

24 June 2022

Hon Steven Miles
Minister for State Development, Infrastructure, Local Government and Planning
PO Box 15009
CITY EAST QLD 4002

Dear Minister

Proposed Planning Scheme Amendments

At the Ordinary Meeting, held on 28 April 2022, Council resolved to make amendments to the *Sunshine Coast Planning Scheme 2014* (including Planning Scheme Policies) referred to as:

- the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) and (Planning Scheme Policy Amendment) – Airport Environs Overlay*; and
- the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters*.

At this meeting, Council also resolved to delegate authority to the Chief Executive Officer to carry out the statutory process to prepare and progress the proposed planning scheme amendments in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules 2020*.

Proposed Airport Environs Overlay Amendment

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) and (Planning Scheme Policy Amendment) – Airport Environs Overlay*, is to reflect the changes to the State Planning Policy Interactive Mapping System (SPPIMS) mapping layers in relation to the Sunshine Coast Airport, as amended on 15 July 2020 and 3 March 2021, and to appropriately integrate the relevant State Planning Policy state interests relating to strategic airports and aviation facilities.

Proposed Site Specific and Editorial Matters Amendment

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters*, is to:

- (a) Amend the zoning, overlays, local plan precincts/elements and/or planning scheme provisions relating to several specific sites located in the Buderim, Kawana Waters, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregrin South, Sippy Downs, Woombye and Yandina Local plan areas, in order to:
 - (i) reflect an existing development approval;
 - (ii) better reflect existing or desired future land uses;

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- (iii) respond to Council property-related matters or a Council resolution; and
 - (iv) respond to identified mapping anomalies.
- (b) Address other editorial matters to improve the clarity and efficiency of the planning scheme.

The proposed amendments constitute a 'major' amendment and a 'planning scheme policy' amendment under the *Minister's Guidelines and Rules 2020*, as they include:

- a change to a zone and overlay for specific sites under the planning scheme;
- a change to a category of development or category of assessment and a policy position expressed in the planning scheme; and
- a change to a planning scheme policy.

In accordance with Part 4, Section 16.5 of the *Minister's Guidelines and Rules 2020*, and the delegations given to me at the Ordinary Meeting on 28 April 2022, I am writing to:-

- (a) Give notice of Council's decision to amend the *Sunshine Coast Planning Scheme 2014*; and
- (b) Provide the required material for a proposed major amendment, as prescribed in Schedule 3 of the *Minister's Guidelines and Rules 2020*, which is included in:
 - (i) **Attachment 1** (Explanatory Memorandum) and **Attachment 2** (Amendment Instrument): Proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) and (Planning Scheme Policy Amendment) – Airport Environs Overlay*; and
 - (ii) **Attachment 3** (Explanatory Memorandum) and **Attachment 4** (Amendment Instrument): Proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters*.

An electronic copy of the proposed planning scheme amendments has also been uploaded to the Department of State Development, Infrastructure, Local Government and Planning's Plan-making portal.

I respectfully request that the State interest review of the proposed planning scheme amendments (under Part 4, Section 17 of the *Minister's Guidelines and Rules 2020*) be carried out as soon as possible and that written advice is given to the Council (under Part 4, Section 17.5 and 17.6 of the *Minister's Guidelines and Rules 2020*), to enable Council to undertake formal public consultation about the proposed planning scheme amendments.

If your Department has any queries or requires further information in relation to the proposed planning scheme amendments, please do not hesitate to contact Stephen Patey (Manager Strategic Planning) on 5420 8953 or Roma Stevenson (Interim Coordinator Planning Scheme Amendments) on 5420 8945.

Yours Sincerely



Emma Thomas

CHIEF EXECUTIVE OFFICER

- cc. Mr Mike Kaiser, Director-General, Department of State Development, Infrastructure, Local Government and Planning
Kerry Doss, Deputy Director-General, Planning
Jamaica Hewston, Acting Manager – Planning and Development Services (SEQ North), Department of State Development, Infrastructure, Local Government and Planning

Attachments:

- Attachment 1: Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) and (Planning Scheme Policy Amendment) – Airport Environs Overlay
- Attachment 2: Amendment Instrument: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) and (Planning Scheme Policy Amendment) – Airport Environs Overlay
- Attachment 3: Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters
- Attachment 4: Amendment Instrument: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters

ATTACHMENT 1

Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) and (Planning Scheme Policy Amendment) – Airport Environs Overlay

ATTACHMENT 2

Amendment Instrument: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) and (Planning Scheme Policy Amendment) – Airport Environs Overlay

ATTACHMENT 3

Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters

Explanatory Memorandum

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

State interest review version

May 2022



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 Editorial Matters.

