Precincts

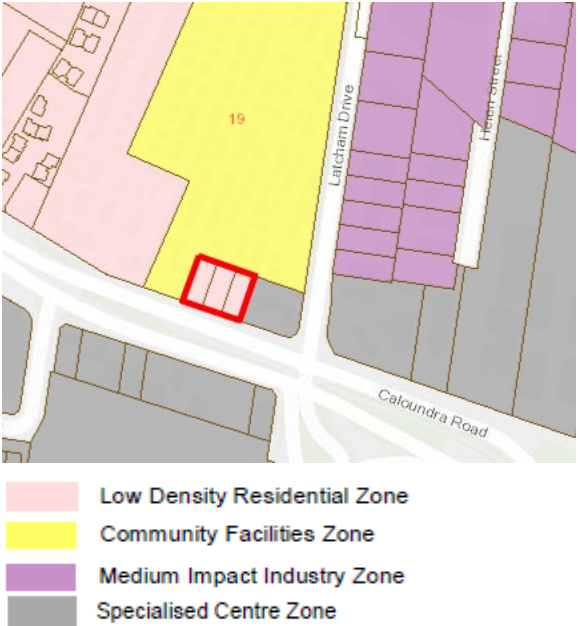


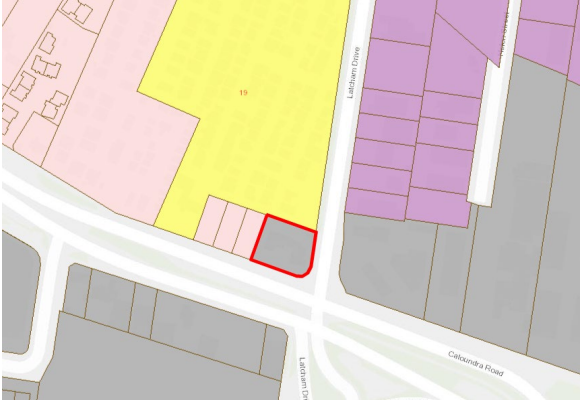
 CAW LPP-1, Homestead Drive

Given the above circumstances, it is considered that the exclusion of the subject land from the Protected housing area precinct appears to be an anomaly. It is therefore proposed to include the subject land in the Low density residential zone Precinct LDR1 (Protected housing area). This precinct is intended to protect the character and amenity of the subject land for dwelling houses and discourage the establishment of dual occupancies and other residential activities such as residential


Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>care facilities and retirement facilities.</p> <p>It is also proposed to amend Part 5 (Tables of assessment) of the <i>Sunshine Coast Planning Scheme 2014</i>, to make reconfiguring a lot, Impact assessable in Precinct CAW LPP-1 (Homestead Drive). This provision is also proposed to apply to the existing large lot low density residential area located in the Buderim Local Plan Precinct BUD LPP-1 (Gloucester Road South) (refer to Figure 4). The proposed amendment seeks to protect the character of these large lot low density residential areas and provides for subdivision of land within this Precinct to be subject to Impact assessment, which is assessed against the planning scheme and subject to community consultation.</p> <p>Figure 4: Extract from the Sunshine Coast Planning Scheme 2014 – Buderim Local Plan Precincts</p>  <p>The map shows a street grid in Buderim. A specific area is highlighted with a green fill and a red border, labeled 'BUD LPP-1'. This area is bounded by Elizabeth Street to the west, Main Street to the south, and Gloucester Road to the east. Other streets shown include Mill Street, John Court, Main Street, Linger Court, Barak, Elizabeth Street, Ken Court, Mill Road, Short Street, and King. A legend below the map shows a green box with a red border and the text 'BUD LPP-1, Gloucester Road South'.</p>	

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>All land within the Protected Housing Area of the Low density residential zone within the suburb of Dicky Beach</p>	<p>Figure 1: Moffat Beach/Shelly Beach Precinct</p> 	<p>The traditional beachside residential area of Dicky Beach is generally characterised by single detached dwelling houses on larger lots.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is located in the Caloundra local plan area and included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)). The neighbouring traditional beachside residential areas of Moffat Beach and Shelly Beach are also included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)) and included in the Caloundra Local Plan Precinct (CAL LPP-4 Moffat Beach/Shelly Beach) (refer to Figure 2).</p> <p>This Precinct seeks to protect the existing residential character of Moffat Beach and Shelly Beach, by providing for a 6 metre street frontage setback, a minimum lot size of 700m² and limits the height and size of secondary dwellings.</p> <p>Council is proposing to apply these provisions to land within Dicky Beach, which has a similar character.</p> <p>It is proposed to amend the Caloundra Local Plan Precinct (CAL LPP-4 Moffat Beach/Shelly Beach) to include land in Dicky Beach, which is currently included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)) in the planning scheme.</p>	<p>It is proposed that Local Plan Precinct CAL LPP-4 (Moffat Beach/ Shelly Beach) be amended to include all land in Dicky Beach which is in the Low density residential zone and in the Protected Housing Area.</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Caloundra Road, Little Mountain (Lot 2, Lot 3 and Lot 4 on RP97821)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Legend:</p> <ul style="list-style-type: none"> Low Density Residential Zone Community Facilities Zone Medium Impact Industry Zone Specialised Centre Zone 	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, Lot 2, Lot 3 and Lot 4 on RP97821 are currently included in the Low density residential zone (refer to Figure 1).</p> <p>The subject land forms part of Palm Village, which is included in the Community facilities zone and annotated 19. Tourist park.</p> <p>The inclusion of this land in the Low density residential zone appears to be an anomaly, as the subject land has been used in association with Palm Village for many years. It is therefore proposed to amend the zone of the subject land to the Community facilities zone and annotated 19. Tourist park, to more appropriately reflect the current use of the land.</p>	<p>It is proposed that the zone of Lot 2, Lot 3 and Lot 4 on RP97821 be amended from the Low density residential zone to the Community facilities zone and annotated 19. Tourist park.</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>55 Caloundra Road, Little Mountain (Lot 1 on RP97821)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p> Low Density Residential Zone Community Facilities Zone Medium Impact Industry Zone Specialised Centre Zone </p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Specialised centre zone.</p> <p>On 16 June 2016, Council approved a development application (MCU15/0291), subject to conditions, for a Service station on the subject land and resolved that:</p> <p><i>“the site described as Lot 1 on RP97821 be included in a planning scheme amendment which proposes that the site be changed from Specialised centre zone to a Mixed use residential zone.”</i></p> <p>The <i>Sunshine Coast Planning Scheme 2014</i> does not include a ‘Mixed use residential zone’ as a zone type. The nearest zone (in intent) is the Local centre zone, which allows for mix of residential uses as well as a range of smaller scale commercial uses (and other compatible uses).</p> <p>Therefore, in accordance with the above resolution, it is proposed that Lot 1 on RP97821 is included in the Local centre zone, which is considered to be more compatible with the adjoining residential use of the land.</p>	<p>It is proposed that the zone of Lot 1 on RP97821 be amended from the Specialised centre zone to the Local centre zone.</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>22 Landsborough Parade, Golden Beach (Lot 4 on RP65165)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p> <p> Low Density Residential Zone Precinct LDR1 (Protected Housing Area) Medium Density Residential Zone High Density Residential Zone Open Space Zone </p> <p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Height</p> <p> 8.5 metres 11 metres 14 metres </p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, Lot 4 on RP65165 is currently included in the High density residential zone with a maximum building height of 8.5 metres (refer to Figure 1 and Figure 2).</p> <p>Much of the land to the south of the subject land is included in the Medium density residential zone and has a height limit of 11 metres (i.e. 12 metres as part of the proposed Height of buildings and structures overlay increment review). Land to the north east of the subject land is included in the High density residential zone and subject to a height limit of 14 metres (i.e. 15 metres as part of the proposed Height of buildings and structures overlay increment review). For the subject land to have a High density residential zone with only an 8.5 metre height limit is somewhat inconsistent with the desired pattern of land use and zoning to the north and south.</p> <p>It appears likely that the land parcel was inadvertently included in the High density residential zone and inadvertently included in the 8.5 metre building height increment. A more appropriate approach would be for the site to be included in the Medium density residential zone (on account of its historical land use designation under both the 1987 and 1996 planning schemes) and subject to a height of 12 metres to align with the medium density residential zone to the south and the proposed Height of buildings and structures overlay increment review .</p>	<p>It is proposed that:</p> <ul style="list-style-type: none"> (a) the zone of Lot 4 on RP65165 be amended from the High density residential zone to the Medium density residential zone; and (b) the maximum building height of Lot 4 on RP65165 be amended from 8.5 metres to 12 metres.

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Pelican Waters Boulevard, Pelican Waters (Lot 603 on SP221893)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p> Low Density Residential Zone Precinct LDR1 (Protected Housing Area) Open Space Zone </p>	<p>Council has received a request for the zoning of Lot 603 on SP221893 to be amended to better reflect the intended land use of the site for a restaurant/shop.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, Lot 603 on SP221893 is currently included in the Open space zone (refer to Figure 1).</p> <p>Under the former <i>Caloundra City Plan 2004</i>, the subject land was included in the Emerging Community Precinct. The original development approval for the Pelican Waters northern lakes system identified the subject land as parkland.</p> <p>In 2008, Council approved a Development Application, subject to conditions, for a Material Change of Use – Preliminary Approval to override the Planning Scheme to make a Restaurant/Café Code Assessable on part of Lot 941 on SP202943 (now Lot 603 on SP221893). The Conditions of Approval included a requirement for the restaurant/shop to be located at one end of the park.</p> <p>In 2009, Council approved a Development Application for a Material Change of Use to Establish a Restaurant and Shop, Operational Works – Roadworks, Stormwater, Water, Sewerage and Landscaping and Preliminary Approval for Building Works. The restaurant (with internal shop) was never constructed, but the operational works component of the approval was completed and a car park area was constructed on the subject land.</p> <p>Considering the previous development approval history, it is proposed to amend the planning scheme to facilitate the establishment of a Food and drink outlet and a Shop, on the subject land, subject to qualifications about the scale and intensity of these uses. However, it is proposed to the retain the subject land in the Open space zone.</p>	<p>It is proposed to:</p> <ul style="list-style-type: none"> • amend Table 5.9.4.1 (Golden Beach/Pelican Waters local plan – material change of use) of Section 5.9 (Levels of assessment – local plans) to provide for ‘Food and drink outlet’ (where not incorporating a drive-through facility or a high volume convenience restaurant) and ‘Shop’ (if for a corner store and in association with a food and drink outlet), to be code assessable in the Open space zone on Lot 603 on SP221893; and • insert a new Table in Section 7.2.13 (Golden Beach/Pelican Waters local plan code) to include ‘Food and drink outlet’ (where not incorporating a drive-through facility or a high volume convenience restaurant) and ‘Shop’ (if for a corner store and in

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
			association with a food and drink outlet) as consistent uses in the Open space zone on Lot 603 on SP221893.