2. Type of local planning instrument

The proposed amendment to the *Sunshine Coast Planning Scheme 2014* constitutes a 'major amendment' in accordance with Schedule 1 of the *Minister's Guidelines and Rules* (September 2020) made under the *Planning Act 2016*.

3. Entity making the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

The entity making the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* - *Site Specific and Editorial Matters*, is the Sunshine Coast Regional Council.

4. Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – *Site Specific and Editorial Matters*, applies to land described in **Table 4.1**.

Table 4.1 Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Buddina	<p>Lot 827 on B92942</p> <p>Lot 304, 305, 306, 307, 308, 309, 310 and 311 on B92911</p> <p>Lot 825 on B92942, Lot 78 on B92936, Lots 71 - 77 on B92931, Lot 170 on B92930, Lots 0 – 25 on BUP102060, Lots 0 – 25 on BUP102619 and Lots 0 – 25 on BUP102984</p> <p>Lot 826 on B92942</p> <p>Lots 281 – 289 on B92911, Lots 29, 32 – 36 on B92923, Lots 0 – 2 on BUP4659, Lots 0 – 2 on BUP9297 and Lots 0 – 2 on BUP4997</p>	<p>15 Bermagui Crescent, Buddina</p> <p>61, 63, 65, 67, 69, 71, 73, 75 Iluka Avenue, Buddina</p> <p>44, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 1N/143 – 25N/143, 145, 1C/145 – 25C/145, 147, 1S/147 – 25S/147 Lowanna Drive, Buddina</p> <p>4 Narooma Court, Buddina</p> <p>84, 85, 86, 87, 88, 89, 90, 91, 92, 116, 117, 1/117, 2/117, 118, 1/118, 2/118, 119, 120, 121, 122, 123, 124, 1/124, 2/124 and 126 Pacific Boulevard, Buddina</p> <p>2 and 6 Talinga Street, Buddina</p>	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
	<p>Lot 280 on B92911 and Lot 1 on RP201319</p> <p>Lots 813 - 816 on B92941</p>	2, 4, 6, 8 Tumut Street, Buddina		
Buderim	<p>Lots 30 and 31 on SP293861</p> <p>Lot 70 on SP310631</p>	Power Road, Buderim and Starling Street, Buderim	Private and Public	
Buderim	<p>Lots 13, 14, 15 and 16 on RP839362</p> <p>Lots 17, 18, 19, 20, 24, 25, 26 on RP843835</p> <p>Lot 21 on RP845434</p> <p>Lot 1 on RP897336</p> <p>Lot 2 on RP184019</p> <p>Lots 7, 8, 9, 10, 11 on RP810552</p>	<p>15-17, 19-21, 23-27, 29-35, 39, 43, 49-51, 53, 59, 60-64, 54-58 Jorl Court, Buderim</p> <p>5 Roms Court, Buderim</p> <p>108, 114, 120, 124-126, 128-130, 132 and 134 Stringybark Road, Buderim</p>	Private	
Buderim	<p>Lots 2 and 12 on RP90687</p> <p>Lot 8 on RP95934</p>	3, 6 and 31 Lavarack Crescent, Buderim	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Buderim	Lot 2 on RP183878	33 Quorn Close, Buderim	Council	
Buderim	Lot 11 on RP883261	22 Dixon Road, Buderim	Private	
Maroochydore	Lot 0 on SP151751 Lot 0 on SP100069	The Duporth Riverside 6 Wharf Street, Maroochydore Pier Ten 8-10 Wharf Street, Maroochydore	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Mooloolaba	Lot 91 on RP73433 Lot 0 on SP173707	13 and 21 Smith Street, Mooloolaba	Private	
Mooloolaba	Lot 142 on SP318724 and Lot 900 on SP318724	52 and 52A Amarina Avenue, Mooloolaba	Council	
Peregian Springs	Lot 58 on SP155890 Lot 59 on SP155890	58/ 114 Peregian Springs Drive, Peregian Springs 59/ 114 Peregian Springs Drive, Peregian Springs	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Woombye	<p>Lots 68, 69, 70, 901 on SP311630</p> <p>Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620</p> <p>Lots 0, 1 and 2 on SP319218</p> <p>Lots 0, 1 and 2 on SP330299</p>	<p>49 Countryview Street, Woombye</p> <p>Bushland Park 2 Boomerang Court, Woombye</p> <p>3, 5, 6, 1/6, 2/6, 7, 8, 9, 10, 11, 12, 13 and 14</p> <p>Boomerang Court, Woombye</p> <p>29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 1/45, 2/45 and 46 Paynter Park Drive, Woombye</p>	Private and Council	
Yandina	<p>Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 32 and 33 on SP300553</p>	<p>1, 20 to 30, 32 and 34 Reo Place, Yandina</p>	Private and Council	
Yandina	<p>Lots 1 to 23 and 100 on SP327995</p>	<p>Honeysuckle Place, Yandina</p> <p>3 to 16, 18 and 20 Honeysuckle Place, Yandina</p> <p>1, 6, 8, 10, 12 and 14 Appleberry Place, Yandina</p>	Private and Council	

5. Purpose of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

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

- (a) Amend the zoning, maximum building height, local plan precincts/elements and/or planning scheme provisions relating to specific sites located in the Buderim, Kawana Waters, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina Local plan areas (described in **Table 4.1** and **Appendix 1**), to: -
 - (i) reflect an existing development approval;
 - (ii) better reflect existing or desired future land uses;
 - (iii) respond to Council property-related matters or a Council resolution; and
 - (iv) respond to identified mapping anomalies.
- (b) address other editorial 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] – Site Specific and Editorial Matters

Council has prepared the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* in response to representations received from stakeholders seeking an amendment to the zoning, precincts or overlays relating to a number of specific sites and to address a range of editorial matters to improve the clarity and efficiency of the planning scheme.

The proposed amendment items have been carefully assessed and where involving a change to a zone and/or overlay, are considered appropriate and consistent with the prevailing zone/maximum building height for the applicable local plan area.

7. Details of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

The details of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* are outlined in **Table 7.1** below and **Appendix 1**.

Table 7.1 provides a summary of those aspects 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.

Table 7.1 Summary of proposed planning scheme amendment

Planning Scheme Part	Summary of Amendment
Part 6 (Zones)	<ul style="list-style-type: none"> • Amend the reference to Precinct MAK LPP-3 (Maud Street/Sugar Road) to Precinct MAR LPP-5 (Maud Street/Sugar Road) in Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone) relating to Business activities, in Section 6.2.1 (Low density residential zone code), to reflect the correct precinct reference number as shown on the Maroochydore/Kuluin Local Plan Precincts Map (LPM22) and in the Maroochydore/Kuluin Local plan code. • Amend Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone) in Section 6.2.8 (Local centre zone code), to include provision for a Service station to be a potentially consistent use, where located in a local (not full service) activity centre and replacing an existing service station.
Part 7 (Local Plans)	<ul style="list-style-type: none"> • Amend Table 7.2.5.4.1 (Performance outcomes and acceptable outcomes for assessable development) in Section 7.2.5 (Buderim local plan code), to