Appendix 2: Details of Proposed Amendment (Site Specific) - Educational establishments and Residential care facilities/Retirement facilities

Council has received representations made on behalf of Educational establishments and Residential care facilities/Retirement facilities seeking an increase in the maximum height prescribed for these uses under the *Sunshine Coast Planning Scheme 2014*, to accommodate buildings such as multi-function halls and vertical retirement villages. In response to these representations, Council has undertaken a review of the maximum heights on the Height of buildings and structures overlay that apply to all Educational establishments, Residential care facilities and Retirement facilities.

Educational establishments

Under the *Sunshine Coast Planning Scheme 2014*, Educational establishments are generally included in the Community facilities zone and annotated 6. (Educational establishment).

A review of the building height required to accommodate a range of modern classroom and other specific use buildings (i.e. multi-function halls, indoor stadiums and auditoriums) concluded that generally a maximum height of 12 metres is required and that in certain circumstances buildings can have a height of up to 14 metres. Generally, most Educational establishment annotated sites have a height limit of 8.5 metres under the Height of buildings and structures overlay, which is not sufficient to cater for all buildings associated with educational establishments.

Both public and private school sites have been reviewed, and where appropriate, the maximum height on the Height of buildings and structures overlay is proposed to be increased to 15 metres on most P-12 or secondary school sites and 12 metres for primary school sites. Some sites have remained at 8.5 metres or only increased to 12 metres, where matters such as amenity, view lines or character were relevant considerations. Additionally, some primary schools have been increased to 15 metres given their location in proximity to major centres and the likely future need to accommodate additional student numbers.

Residential care facilities/Retirement facilities

Under the *Sunshine Coast Planning Scheme 2014*, Retirement facilities and Residential care facilities (e.g. aged care) are generally included in the Community facilities zone and annotated 15. (Residential care facility/retirement facility) or included within a residential zone.

A review of the building height required to accommodate emerging and current multi-storey facilities has concluded that generally a maximum height of 15 metres is required to accommodate the majority of the type of facilities likely to be developed. Vertical Retirement facilities and Residential care facilities can exceed this height; however, development over 4-5 storeys in height generally would not be consistent with the character of the localities where existing Retirement facilities and Residential care facilities are located. Generally, most Retirement facilities and Residential care facilities currently have a height limit of 8.5m under the Height of buildings and structures overlay, which is not sufficient to cater for vertical Retirement facilities and Residential care facilities.

Existing and proposed Retirement facilities and Residential care facilities have been reviewed and, where appropriate, the maximum height on the Height of buildings and structures overlay has been increased to 15m, although some sites were only considered appropriate for an increased height of 12m and some sites remained at 8.5m, where matters such as amenity, view lines or character were relevant considerations.

Where additional height is considered suitable for Residential care facilities/Retirement facilities it is appropriate to amend the zoning of the land to include within the Community facility zone and annotate 15. (Residential care facility / Retirement facility). This will make it clear that this additional building height is only intended to be utilised for this purpose and the annotation will also, in some circumstances (where currently zoned Low density residential), reduce the level of assessment for these use types to Code assessment.

Residential care facilities/Retirement facilities

Lots 1 and 2 on SP202502
96 and 104 Peachester Road, Beerwah
 (Glasshouse Views Retirement Village and Eden in Glasshouse Country Retirement Village)



It is proposed to amend the maximum height increment of Lot 1 on SP202502 from 8.5 metres to 12 metres and amend the maximum height increment of Lot 2 on SP202502 from 8.5 metres to 15 metres.

It is also proposed to amend the zoning of Lots 1 and 2 on SP202502 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 100 on SP238966
10 West Terrace, Caloundra
 (Blue Care Caloundra Aged Care Facility)



It is proposed to amend the maximum height increment of Lot 100 on SP238966 from 11 metres to 15 metres.

It is also proposed to amend the zone of Lot 100 on SP238966 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lot 22 on SP179100
123 Mark Road East,
Caloundra West
 (Kookaburra Retirement Village)



It is proposed to amend the maximum height increment of Lot 22 on SP179100 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 22 on SP179100 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 1 on RP902622
72 Mark Road West,
Little Mountain
 (Caloundra Gardens Retirement Village)



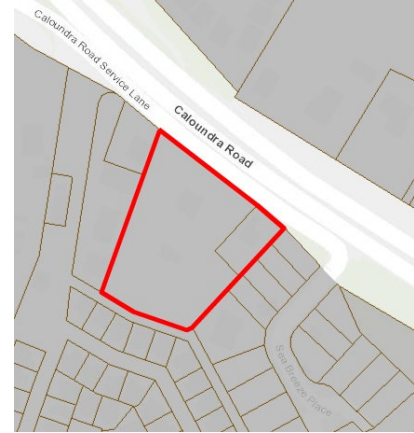
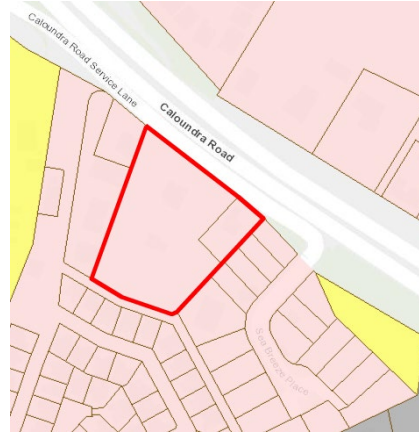
It is proposed to amend the maximum height increment of Lot 1 on RP902622 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 1 on RP902622 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lots 2 and 3 on RP902089
84 and 86 Caloundra Road, Little Mountain

Note: This site has been included in the amendment following the consideration of submissions.



Having regard to Development Approval MCU15/0129.02, it is proposed to:

- (a) amend the zone of Lots 2 and 3 on RP902089 (84 and 86 Caloundra Road, Little Mountains) from the Low density residential zone to the Community facilities zone and Annotation 15. Retirement facility/Residential care facility; and
- (b) amend the maximum building height of Lots 2 and 3 on RP902089 (84 and 86 Caloundra Road, Little Mountains) from 8.5 metres to 12 metres.

Residential care facilities/Retirement facilities

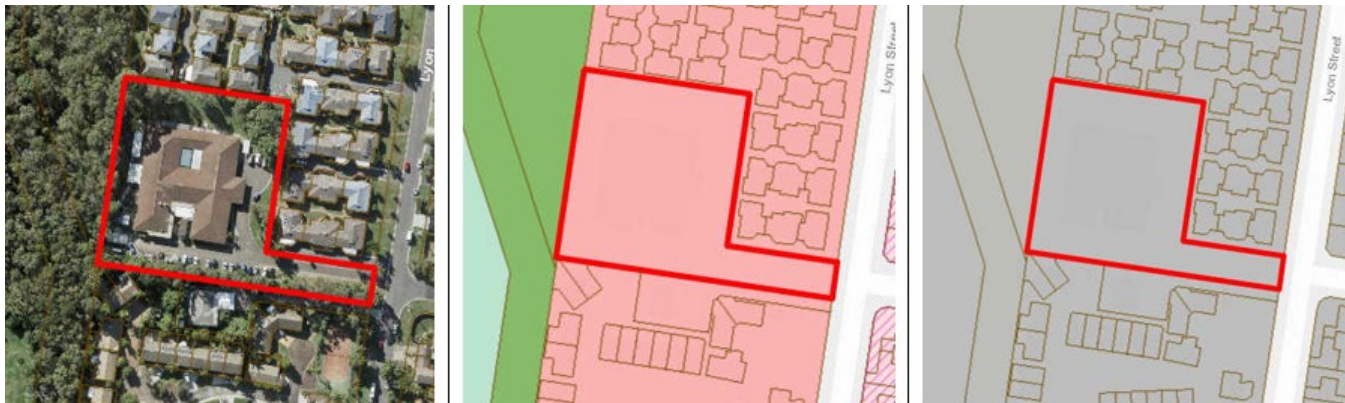
Lot 524 on CG813466
21 West Terrace,
Caloundra
 (RSL Care Centaur
 Memorial Residential
 Aged Care)



It is proposed to amend the maximum height increment of Lot 524 on CG813466 from 11 metres to 15 metres.

It is also proposed to amend the zone of Lot 524 on CG813466 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 2 on RP177466
4 Lyon Street,
Dicky Beach
 (Opal Caloundra)



It is proposed to amend the maximum height increment of Lot 2 on RP177466 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 2 on RP177466 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lots 202 and 203 on C2762 and Lot 1 on C27635

55 Coolum Street, Dicky Beach and 1 Tinbeerwah Street,

(Blue Care Caloundra Retirement Village and Blue Care Dicky Beach Aged Care Facility)



It is proposed to amend the maximum height increment of Lots 202 and 203 on C2762 and Lot 1 on C27635 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lots 202 and 203 on C2762 and Lot 1 on C27635 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 10 on SP148159

31 Verdon Street, Pelican Waters

(St Mary's Aged Care)



It is proposed to amend the maximum height increment of Lot 10 on SP148159 from 11 metres to 12 metres.

It is also proposed to amend the zone of Lot 10 on SP148159 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

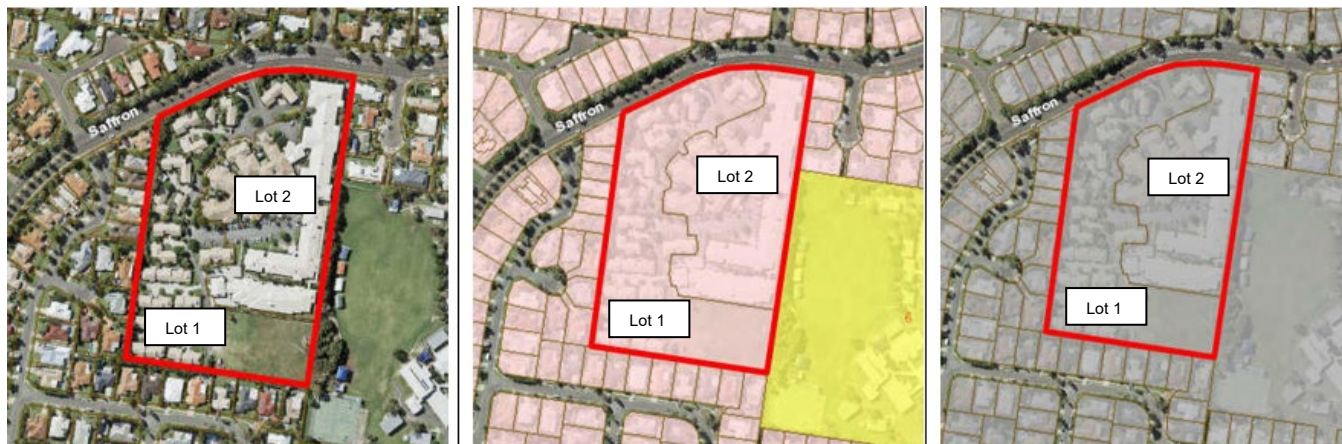
Lots 2 and 103 on SP189353
Caloundra Road and Westaway Road, Little Mountain
(Palm Lake Resort)