Planning Scheme Part	Summary of Amendment
	<p>include specific provisions relating to reconfiguring a lot on Lot 11 on RP883261, 22 Dixon Road, Buderim.</p> <ul style="list-style-type: none"> • Amend Figure 7.2.5A (Buderim Local Plan Elements) of Section 7.2.5 (Buderim local Plan Code) to remove the greenspace designation over Lot 2 on RP183878. • Amend Performance Outcome PO38 in Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)) of Section 7.2.6 (Caloundra local plan code) to replace the reference to Key Site 5 (Kronks Motel) to Key Site 6 (Kronks Motel) to reflect the correct terminology. • Amend Section 7.2.14 (Kawana Waters local plan code) to include specific reference and provisions in relation to development in the medium density residential zone in Precinct KAW LPP-4 (Buddina Urban Village) to reflect the proposed change in zoning from the High density residential zone to the Medium density residential zone for land in Sub-precinct KAW LPSP-4a (Urban Village Residential). • Amend the extent of the 'Buddina Urban Village' noted on Figure 7.2.14A (Kawana Waters Local Plan Elements) – Buddina Inset to include Lots 0 – 25 on BUP102060, Lots 0 – 25 on BUP102619 and Lots 0 – BUP102984, to be consistent with the Buddina Urban Village precincts shown on Local Plan Map LPM35 (Kawana Waters Local Plan Precincts). • Amend the reference to Precinct MAR LPP-6 (Maud Street/Sugar Road) to Precinct MAR LPP-5 (Maud Street/Sugar Road) in Section 7.2.19.3 (Purpose and overall outcomes) of Section 7.2.19 (Maroochydore/Kuluin local plan code), to reflect the correct precinct reference number as shown on the Maroochydore/Kuluin Local Plan Precincts Map (LPM22). • Amend Figure 7.2.24A (Peregian South Local Plan Elements) of Section 7.2.24 (Peregian South Local Plan Code) to remove the greenspace designation over Lot 58 and Lot 59 on SP155890. • Amend Section 7.2.25 (Sippy Downs local plan code) to include specific provisions for development in Jorl Court in relation to drainage, road widening and the provision of indented parking in appropriate locations. • Amend Figure 7.2.25A (Sippy Downs Local Plan Elements) of Section 7.2.25 (Sippy Downs local plan code) to reflect the proposed zoning changes to Lots 30 and 31 on SP293861 and Lot 70 on SP310631. • Amend Figure 7.2.26A (Woombye Local Plan Elements) of Section 7.2.26 (Woombye Local Plan Code) to reflect the proposed zoning changes over Lots 68, 69, 70, 901 on SP311630, Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620, Lots 0, 1 and 2 on SP319218 and Lots 0, 1 and 2 on SP330299.
<p>Part 9 (Development Codes)</p>	<ul style="list-style-type: none"> • Amend Acceptable Outcome AO9 in 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 reflect Council's standard driveway drawings and to clearly reference the Australian Standards. • Amend the Caloundra Local Plan Area precinct number reference in the section header above Performance Outcome PO18 in 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) from Precinct CAL LPP-4 (Moffat Beach/ Shelly Beach/ Dicky Beach) to Precinct CAL LPP-2 (Moffat Beach/ Shelly Beach/ Dicky Beach) to reflect the correct precinct reference number as shown on the Caloundra Local Plan Precincts Map (LPM45).
<p>Schedule 2 (Mapping)</p>	<ul style="list-style-type: none"> • Amend the zone and where relevant the Urban Growth Management Boundary or Rural Residential Growth Management Boundary for several specific sites (refer to Appendix 1 for details of the proposed planning scheme amendment);

Planning Scheme Part	Summary of Amendment
	<ul style="list-style-type: none"> Amend the precinct boundary of MAR LPSP-1 (Ocean Street Food and Music Sub-precinct) on the Maroochydore/Kuluin Local Plan Precincts Map LPM22, to remove (Lot 0 on SP151751 and Lot 0 SP100069) (refer to Appendix 1 for details of the proposed planning scheme amendment); Amend the Height of buildings and structures overlay map to increase the maximum building height for 13 and 21 Smith Street, Mooloolaba and reduce the maximum building height for land included in the north-eastern section of Sub-precinct KAW LPSP-4a of the Buddina Urban Village, Kawana (refer to Appendix 1 for details of the proposed planning scheme amendment).

8. Compliance with the Planning Act 2016

In accordance with the Minister's Alignment Amendment Rules, the *Sunshine Coast Planning Scheme 2014* was amended for alignment with the *Planning Act 2016* on 3 July 2017. The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* 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: -

- (a) Section 20 (Amending planning schemes under the Minister's rules) of the *Planning Act 2016*; and
- (b) *Minister's Guidelines and Rules* (September 2020) made under the *Planning Act 2016*.

In accordance with Chapter 2, Part 4, section 17.2 of the *Minister's Guidelines and Rules*, the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters*: -

- (a) advances the purpose of the Act, in that it allows for an efficient and effective future use of the specific sites nominated in **Appendix 1**;
- (b) is consistent with section 16(1) of the Act in that it: -
 - (i) continues to identify strategic outcomes for housing supply and diversity, and economic growth within the Sunshine Coast local government area;
 - (ii) continues the inclusion of measures that facilitate the achievement of the strategic outcomes in the planning scheme for housing supply and diversity, and economic growth;
- (c) is consistent with the regulated requirements prescribed in the *Planning Regulation 2017*; and
- (d) is well drafted and articulated.

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.

The proposed amendment to the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* does not adversely affect the planning scheme's compliance with State planning instruments. A review of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* has confirmed that the proposed amendment complies with the relevant aspects of the new State planning instruments. In accordance with Schedule 3 (Required Material) of the *Minister's Guidelines and Rules*, particular aspects of the proposed amendment that have been identified as potentially relevant to State planning instruments are detailed in **Table 9.1** below.

Table 9.1 Compliance with State planning instruments

Aspect of Proposed Amendment	State Interest	Summary of Compliance
All site specific amendments	<i>ShapingSEQ South East Queensland Regional Plan 2017</i>	The subject sites are all currently included in the Urban footprint regional land use category under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i> . The proposed zoning changes are consistent with the intent of the <i>ShapingSEQ South East Queensland Regional Plan 2017</i> as they will provide opportunities for urban development within existing urban areas.
All site specific amendments	State Planning Policy (September 2020) – Planning for liveable communities and housing	The proposed amendment provides the opportunity for the redevelopment of land for residential and commercial development that is accessible and well-connected to services, employment and infrastructure and will contribute to creating liveable communities.
All site specific amendments	State Planning Policy (September 2020) – Planning for economic growth	The proposed amendment applies to land within existing urban areas and provides the opportunity for the redevelopment of land for residential and commercial development which supports economic growth of the region.
All site specific amendments	State Planning Policy (September 2020) – Planning for environment and heritage	The proposed amendment provides for the protection of significant environment areas and water quality through appropriate zoning and existing and proposed planning scheme provisions. The proposed amendment will not have any adverse impacts on the cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage.
All site specific amendments	State Planning Policy (September 2020) – Planning for safety and resilience to hazards	All proposed sites have been reviewed for safety and resilience to hazards and are considered suitable for inclusion in an urban zone, subject to site specific constraints being addressed through the existing provisions in the <i>Sunshine Coast Planning Scheme 2014</i> . It is considered that there is sufficient developable land available to all sites for the intended proposed use to avoid or mitigate against natural hazards.
All site specific amendments	State Planning Policy (September 2020) - Planning for infrastructure	The proposed amendment applies to land within existing urban areas and are capable of being efficiently serviced by existing infrastructure or via future -upgrades to existing services.

10. Consultation with government agencies

Consultation with representatives from the Department of State Development, Local Government, Infrastructure and Planning (DSDLGIP), in relation to the proposed amendment, is intended to be carried out during the State interest review process.

11. Public consultation

In accordance with the *Minister's Guidelines and Rules*, Council must undertake public consultation when making a 'major amendment' to the planning scheme.

In regard to public consultation about the proposed planning scheme amendment, the communication strategy is intended to include the following: -

- formal public consultation on the proposed amendment for a minimum of 20 business days;
- a notice in the Courier Mail (including the on-line version of the Sunshine Coast Daily) and on Council's website;
- written notice to affected landowners (including adjoining landowners), stating the purpose and general effect of the proposed amendment;
- release of an industry newsflash; and
- a copy of the proposed amendment material to be made available at Council's administration buildings in Nambour, Caloundra and Maroochydore and available for viewing and downloading on Council's website.

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

12. Consideration of public submissions

Following public consultation, Council will consider every properly made submission about the proposed amendment and may consider other submissions.

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] – Site Specific and Editorial Matters*.