It is proposed to amend the maximum height increment of Lots 2 and 103 on SP189353 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lots 2 and 103 on SP189353 from the Emerging community zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lots 1 and 2 on SP160355
26 and 28 Saffron Drive, Currimundi
(Currimundi Gardens Retirement Village)



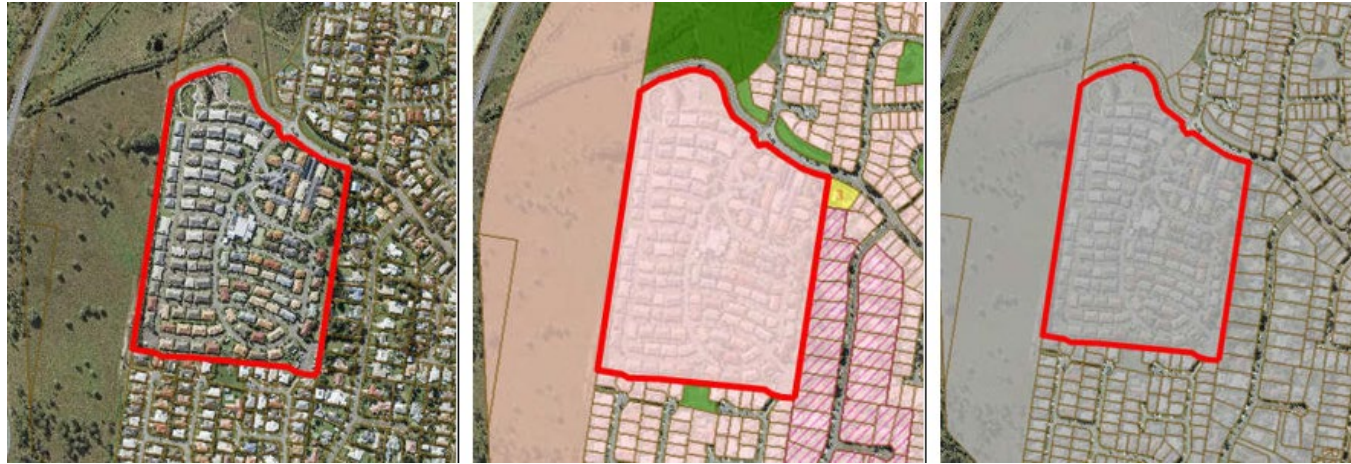
It is proposed to amend the maximum height increment of Lot 1 on SP160355 from 8.5 metres to 12 metres and amend the maximum height increment of Lot 2 on SP160355 from 8.5 metres to 15 metres.

It is also proposed to amend the zoning of Lots 1 and 2 on SP160355 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lot 604 on SP166658
57 Village Way, Little Mountain

(Caloundra Rise Retirement Village and Southern Cross Aged Care)



It is proposed to amend the maximum height increment of Lot 604 on SP166658 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 604 on SP166658 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lots 2 and 3 on RP165675 and Lot 7 on RP129776

2 and 3 Tallowood Close and 211 Parklands Boulevard, Little Mountain

(Churches of Christ Integrated Community Facility)



It is proposed to amend the maximum height increment of Lots 2 and 3 on RP165675 and Lot 7 on RP129776 from 12 metres to 15 metres.

Residential care facilities/Retirement facilities

Lot 10 on RP896506
64 Sunset Drive, Little Mountain
(Adventist Aged Care)



It is proposed to amend the maximum height increment of Lot 10 on RP896506 from 8.5 metres to 15 metres.

It is also proposed to amend the zone of Lot 10 on RP896506 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 4 on SP242451
242 Parklands Boulevard, Meridan Plains
(Oasis Retirement Village)



It is proposed to amend the maximum height increment of Lot 4 on SP242451 from 14 metres to 15 metres.

It is also proposed to amend the zone of Lot 4 on SP242451 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lot 608 on SP164699

**42 Meridan Way,
Meridan Plains**

**(Halcyon Park
Meridan Plains)**



It is proposed to amend the maximum height increment of Lot 608 on SP164699 from 8.5 metres to 15 metres.

It is also proposed to amend the zone of Lot 608 on SP164699 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

**Lot 100 on SP297560
and Lot 4 on
CG807734**

**3 Riveraine Avenue
and 124 Nicklin Way,
Warana**

**(TriCare Kawana
Waters Aged Care
and Warana
Beechwood Aged
Care)**



It is proposed to amend the maximum height increment of Lot 100 on SP297560 and Lot 4 on CG807734 from 8.5 metres to 15 metres.

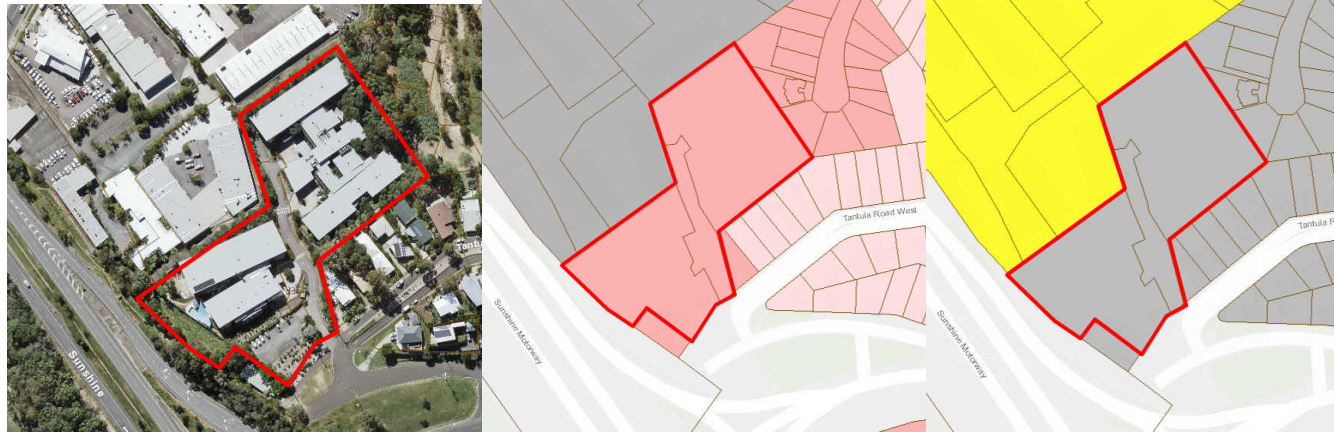
It is also proposed to amend the zone of Lot 100 on SP297560 and Lot 4 on CG807734 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lots 0, 185 and 186 on SP281037

98 Tantula Road West, Alexandra Headland

(Tantula Rise RSL Care)



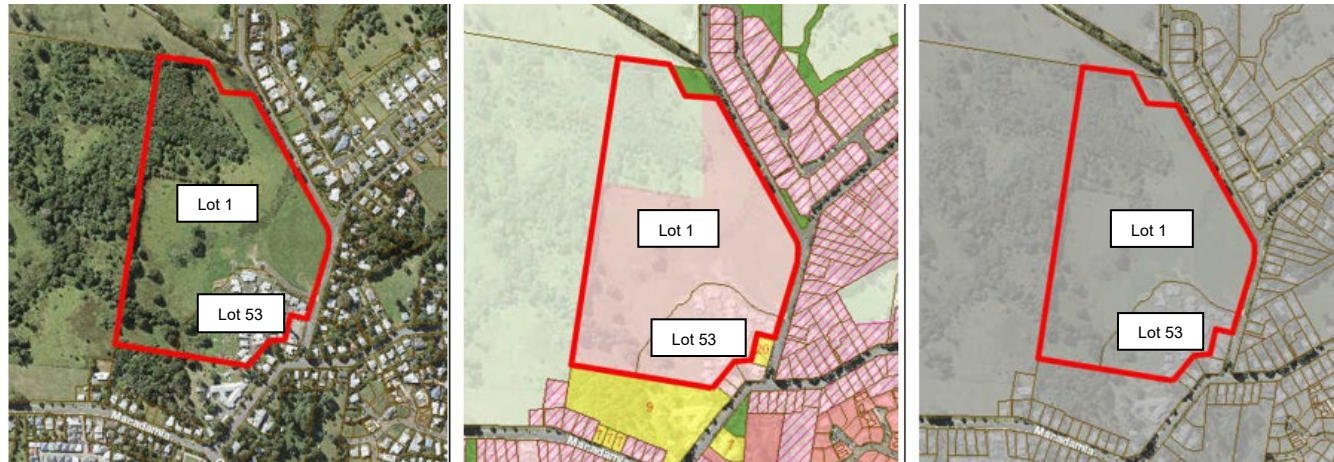
It is proposed to amend the maximum height increment of Lots 0, 185 and 186 on SP281037 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lots 0, 185 and 186 on SP281037 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lots 1 and 53 on SP172766

9 Palm Street, Maleny

(Maleny Grove Live Life Village)



It is proposed to amend the zone of Lot 1 and Lot 53 on SP172766 to reflect the approved boundary realignment (RAL19/0004) and include this land partly in the Rural zone (proposed Lot 7), partly in the Low density residential zone (proposed Lot 6) and partly in the Community facilities zone and Annotation 15. Residential care facility/retirement facility (proposed Lot 5).

It is also proposed to amend the Height of buildings and structures overlay to align the proposed 12 metre maximum building height to that part of Lot 1 and Lot 53 on SP172766 to be included in the

Property Description	Sunshine Coast Planning Scheme 2014		Proposed Amendment	
Residential care facilities/Retirement facilities				
			<p>Community facilities zone and Annotation 15. Residential care facility/retirement facility (proposed Lot 5). f</p>	
<p>Lot 2 on SP115563 1274 Landsborough-Maleny Road, Maleny (Blue Care Maleny Erowal Aged Care)</p>				<p>It is proposed to amend the maximum height increment of part Lot 2 (that part north of Landsborough-Maleny Road) on SP115563 from 8.5 metres to 12 metres.</p> <p>It is also proposed to amend the zone of part Lot 2 (that part north of Landsborough-Maleny Road) on SP115563 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.</p>
<p>Lot 3 on RP802931 and Lot 3 on SP246641 61 Jubilee Drive and 12 Briggs Street, Palmwoods (Sundale Palmwoods)</p>				<p>It is proposed to amend the maximum height increment of Lot 3 on RP802931 and Lot 3 on SP246641 from 11 metres to 12 metres.</p>

Residential care facilities/Retirement facilities

Lot 100 on RP851044
183-245 Karawatha Drive, Buderim
(Buderim Meadows)



It is proposed to amend the maximum height increment of Lot 100 on RP851044 from 8.5 metres to 15 metres.

It is also proposed to amend the zone of Lot 100 on RP851044 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 1 on SP216092
22 Power Road, Buderim
(IRT The Palms Retirement Village)



It is proposed to amend the maximum height increment of Lot 1 on SP216092 from 8.5 metres to 15 metres.