14. Indicative timeframe

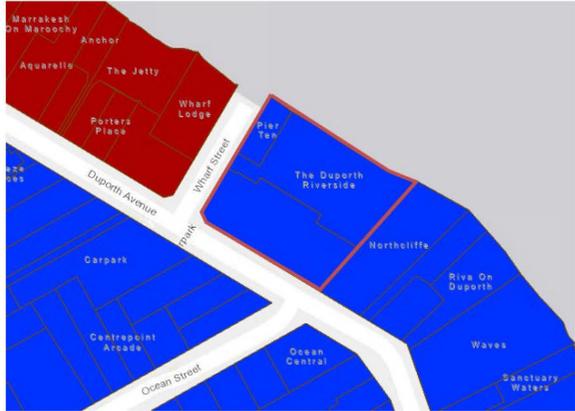
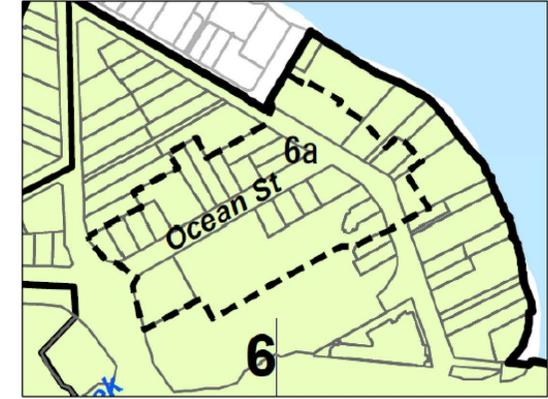
In accordance with the Minister's Guidelines and Rules Schedule 3, item 5 of the 'required material' for a proposed major amendment, an indicative timeframe for the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* is provided below:

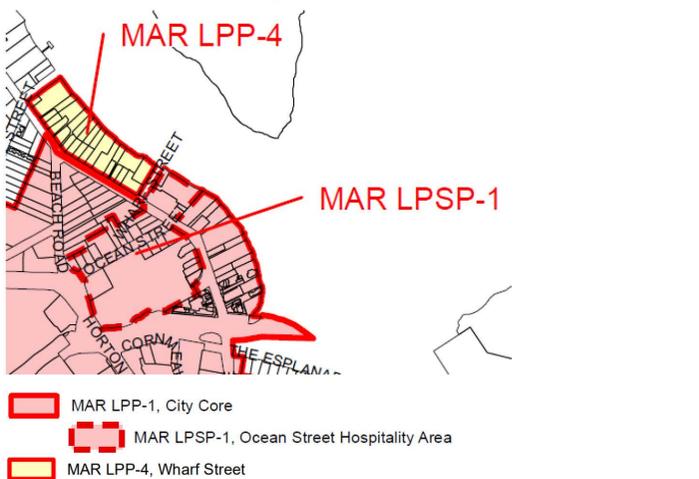
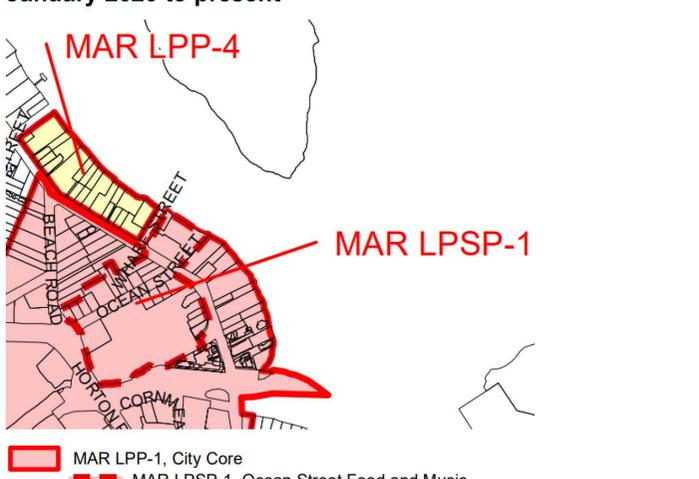
Amendment Stage	Indicative Timing
<i>Preparation</i>	April 2022
<i>First State Interest Review</i>	May 2022 – July 2022
<i>Public notification</i>	August 2022 – October 2022
<i>Consider and report on submissions</i>	November 2022 – February 2023