It is also proposed to amend the zone of Lot 1 on SP216092 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lots 3 and 5 on SP159626 and Lot 4 on SP175052
52 University Way, 19 Lakehead Drive, and 118 Bellflower Road, Sippy Downs
(Hibiscus Park Retirement Village & Hibiscus Bellflower)



It is proposed to amend the maximum height increment of Lots 3 and 5 on SP159626 and Lot 4 on SP175052 from 8.5 metres to 15 metres.

It is also proposed to amend the zone of Lots 3 and 5 on SP159626 and Lot 4 on SP175052 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 7 on RP891133
94 University Way, Sippy Downs
(Regis Sippy Downs)

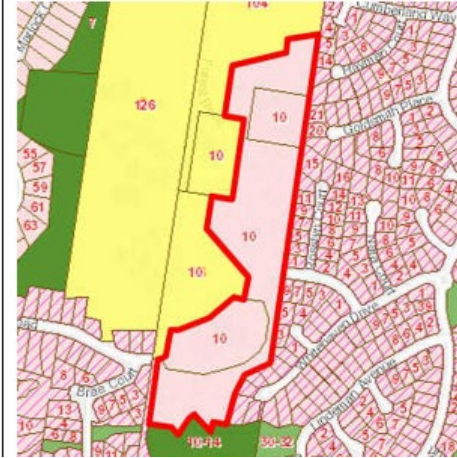


It is proposed to amend the maximum height increment of Lot 7 on RP891133 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 7 on RP891133 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lot 2 on SP138537,
 Lot 3 on RP851949
 and
 Lot 3 on RP220893
 10 Magnetic Drive,
 Buderim
 (Immanuel Gardens)



It is proposed to amend the maximum height increment of Lot 2 on SP138537, Lot 3 on RP851949 and Lot 3 on RP220893 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 2 on SP138537, Lot 3 on RP851949 and Lot 3 on RP220893 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 800 on
 SP290330 Townsend
 Rd, Buderim
 (Eden Lea Retirement
 Village)



It is proposed to amend the maximum height increment of Lot 800 on SP290330 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 800 on SP290330 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Property Description	Sunshine Coast Planning Scheme 2014			Proposed Amendment
Residential care facilities/Retirement facilities				
<p>Lot 101 on SP104720 35 Lindsay Rd, Buderim (Lindsay Gardens on Buderim)</p>				<p>It is proposed to amend the maximum height increment of Lot 101 on SP104720 from 8.5 metres to 12 metres.</p> <p>It is also proposed to amend the zone of Lot 101 on SP104720 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.</p>
<p>Lot 18 on SP209340, Lot 19 on SP209316 and Lot 1 on RP218796 383 and 405 Mooloolaba Rd, Buderim (Buderim Views Aged Care and Buderim Gardens Retirement Living)</p>				<p>It is proposed to amend the maximum height increment of Lot 18 on SP209340, Lot 19 on SP209316 and Lot 1 on RP218796 from 8.5 metres to 15 metres.</p> <p>It is also proposed to amend the zone of Lot 18 on SP209340, Lot 19 on SP209316 and Lot 1 on RP218796 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.</p>

Property Description	Sunshine Coast Planning Scheme 2014			Proposed Amendment
Residential care facilities/Retirement facilities				
<p>Lot 1 on SP223022 354 Main Road, Kuluin (Regis Kulin Aged Care)</p>				<p>It is proposed to amend the maximum height increment of Lot 1 on SP223022 from 8.5 metres to 12 metres.</p> <p>It is also proposed to amend the zone of Lot 1 on SP223022 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.</p>
<p>Lot 201 on SP107289 22 Allora Drive, Maroochydore (Allora Gardens Retirement Village)</p>				<p>It is proposed to amend the maximum height increment of Lot 201 SP107289 from 8.5 metres to 15 metres.</p> <p>It is also proposed to amend the zone of Lot 201 SP107289 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.</p>

Residential care facilities/Retirement facilities

Lot 2 on RP884081
15 Suncoast Beach Drive, Mount Coolum
(Mt Coolum Aged Care Centre)



It is proposed to amend the maximum height increment of Lot 2 on RP884081 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 2 on RP884081 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lots 5 and 6 on SP278380
21 Baywater Drive and 190 Ocean Drive, Twin Waters
(Living Choice)



It is proposed to amend the maximum height increment of Lots 5 and 6 on SP278380 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lots 5 and 6 on SP278380 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lot 2 on SP297545 and Lot 1 on SP29754540 Menzies Drive and Menzies Drive, Pacific Paradise
(The Menzies at Pacific Paradise)



It is proposed to amend the maximum height increment of Lot 5 on SP217624 from 8.5 metres to 15 metres.

It is also proposed to amend the zone of Lot 5 on SP217624 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 2 on RP806805
20 Lefoes Road, Bli Bli
(Blue Care Bli Bli Village and Aged Care Facility)



It is proposed to amend the maximum height increment of Lot 2 on RP806805 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 2 on RP806805 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lot 2 on SP246666
171-203 David Low Way, Bli Bli
(Edgewater Village)



It is proposed to amend the maximum height increment of Lot 2 on SP246666 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 2 on SP246666 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 1 on SP249366
27 Waigani Street, Bli Bli
(Halcyon Landing Bli Bli)



It is proposed to amend the maximum height increment of Lot 1 on SP249366 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 1 on SP249366 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lot 201 on SP154796
17 Magenta Drive,
Coolum Beach
(St Mary's Aged Care)



It is proposed to amend the maximum height increment of Lot 201 on SP154796 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 201 on SP154796 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 1 on SP273404
12 Jack Street,
Nambour
(Glenbrook Aged Care Facility)



It is proposed to amend the maximum height increment of Lot 1 on SP273404 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 1 on SP273404 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lot 9 on RP865282
27 Glenbrook Drive,
Nambour
(Estia Health
Nambour)



It is proposed to amend the maximum height increment of Lot 9 on RP865282 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 9 on RP865282 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 2 on SP107940
44 Zealey Road,
Nambour
(Sanctuary Park
Retirement Village)



It is proposed to amend the maximum height increment of Lot 2 on SP107940 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 2 on SP107940 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

Lot 5 on RP905979
55 Carter Road,
Nambour
(Hibiscus Ret Resort)



It is proposed to amend the maximum height increment of Lot 5 on RP905979 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 5 on RP905979 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 2 on RP183823
9 Princess Crescent,
Nambour
(Princess Nursing Home)

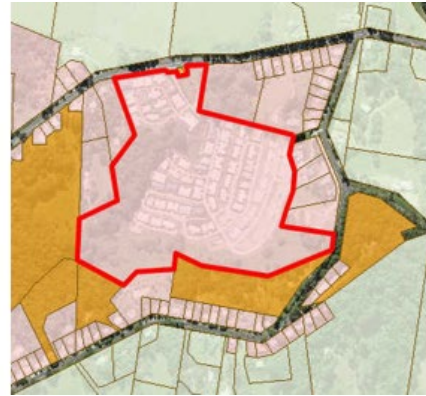


It is proposed to amend the maximum height increment of Lot 2 on RP183823 from 8.5 metres to 12 metres.

It is also proposed to amend the zone of Lot 2 on RP183823 from the Medium density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Residential care facilities/Retirement facilities

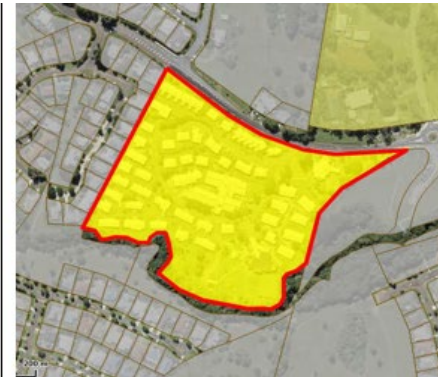
Lot 6 on SP216069
96 Petrie Creek Road,
Rosemount
(Plantation
Retirement Resort)



It is proposed to amend the maximum height increment of Lot 6 on SP216069 from 8.5 metres to 15 metres.

It is also proposed to amend the zone of Lot 6 on SP216069 from the Low density residential zone to the Community facilities zone and annotated 15. Residential care facility / Retirement facility.

Lot 888 on SP264853
98 Windsor Road,
Burnside
(Sundale Rotary
Retirement
Community and Rod
Voller Care Centre)



It is proposed to amend the Height of buildings and structures overlay map OVM18H – Nambour Local Plan Area, to include part of Lot 888 on SP264853 in the 15 metre maximum building height increment and retain part of the site in the 12 metre maximum building height increment along the western boundary of the site.

Educational establishments (Private)

Lot 54 on SP224916
and Lot 4 on
RP123144

Peachester Road
and 58 Roberts
Road, Beerwah

(Glasshouse
Christian College)



It is proposed to amend the maximum height increment of Lot 54 on SP224916 and Lot 4 on RP123144 from 8.5 metres to 15 metres.

Lot 802 on
SP153470

47 Lomond
Crescent, Caloundra
West

(Unity College)



It is proposed to amend the maximum height increment of Lot 802 on SP153470 from 8.5 metres to 15 metres.

Educational establishments (Private)

Lot 53 on SP165546 and Lot 974 on SP278711
 200 Pelican Waters Boulevard, Pelican Waters
 (Caloundra City Private School)



It is proposed to amend the maximum height increment of Lot 53 on SP165546 and Lot 974 on SP278711 from 8.5 metres to 15 metres.

Lot 436 on CP885240
 7 Gregson Place, Caloundra
 (Caloundra Christian College)



It is proposed to amend the maximum height increment of Lot 436 on CP885240 from 11 metres to 15 metres.

Educational establishments (Private)

Lot 6 on C2763
63 Edmund Street,
Shelly Beach
(Our Lady of the Rosary School)



It is proposed to amend the maximum height increment of Lot 6 on C2763 from 8.5 metres to 12 metres.

Lot 23 on SP188004
7–13 Kiel Mountain
Road, Woombye
(Suncoast Christian College)



It is proposed to amend the maximum height increment of Lot 23 on SP188004 from 8.5 metres to 15 metres.

Educational establishments (Private)

Lot 1 on SP264849
60 Sippy Downs Drive, Sippy Downs
(Siena Catholic College)



It is proposed to amend the maximum height increment of Lot 1 on SP264849 from 12 metres to 15 metres.

Lot 5 on SP182546
1-47 Stringybark Road, Buderim
(Matthew Flinders Anglican College)



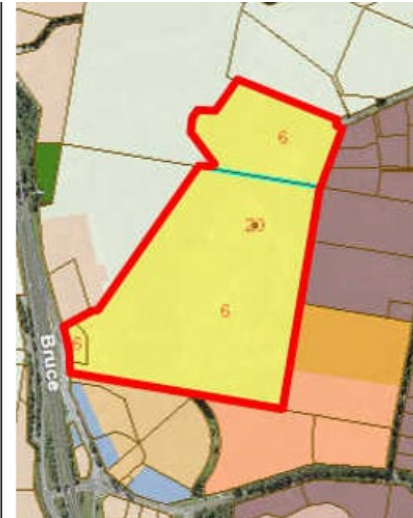
It is proposed to amend the maximum height increment of Lot 5 on SP182546 from 8.5 metres to 15 metres.

Educational establishments (Private)

Lot 9 on SP169400,
Lot 16 on SP169831
and Lot 1 on
SP169832

372 and 374 Mons
Road and 32
Gardenia Place
Forest Glen

(Sunshine Coast
Grammar School)



It is proposed to amend the maximum height increment of Lot 9 on SP169400, Lot 16 on SP169831 and Lot 1 on SP169832 from 8.5 metres to 15 metres.

Lot 1 on RP851949
and Lot 22 on
RP139413

126 Wisers Road and
10 Magnetic Drive
Buderim

(Immanuel Lutheran
College)



It is proposed to amend the maximum height increment of Lot 1 on RP851949 and Lot 22 on RP139413 from 8.5 metres to 15 metres.

Educational establishments (Private)

Lot 9 on SP251589
880-932
Maroochydore
Road, Forest Glen
(Montessori
International
College)



It is proposed to amend the maximum height increment of part Lot 9 on SP251589 (zoned Community facilities) from 8.5 metres to 12 metres.

Lot 6 on SP143301
McKenzie Drive,
Maroochydore
(Stella Maris
School)



It is proposed to amend the maximum height increment of Lot 6 on SP143301 from 8.5 metres to 15 metres.

Educational establishments (Private)

Lot 2 on SP265560
185 Parklakes Drive,
Bli Bli
 (The Corporation Of
 The Trustees Of The
 Roman Catholic
 Archdiocese Of
 Brisbane)



It is proposed to amend the maximum height increment of Lot 2 on SP265560 from 8.5 metres to 12 metres.

Lot 2 on SP111732
2 Arcoona Road,
Yandina Creek
 (Coolum Beach
 Christian College)



It is proposed to amend the maximum height increment of Lot 2 on SP111732 from 8.5 metres to 12 metres.

Educational establishments (Private)

Lot 2 on SP299288
 40 Peregian Springs Drive, Peregian Springs
 (St Andrews Anglican College)



It is proposed to amend the maximum height increment of Lot 2 on SP299288 from 8.5 metres to 15 metres.

Lot 601 on SP221470
 41 Old Emu Mountain Road, Peregian Beach
 (Peregian Beach Community College)



It is proposed to amend the maximum height increment of Lot 601 on SP221470 from 8.5 metres to 12 metres.

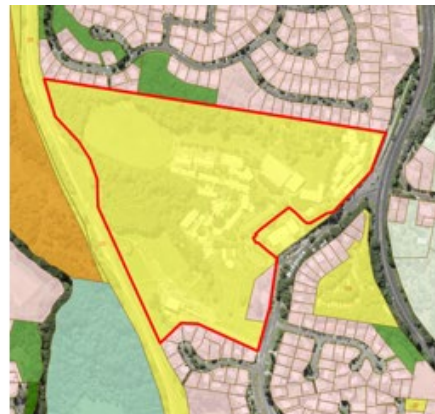
Educational establishments (Private)

Lot 3 on SP253946
86 Nyell Road,
Doonan
(Noosa Pengari
Steiner School)



It is proposed to amend the maximum height increment of Lot 3 on SP253946 from 8.5 metres to 12 metres.

Lot 12 on SP242762
and Lot 3 on
RP881294
2 and 22 McKenzie
Road, Woombye
(Nambour Christian
College)



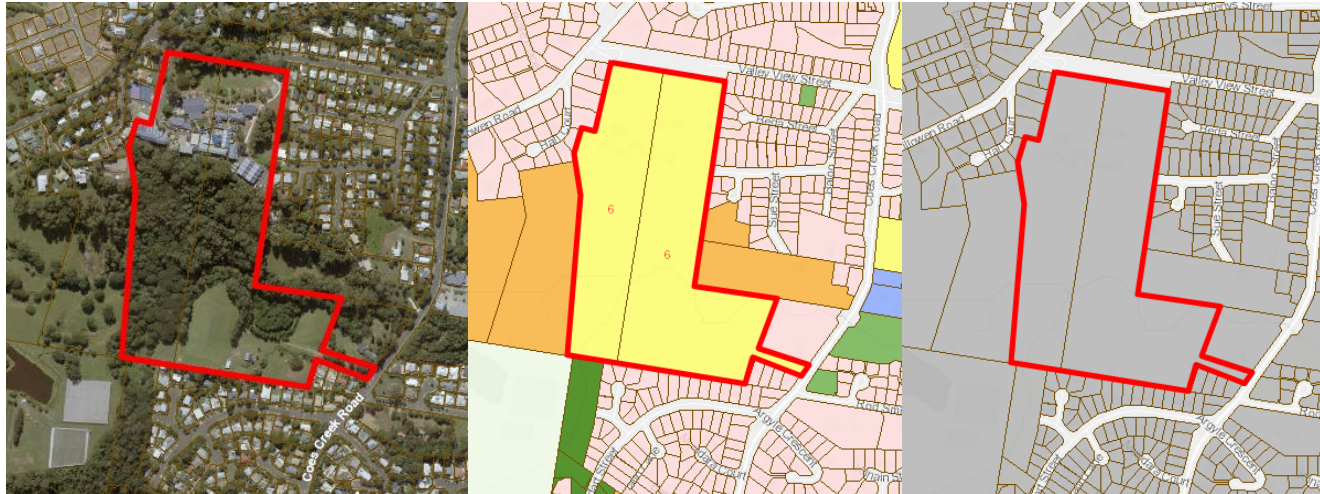
It is proposed to amend the maximum height increment of Lot 12 on SP242762 and Lot 3 on RP881294 from 8.5 metres to 15 metres.

It is also proposed to amend the zoning of Lot 3 on RP881294 from the Low density residential zone to the Community facilities zone and annotated 6 Educational establishment, for consistency with the remainder of the school campus.

Educational establishments (Private)

Lot 7 on RP203498
and Lot 1 on
RP26868

31 Valley View
Street, Burnside
(St Johns College)



It is proposed to amend the maximum height increment of Lot 7 on RP203498 and Lot 1 on RP26868 from 8.5 metres to 15 metres.

Lots 1 and 2 on
RP66783,
Lot 1 on RP28102,
Lot 1 on RP28109,
Lot 1 on RP28110
and Lot 695 on
CG4978

173-179 Currie
Street, Nambour
(St Joseph's
Primary School)



It is proposed to amend the maximum height increment of Lots 1 and 2 on RP66783, Lot 1 on RP28102, Lot 1 on RP28109, Lot 1 on RP28110 and Lot 695 on CG4978 from 12 metres to 15 metres.

Educational establishments (Private)

Lot 22 on SP173058
175B Nambour-
Mapleton Road,
Nambour



It is proposed to amend the maximum height increment of Lot 22 on SP173058 from 8.5 metres to 12 metres.

Educational establishments (Public)

Lot 579 on CG3232

8 Beerburrum Road,
Beerburrum

(Beerburrum State
School)



It is proposed to amend the maximum height increment of Lot 579 on CG3232 from 8.5 metres to 12 metres.

Lot 38 on SP136919

58 Coonowrin Road,
Glass House
Mountains

(Glass House
Mountains State
School)



It is proposed to amend the maximum height increment of Lot 38 on SP136919 from 8.5 metres to 12 metres.

Property Description

Sunshine Coast Planning Scheme 2014

Proposed Amendment

Educational establishments (Public)

**Lot 234 on
CG838775**

**35 Roberts Road,
Beerwah**

**(Beerwah State High
School)**



It is proposed to amend the maximum height increment of Lot 234 on CG838775 from 8.5 metres to 15 metres.

**Lot 115 on
SP187334**

**2788 Old Gympie
Road, Beerwah**

**(Beerwah State
School)**



It is proposed to amend the maximum height increment of Lot 115 on SP187334 from 8.5 metres to 12 metres.

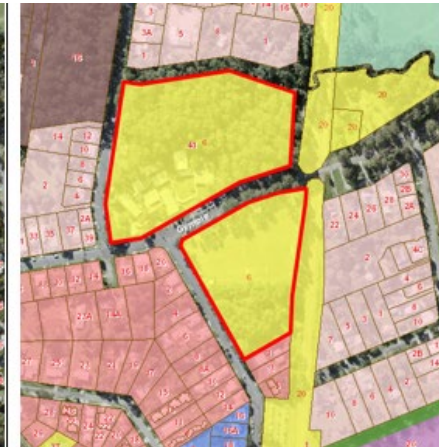
Educational establishments (Public)

Lot 2 on SP104256
966 Peachester Road, Peachester
(Peachester State School)



It is proposed to amend the maximum height increment of Lot 2 on SP104256 from 8.5 metres to 12 metres.

Lot 19 on CG815018 and Lot 455 on CG2348
41 Gympie Street North and Cribb Street, Landsborough
(Landsborough State School)



It is proposed to amend the maximum height increment of Lot 19 on CG815018 and Lot 455 on CG2348 from 8.5 metres to 12 metres.

Educational establishments (Public)

Lot 1 on RP51525,
Lot 271 on CG 423
and Lot 272 on
SP186361

6,10 and Leeding
Road, Glenview

(Glenview State
School)



It is proposed to amend the maximum height increment of Lot 1 on RP51525, Lot 271 on CG 423 and Lot 272 on SP186361 from 8.5 metres to 12 metres.

Lot 531 on
CP863759

34 Gregory Street,
Golden Beach

(Golden Beach State
School)



It is proposed to amend the maximum height increment of Lot 531 on CP863759 from 8.5 metres to 15 metres.

Educational establishments (Public)

Lot 7 on C27620,
 Lot 2 on C2764 and
 Lot 803 on C2761
 56A and 56B Queen
 Street and 23
 George Street,
 Caloundra
 (Caloundra State
 School)



It is proposed to amend the maximum height increment of Lot 579 on CG3232 from 8.5 metres to 15 metres.

Lot 471 on CG2565
 88 Queen Street,
 Caloundra
 (Caloundra State
 High School)



It is proposed to amend the maximum height increment of Lot 471 on CG2565 from 8.5 metres to 15 metres.

Property Description

Sunshine Coast Planning Scheme 2014

Proposed Amendment

Educational establishments (Public)

Lot 20 on SP274016
214 Parklands
Boulevard, Meridan
Plains
(Meridan State
College)



It is proposed to amend the maximum height increment of Lot 20 on SP274016 from 8.5 metres to 15 metres.

Lot 487 on
SP244439
17 Buderim Street,
Currimundi
(Currimundi State
School)



It is proposed to amend the maximum height increment of Lot 487 on SP244439 from 8.5 metres to 12 metres.

Educational establishments (Public)

Lot 600 on SP104262
24 Talara Street, Currimundi
(Talara Primary College)



It is proposed to amend the maximum height increment of Lot 600 on SP104262 from 8.5 metres to 12 metres.