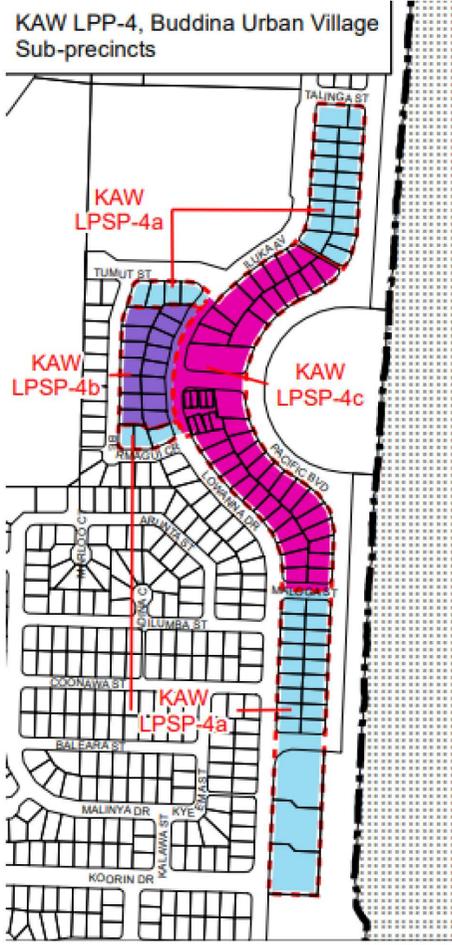
Amendment Stage	Indicative Timing
<i>Ministerial Review</i>	March 2023 – May 2023
<i>Adoption and commencement</i>	June 2023 – August 2023

It should be noted that this timeframe is indicative only and is heavily dependent upon several external factors, including the length of State Interest Reviews, the complexity of the public notification process and the number of submissions received.

Appendix 1: Details of Proposed Amendment (Site Specific)

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>The Duporth Riverside 6 Wharf Street, Maroochydore</p> <p>Pier Ten 8-10 Wharf Street, Maroochydore</p> <p>(Lot 0 on SP151751</p> <p>Lot 0 SP100069)</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current zoning</p>  <p>■ High Density Residential Zone ■ Principal Centre Zone</p> <p>Figure 2: Extract of the Maroochydore PRAC Master Planned Area Precincts and Sub-precincts Map OPM M4 – in effect from 21 May 2014 to 11 June 2018</p>  <p>▭ Maroochydore PRAC Master Planned Area Boundary ▭ Sub precincts for Maroochydore Central Precinct 6. Ocean Street Precinct 6a. Ocean Street – Hospitality Area Sub-Precinct</p>	<p>Council has received representation made on behalf of the Body Corporates and individual property owners from the Duporth Riverside and Pier Ten residential apartments, located at 6 and 8-10 Wharf Street, Maroochydore, objecting to their inclusion in the former Ocean Street Hospitality Area Sub-Precinct (now referred to as the Ocean Street Food and Music Sub-Precinct) in the Maroochydore/Kuluin Local plan area of the <i>Sunshine Coast Planning Scheme 2014</i> (the planning scheme).</p> <p>Under the planning scheme, the subject lots (legally described as Lot 0 on SP151751 and Lot 0 on SP100069) are currently included in the Principal centre zone (refer to Figure 1) and within the MAR LPSP-1, Ocean Street Food and Music Sub-Precinct and MAR LPP-1 City Core Precinct. The subject land is also included in the Maroochydore/Kuluin Local plan area.</p> <p>At the commencement of the planning scheme in 2014, Lot 0 on SP151751 and Lot 0 on SP100069 were subject to the Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan, which was included in Part 10 (Other Plans) of the planning scheme. Under the Maroochydore PRAC Structure Plan, the subject lots were included in Precinct 6 (Ocean Street Precinct) (refer to Figure 2).</p> <p>In June 2018, the Maroochydore PRAC Structure Plan was deleted from Part 10 (Other Plans) of the planning scheme and incorporated within the Maroochydore/Kuluin Local plan area and the remainder of the planning scheme (refer to the <i>Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14 – Maroochydore Principal Regional Activity Centre</i> (Version 14 of the planning scheme – gazetted on 11 June 2018)).</p> <p>Under Amendment No. 14 of the planning scheme, the subject lots were included in the Ocean Street Hospitality Area Sub-Precinct (MAR LPSP-1) (refer to Figure 3).</p> <p>In January 2020, Council adopted the <i>Sunshine Coast Planning Scheme Amendment No. 21 – Special Entertainment Precincts</i>. This amendment commenced on 28 January 2020 and resulted in the removal of the hospitality areas that were identified in the planning scheme. Under Amendment No. 21, the Ocean Street Hospitality Area Sub-</p>	<p>It is proposed to remove 6 Wharf Street (The Duporth Riverside) and 8-10 Wharf Street (Pier Ten), Maroochydore, from the MAR LPSP-1 (Ocean Street Food and Music Sub-precinct) on the Maroochydore/Kuluin Local Plan Precincts Map LPM22.</p>