Lot 7 on SP148408
119 Sportsmans Parade, Bokarina
(Kawana Waters State College)
 and
Lot 4 on SP148409
340 Nicklin Way, Bokarina
(Kawana State High School)



It is proposed to amend the maximum height increment of Lot 7 on SP148408 and Lot 4 on SP148409 from 8.5 metres to 15 metres.

Educational establishments (Public)

Lot 222 on CP803441
Tumut Street, Buddina
(Buddina State School)



It is proposed to amend the maximum height increment of Lot 222 on CP803441 from 8.5 metres to 15 metres.

Lot 414 on CG4173
15 Meta Street, Mooloolaba
(Mooloolaba State School)



It is proposed to amend the maximum height increment of Lot 414 on CG4173 from 8.5 metres to 15 metres.

Educational establishments (Public)

Lot 4 on CG5035
48 King Road,
Mooloolah Valley
(Mooloolah State School)



It is proposed to amend the maximum height increment of Lot 4 on CG5035 from 8.5 metres to 12 metres.

Lot 1 on RP178336
and Lot 5 on
MCH5004
50 and 66 Bunya St,
Maleny
(Maleny State High School)



It is proposed to amend the maximum height increment of Lot 1 on RP178336 and Lot 5 on MCH5004 from 8.5 metres to 15 metres.

Educational establishments (Public)

Lot 247 on MCH2290
16 Bunya Street,
Maleny
(Maleny State School)



It is proposed to amend the maximum height increment of Lot 247 on MCH2290 from 8.5 metres to 12 metres.

Lot 20 on SP104251
1700 Maleny-
Kenilworth Road,
Conondale
(Conondale State School)



It is proposed to amend the maximum height increment of Lot 20 on SP104251 from 8.5 metres to 12 metres.

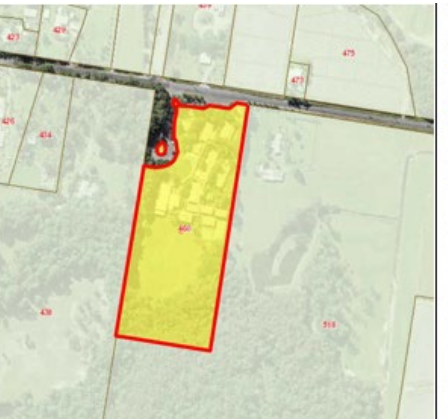
Educational establishments (Public)

Lot 417 on CG4702
2 Highlands Road,
Eudlo
(Eudlo State School)



It is proposed to amend the maximum height increment of Lot 417 on CG4702 from 8.5 metres to 12 metres.

Lot 689 on SP107420
460 Chevallum Road,
Chevallum
(Chevallum State School)



It is proposed to amend the maximum height increment of Lot 689 on SP107420 from 8.5 metres to 12 metres.

Educational establishments (Public)

Lot 792 on SP236994
111 Palmwoods-Montville Road, Palmwoods
(Palmwoods State School)



It is proposed to amend the maximum height increment of Lot 792 on SP236994 from 8.5 metres to 12 metres.

Lot 758 on SP144743
149-157 Main Street, Montville
(Montville State School)



It is proposed to amend the maximum height increment of Lot 758 on SP144743 from 8.5 metres to 12 metres.

Educational establishments (Public)

Lot 273 on SP119133
97 Pine Grove Road, Woombye
(Woombye State School)



It is proposed to amend the maximum height increment of Lot 273 on SP119133 from 8.5 metres to 12 metres.

Lot 2 on SP272648
8 Scholars Drive, Sippy Downs
(Chancellor State College – Primary Campus)



It is proposed to amend the maximum height increment of Lot 2 on SP272648 from 12 metres to 15 metres.

Educational establishments (Public)

Lot 2 on SP215755
164 Sippy Downs Drive, Sippy Downs
(Chancellor State College)



It is proposed to amend the maximum height increment of part Lot 2 on SP215755 (southern side of Sippy Downs Drive) from 12 metres to 15 metres.

Lot 2017 on SP268783
20 Dianella Drive, Mountain Creek
(Brightwater State School)



It is proposed to amend the maximum height increment of Lot 2017 on SP268783 from 8.5 metres to 12 metres.

Educational establishments (Public)

Lot 652 on CP843790
51 Lady Musgrave Drive, Mountain Creek
(Mountain Creek State School)



It is proposed to amend the maximum height increment of Lot 652 on CP843790 from 8.5 metres to 12 metres.

Lot 370 on SP176787
100 Lady Musgrave Drive, Mountain Creek
(Mountain Creek State High School)



It is proposed to amend the maximum height increment of Lot 370 on SP176787 from 8.5 metres to 15 metres.

Educational establishments (Public)

Lot 762 on SP263648
34 Lady Musgrave Drive, Mountain Creek
(Mooloolaba TAFE)



It is proposed to amend the maximum height increment of Lot 762 on SP263648 from 16 metres to 18 metres.

Lot 423 on CG810565
8 Main Street, Buderim
(Buderim Mountain State School)



It is proposed to amend the maximum height increment of Lot 423 on CG810565 from 8.5 metres to 12 metres.

Educational establishments (Public)

Lot 588 on CP901605
41-67 Tallow Wood Drive, Kuluin
(Kuluin State School)



It is proposed to amend the maximum height increment of Lot 588 on CP901605 from 8.5 metres to 12 metres.

Lot 459 on SP105438
160 Maroochydore Road, Maroochydore
(Maroochydore State High School)



It is proposed to amend the maximum height increment of Lot 459 on SP105438 from 8.5 metres to 15 metres.

Educational establishments (Public)

Lot 725 on CG803034
Wright Street, Maroochydore
(Maroochydore State School Oval)



It is proposed to amend the maximum height increment of Lot 725 on CG803034 from 8.5 metres to 12 metres.

Lot 6 on SP217626
14-24 Menzies Drive, Pacific Paradise
(Pacific Paradise State School)



It is proposed to amend the maximum height increment of Lot 6 on SP217626 from 8.5 metres to 12 metres.

Educational establishments (Public)

Lot 51 on RP884378,
Lot 68 on CG4674
and Lot 783
CP889210

12-38 and 33 School
Road and McCall
Place, Bli Bli

(Bli Bli State
School)



It is proposed to amend the maximum height increment of Lot 51 on RP884378, Lot 68 on CG4674 and Lot 783 CP889210 from 8.5 metres to 12 metres.

Lot 694 on
CP855915

137-191 Yandina-
Coolum Road,
Coolum Beach

(Coolum State
School)



It is proposed to amend the maximum height increment of Lot 694 on CP855915 from 8.5 metres to 12 metres.

Educational establishments (Public)

Lot 99 on SP270282
191 The Avenue,
Peregrin Springs
(Peregrin Springs State School)





It is proposed to amend the maximum height increment of Lot 99 on SP270282 from 8.5 metres to 12 metres.

Lot 792 on CP856065
Havana Road East,
Coolool Beach
(Coolool State High School)



It is proposed to amend the maximum height increment of Lot 792 on CP856065 from 8.5 metres to 15 metres.

Property Description	Sunshine Coast Planning Scheme 2014			Proposed Amendment
<p>Educational establishments (Public)</p> <p>Lot 865 on CG4457</p> <p>70 Windsor Road, Burnside</p> <p>(Nambour Special School)</p>				<p>It is proposed to amend the maximum height increment of Lot 865 on CG4457 from 8.5 metres to 15 metres.</p>
<p>Lots 1 and 2 on SP203483</p> <p>34-52 and 54-58 Windsor Road, Burnside</p>				<p>It is proposed to amend the maximum height increment of Lots 1 and 2 on SP203483 from 8.5 metres to 15 metres.</p> <p>It is also proposed to amend the zoning of Lot 1 on SP203483 from the Local centre zone to the Community facilities zone and annotated 6 Educational establishment.</p> <p>Given, the aforementioned proposals it is also appropriate to amend the maximum height increment of Lot 99 SP156944 to 15 metres, for consistency with the adjoining land.</p>

Educational establishments (Public)

Lot 830 on CG4308
52 Blaxland Road,
Burnside
(Burnside State High School)



It is proposed to amend the maximum height increment of Lot 830 on CG4308 from 8.5 metres to 15 metres.

Lot 758 on CG4308
51 Blaxland Road,
Burnside
(Burnside State School)



It is proposed to amend the maximum height increment of Lot 758 on CG4308 from 8.5 metres to 15 metres.

Property Description

Sunshine Coast Planning Scheme 2014

Proposed Amendment

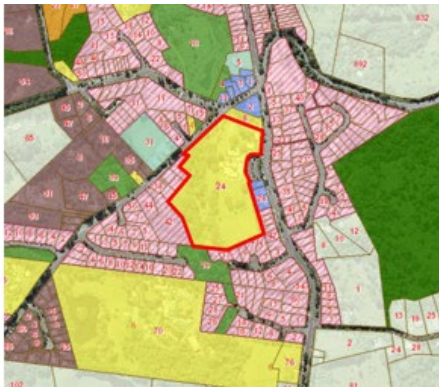
Educational establishments (Public)

Lot 794 on CG4520
89 Windsor Road,
Burnside
(Nambour TAFE)



It is proposed to amend the maximum height increment of Lot 794 on CG4520 from 16 metres to 18 metres.

Lot 11 on SP110640
24 Flaxton Drive,
Mapleton
(Mapleton State School)



It is proposed to amend the maximum height increment of Lot 11 on SP110640 from 8.5 metres to 12 metres.

Educational establishments (Public)

Lot 729 on CG3675 and Lot 675 on CG3618

7 Carroll St and 70 Coronation Ave, Nambour

(Nambour State College)



It is proposed to amend the maximum height increment of Lot 729 on CG3675 and Lot 675 on CG3618 from 8.5 metres to 15 metres.

Lot 3 on RP45775, Lot 2 on RP103084 and Lot 63 on LX1880

3709 and 3717 Maleny-Kenilworth Road, Kenilworth

(Kenilworth State Community College)



It is proposed to amend the maximum height increment of Lot 3 on RP45775, Lot 2 on RP103084 and Lot 63 on LX1880 from 8.5 metres to 12 metres.

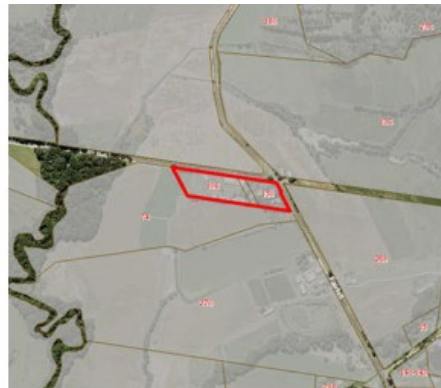
Educational establishments (Public)

Lot 9 on CP862421
48 School Road,
Yandina
(Yandina Primary School)



It is proposed to amend the maximum height increment of Lot 9 on CP862421 from 8.5 metres to 12 metres.

Lot 11 on RP845440,
Lot 1 on RP52190
and Lot 846 on
CG4355
106 and 130 North
Arm-Yandina Creek
Road, North Arm
(North Arm State
School)



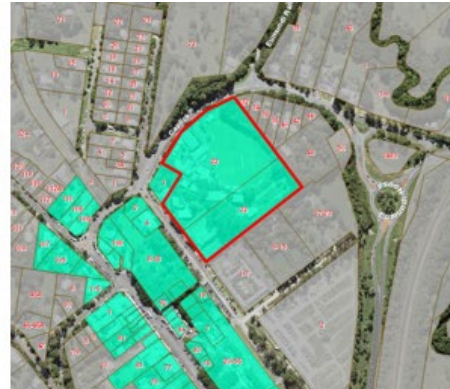
It is proposed to amend the maximum height increment of Lot 11 on RP845440, Lot 1 on RP52190 and Lot 846 on CG4355 from 8.5 metres to 12 metres.

Educational establishments (Public)

Lot on 680 CG312
and Lot 408 on
CG2794

22 Caplick Way,
Eumundi

(Eumundi State
School)

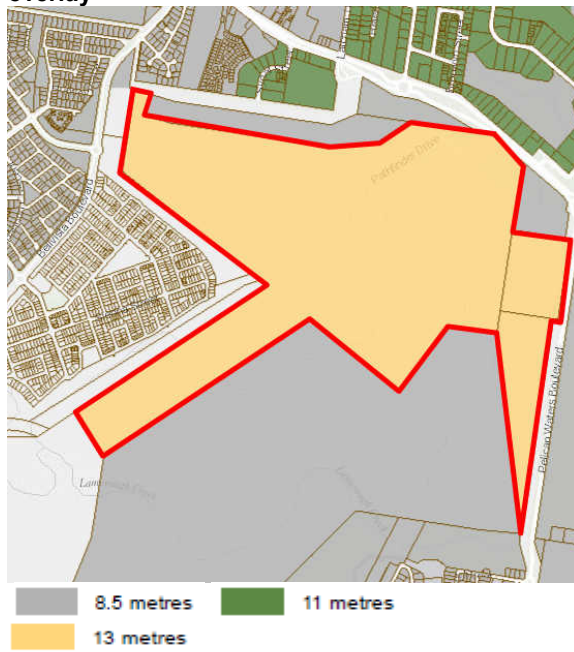



It is proposed to amend the maximum height increment of Lot on 680 CG312 and Lot 408 on CG2794 from 10 metres to 12 metres.


Appendix 3: Details of Proposed Amendment (Site Specific) – Height of buildings and structures overlay increment review

Property Description	Sunshine Coast Planning Scheme 2014	Proposed Amendment			
<p>As per Amendment Instrument – Appendix B</p>	<p>Figure 1: Height of buildings and structures overlay legend</p> <p style="text-align: center;">Height of Buildings and Structures Overlay Map</p> <p style="text-align: center;">Maximum Height of Buildings and Structures</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> 6 metres</div> <div style="display: flex; align-items: center;"> 8 metres</div> <div style="display: flex; align-items: center;"> 8.5 metres</div> <div style="display: flex; align-items: center;"> 9 metres</div> <div style="display: flex; align-items: center;"> 10 metres</div> <div style="display: flex; align-items: center;"> 11 metres</div> <div style="display: flex; align-items: center;"> 12 metres</div> <div style="display: flex; align-items: center;"> 13 metres</div> <div style="display: flex; align-items: center;"> 14 metres</div> <div style="display: flex; align-items: center;"> 15 metres</div> </div> </td> <td style="width: 50%; text-align: center;"> <div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> 16 metres</div> <div style="display: flex; align-items: center;"> 18 metres</div> <div style="display: flex; align-items: center;"> 19 metres</div> <div style="display: flex; align-items: center;"> 20 metres</div> <div style="display: flex; align-items: center;"> 21 metres</div> <div style="display: flex; align-items: center;"> 25 metres</div> <div style="display: flex; align-items: center;"> 30 metres</div> <div style="display: flex; align-items: center;"> 37.5 metres</div> <div style="display: flex; align-items: center;"> 45 metres</div> </div> </td> </tr> </table>	<div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> 6 metres</div> <div style="display: flex; align-items: center;"> 8 metres</div> <div style="display: flex; align-items: center;"> 8.5 metres</div> <div style="display: flex; align-items: center;"> 9 metres</div> <div style="display: flex; align-items: center;"> 10 metres</div> <div style="display: flex; align-items: center;"> 11 metres</div> <div style="display: flex; align-items: center;"> 12 metres</div> <div style="display: flex; align-items: center;"> 13 metres</div> <div style="display: flex; align-items: center;"> 14 metres</div> <div style="display: flex; align-items: center;"> 15 metres</div> </div>	<div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> 16 metres</div> <div style="display: flex; align-items: center;"> 18 metres</div> <div style="display: flex; align-items: center;"> 19 metres</div> <div style="display: flex; align-items: center;"> 20 metres</div> <div style="display: flex; align-items: center;"> 21 metres</div> <div style="display: flex; align-items: center;"> 25 metres</div> <div style="display: flex; align-items: center;"> 30 metres</div> <div style="display: flex; align-items: center;"> 37.5 metres</div> <div style="display: flex; align-items: center;"> 45 metres</div> </div>	<p>Council has undertaken a review of the Height of buildings and structures overlay in regard to the existing height increments (Figure 1). This is in response to improving the operation and efficiency of the <i>Sunshine Coast Planning Scheme 2014</i>.</p> <p>During the drafting of the Sunshine Coast Planning Scheme, Council generally sought to directly translate the existing heights from the former <i>Maroochy Plan 2000</i> and the <i>Caloundra City Plan 2004</i>.</p> <p>This has resulted in 19 height increments of which many increased in height by only 1 metre. In addition, two of the height increments (6 metres and 8 metres) are not used in the planning scheme and should be removed as increments.</p> <p>A process was undertaken which reviewed the existing increments in regard to a more streamlined set of increments, generally in line with each higher increment accommodating an additional storey, particularly in the low to medium storey range. This review has also sought to limit the number of properties affected by this proposed change, with the recommendation resulting in a change to approximately 1,500 land parcels out of a total of approximately 115,000 land parcels across the planning scheme area.</p>	<p>It is proposed to amend the Height of buildings and structures overlay maps generally as follows:</p> <ul style="list-style-type: none"> • amend properties currently included in the 11 metre increment and include in the 12 metre increment; • amend properties currently included in the 13 metre increment and include in the 12 metre increment; • amend properties currently included in the 14 metre increment and include in the 15 metre increment; • amend properties currently included in the 19 metre increment and include in the 18 metre increment; • amend properties currently included in the 20 metre increment and include in the 21 metre increment; • amend properties currently included in the 23 metre increment and include in the 25 metre increment; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • as varied by the below site/area specific variations;
<div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> 6 metres</div> <div style="display: flex; align-items: center;"> 8 metres</div> <div style="display: flex; align-items: center;"> 8.5 metres</div> <div style="display: flex; align-items: center;"> 9 metres</div> <div style="display: flex; align-items: center;"> 10 metres</div> <div style="display: flex; align-items: center;"> 11 metres</div> <div style="display: flex; align-items: center;"> 12 metres</div> <div style="display: flex; align-items: center;"> 13 metres</div> <div style="display: flex; align-items: center;"> 14 metres</div> <div style="display: flex; align-items: center;"> 15 metres</div> </div>	<div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> 16 metres</div> <div style="display: flex; align-items: center;"> 18 metres</div> <div style="display: flex; align-items: center;"> 19 metres</div> <div style="display: flex; align-items: center;"> 20 metres</div> <div style="display: flex; align-items: center;"> 21 metres</div> <div style="display: flex; align-items: center;"> 25 metres</div> <div style="display: flex; align-items: center;"> 30 metres</div> <div style="display: flex; align-items: center;"> 37.5 metres</div> <div style="display: flex; align-items: center;"> 45 metres</div> </div>				

Property Description	Sunshine Coast Planning Scheme 2014	Proposed Amendment
		<p>OR</p> <ul style="list-style-type: none"> • as varied by Appendix 2: Details of Proposed Amendment (Site Specific) – Educational establishments and Residential care facilities/Retirement facilities. <p>It is proposed to amend the Height of buildings and structures overlay maps legend to reflect the reduced number of increments, as follows:</p> <ul style="list-style-type: none"> • 8.5 metres; • 10 metres (only for Eumundi local plan area map); • 12 metres; • 15 metres; • 18 metres; • 21 metres; • 25 metres; • 30 metres; • 37.5 metres; • 40 metres (only shown on the Maroochydore/Kuluin local plan area map); and • 45 metres (only shown on the Mooloolaba/Alexandra Headland local plan area map).

Property Description	Sunshine Coast Planning Scheme 2014	Proposed Amendment
<p>Lot 341 on CG803364, Lot 191 on CG1783 and Lot 517 on CG4807</p> <p>(Caloundra Road and Pelican Waters Boulevard, Caloundra West)</p>	<p>Figure 1: Extract from the Height of buildings and structures overlay</p>  <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the 13 metre height overlay increment. As a result of the direct translation in heights from the former planning scheme, the subject land would be included in the 12 metre height increment.</p> <p>This site includes the Caloundra Aerodrome and Council owned land subject to the proposed future CAMCOS Caloundra train station. Given the significance of these sites for key community infrastructure, it is appropriate to increase the height of these sites to the next highest proposed increment of 15 metres. Further, the industrial nature of enterprises occurring on the Caloundra Aerodrome site would be better accommodated by a building height of 15 metres.</p>	<p>It is proposed to amend the maximum height increment of Lot 341 on CG803364, Lot 191 on CG1783 and Lot 517 on CG4807 from 13 metres to 15 metres.</p>

Property Description	Sunshine Coast Planning Scheme 2014	Proposed Amendment
<p>Tourist accommodation zoned land and bordered by Esplanade Golden Beach, Onslow Street, Landsborough Parade and Nelson Street</p>	<p>Figure 1: Extract from the Height of buildings and structures overlay</p>  <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the 16 metre height overlay increment. As a result of the direct translation in heights from the former planning scheme, the subject land would be included in the 15 metre height increment.</p> <p>The subject land is a key tourism node and through a review of existing building heights it was determined that the predominant height of multi-storey buildings was in the order of 5-6 storeys, although there are examples of higher buildings in the area.</p> <p>Given the existing building height and this being a key tourism node, it is considered appropriate to increase the building height to 18 metres.</p>	<p>It is proposed to amend the maximum height increment of the subject land from 16 metres to 18 metres.</p>

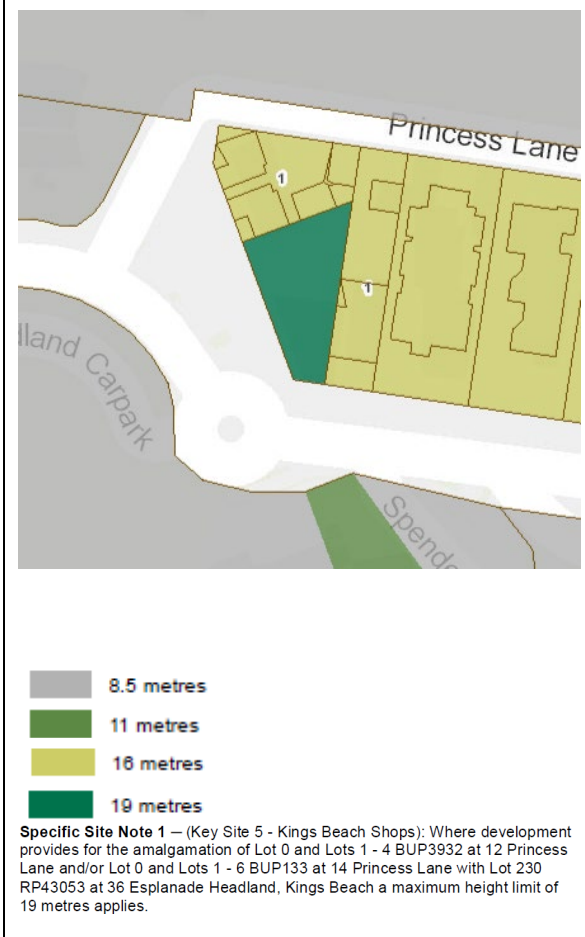
Property Description	Sunshine Coast Planning Scheme 2014	Proposed Amendment
<p>Lot 0 on BUP105637 (1 Raleigh Street, Golden Beach)</p>	<p>Figure 1: Extract from the Height of buildings and structures overlay</p>  <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the 16 metre height overlay increment. As a result of the direct translation in heights from the former planning scheme, the subject land would be included in the 15 metre height increment.</p> <p>The subject site (The Jetty) is a 6 storey development.</p> <p>Given the existing building height, it is considered appropriate to increase the building height to 18 metres to better reflect the existing height of the development.</p>	<p>It is proposed to amend the maximum height increment of the subject land from 16 metres to 18 metres.</p>

Property Description	Sunshine Coast Planning Scheme 2014	Proposed Amendment
----------------------	-------------------------------------	--------------------

Lot 230 on RP43053, Lot 0 on BUP3932 and Lot 0 on BUP133

(36 Esplanade Headland, Kings Beach, 12 and 14 Princess Lane, Kings Beach)

Figure 1: Extract from the Height of buildings and structures overlay



Under the *Sunshine Coast Planning Scheme 2014*, the subject land is currently included in the 19 metre (Lot 230) and 16 metre height overlay increment. As a result of the direct translation in heights from the former planning scheme, the subject land would be included in the 18 metre and 15 metre height increment, respectively.

The specific site note allows for adjoining sites to have a higher maximum building height, where amalgamated and developed with Lot 230. It is considered that the additional 3 metres is not sufficient to incentivise the desired amalgamation and development on these sites.

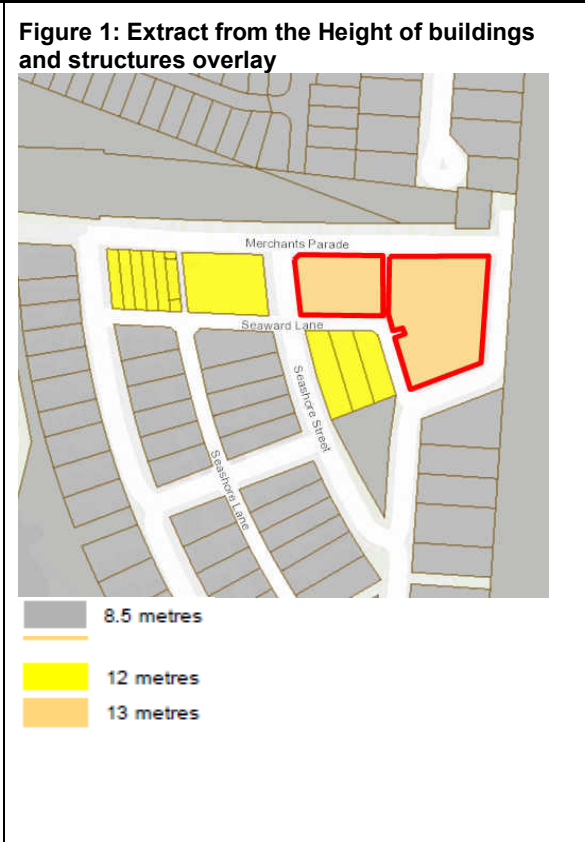
It is therefore considered appropriate to increase the maximum building height of Lot 230 to 21 metres and also reflect the 21 metre height in the specific site note for the adjoining sites.

It is proposed to amend the maximum height increment of Lot 230 on RP43053 from 19 metres to 21 metres.

It is also proposed to amend the Specific Site Note 1 over Lot 0 on BUP3932 and Lot 0 on BUP133 to reflect the 21 metre increment.

Property Description	Sunshine Coast Planning Scheme 2014	Proposed Amendment
----------------------	-------------------------------------	--------------------

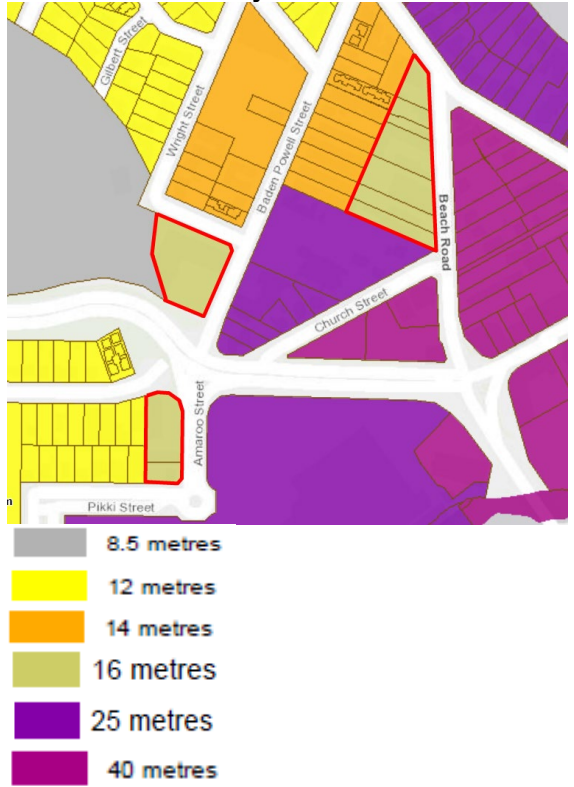
Lots 1 to 48 on SP184559
(2 Seaward Lane, Marcoola)



Under the *Sunshine Coast Planning Scheme 2014*, the subject land is currently included in the 13 metre height overlay increment. As a result of the direct translation in heights from the former planning scheme, the subject land would be included in the 12 metre height increment.

The site is developed with a 5 storey development, which is more reflective of a building height of 15 metres.

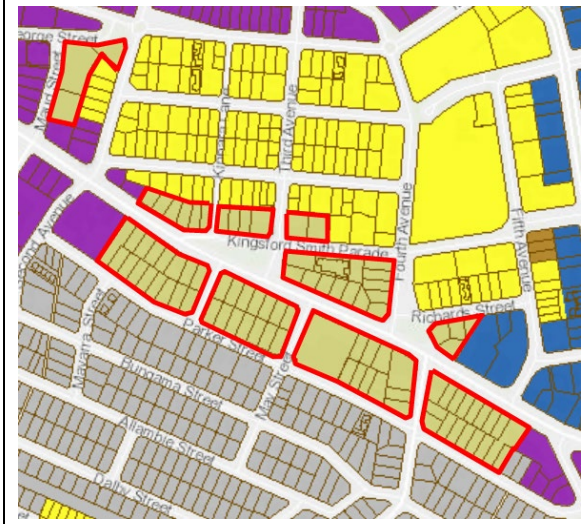
It is proposed to amend the maximum height increment of Lots 1 to 48 on SP184559 from 13 metres to 15 metres.

Property Description	Sunshine Coast Planning Scheme 2014	Proposed Amendment
<p>Lot 81 on RP98979, Lots 1 and 2 on SP100067, Lot 4 on SP106088, Lot 4 on RP836699, Lot 1 on RP63689, Lot 1 on BUP4339, Lot 0 on BUP101714, Lot 20 on RP228127 and Lot 23 on RP79081.</p> <p>(Beach Road, Baden Powell Road and Amaroo Street, Maroochydore)</p>	<p>Figure 1: Extract from the Height of buildings and structures overlay</p>  <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land (refer red bounded land within figure 1) is currently included in the 16 metre height increment on the Maroochydore PRAC Master Planned Area Height of buildings and structures map. As a result of the direct translation in heights from the former planning scheme, the subject land would be included in the 15 metre height increment.</p> <p>Given the location within the Principal centre zone, the subject land is proposed to be included in the 18 metre height increment.</p>	<p>Amend the subject land (Lot 81 on RP98979, Lots 1 and 2 on SP100067, Lot 4 on SP106088, Lot 4 on RP836699, Lot 1 on RP63689, Lot 1 on BUP4339, Lot 0 on BUP101714, Lot 20 on RP228127 and Lot 23 on RP79081) from the 16 metre height increment and include in the 18 metre height increment.</p>

Property Description	Sunshine Coast Planning Scheme 2014	Proposed Amendment
----------------------	-------------------------------------	--------------------

Land fronting Maud Street, Aerodrome Road and Kingsford Smith Road, Maroochydore and included in the 16 metre height increment on the Maroochydore PRAC Height of buildings and structures map

Figure 1: Extract from the Height of buildings and structures overlay




- 8.5 metres
- 12 metres
- 18 metres
- 16 metres
- 25 metres
- 37.5 metres

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is currently included in the 16 metre building height increment. As a result of the direct translation in height the subject land would be included in the 15 metre height increment.

Given the location within the Principal centre zone, the subject land is proposed to be included in the 18 metre height increment.

Amend the subject land from the 16 metre height increment and include in the 18 metre height increment.

Property Description	Sunshine Coast Planning Scheme 2014	Proposed Amendment
<p>Lot 2 on M56750 and Lots 3 - 7 on M56714</p> <p>20, 26 and 30 Second Avenue, Maroochydore</p>	<p>Figure 1: Extract from the Height of buildings and structures overlay</p>  <p> 12 metres 16 metres 25 metres </p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the 12 metre height increment on the Height of buildings and structures overlay.</p> <p>These lots were recently amended from the Medium density residential zone and included in the Principal centre zone. During the consultation period of the Round 2 Site Specific and Operational Matters amendment representations were made to increase the maximum building height from the 12 metre height increment to the 16 metre height increment, to be consistent with adjoining land to the north and west.</p> <p>Considering recent zoning change to the Principal centre zone and the abovementioned proposal to amend the maximum building height from 16 metres to 18 metres for the adjoining land, it is considered appropriate to include the subject land in the 18 metre height increment.</p> <p>Amend the subject land from the 12 metre height increment and include in the 18 metre height increment.</p>

Appendix 4: Consultation Report (Provided under separate cover)