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract of the Maroochydore/Kuluin Local Plan Area – Local Plan Precincts Map LPM22 in effect from 11 June 2018 to 28 January 2020</p>  <p>Figure 4: Extract of the Maroochydore/Kuluin Local Plan Area – Local Plan Precincts Map LPM22 in effect from 28 January 2020 to present</p> 	<p>Precinct in Maroochydore was renamed the Ocean Street Food and Music Sub-Precinct (refer to Figure 4).</p> <p>The representations received requested that the residential apartments be removed from the Ocean Street Sub-Precinct prior to the adoption of the Special Entertainment Precinct amendment (which was post-consultation at the time). Given that this amendment at the time, was substantially progressed through the amendment process, it was recommended that this matter be considered as part of a future amendment package.</p> <p>Inclusion in the Ocean Street Food and Music Sub-Precinct provides the opportunity for entertainment/hospitality activities to occur, subject to relevant development approvals. The Sub-Precinct also generally acts as a flag that entertainment uses, and some associated noise is to be expected in the area. The Body Corporates and individual property owners of the Duporth Riverside and Pier Ten residential apartments indicated that they were concerned that the inclusion of the residential apartments in the Sub-Precinct would adversely affect the residential status of their property and could result in more intensive entertainment uses occurring on their property.</p> <p>Restrictions on uses may be identified in the Strata By-Laws at the respective apartment complexes, which may lower the risk of more intensive hospitality/entertainment use being proposed and approved in the existing restaurant tenancy.</p> <p>However, having regard to the above, it is considered appropriate to realign the boundary to exclude the Duporth Riverside and Pier Ten residential apartments from the Ocean Street Food and Music Sub-precinct. This would still provide for the remainder of the Ocean Street Sub-Precinct to operate as intended.</p> <p>It is therefore proposed to amend the Ocean Street Food and Music Sub-Precinct boundary to exclude the Duporth Riverside and Pier 10 residential apartments at 6 and 8-10 Wharf Street, Maroochydore.</p>	

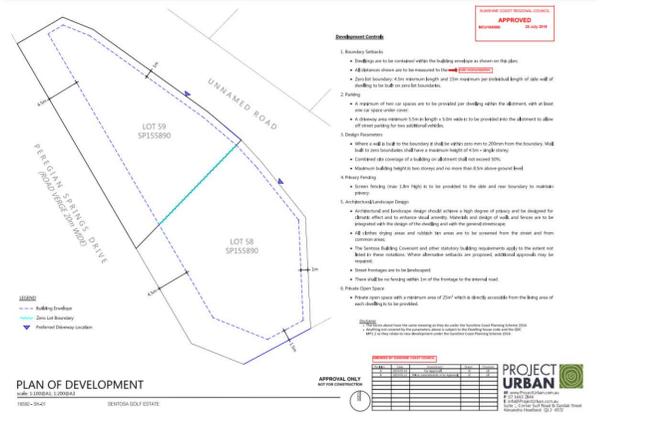
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>15 Bermagui Crescent, Buddina</p> <p>61, 63, 65, 67, 69, 71, 73, 75 Iluka Avenue, Buddina</p> <p>44, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 1N/143 – 25N/143, 145, 1C/145 – 25C/145, 147, 1S/147 – 25S/147</p> <p>Lowanna Drive, Buddina</p> <p>4 Narooma Court, Buddina</p> <p>84, 85, 86, 87, 88, 89, 90, 91, 92, 116, 117, 1/117, 2/117, 118, 1/118, 2/118, 119, 120, 121, 122, 123, 124, 1/124, 2/124 and 126</p> <p>Pacific Boulevard, Buddina</p> <p>2 and 6 Talinga Street, Buddina</p> <p>2, 4, 6, 8 Tumut Street, Buddina</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Local Plan Map LPM35 (Kawana Waters Local Plan Precincts)</p>  <p>KAW LPP-4, Buddina Urban Village Sub-precincts</p> <p>KAW LPSP-4a, Urban Village Residential</p> <p>KAW LPSP-4b, Bermagui Crescent/Iluka Avenue</p> <p>KAW LPSP-4c, Pacific Boulevard</p>	<p>Council received a petition, with 228 signatories (tabled at the Ordinary Meeting of Council held on 28 March 2019) and individual representations, seeking an amendment to the <i>Sunshine Coast Planning Scheme 2014</i> in relation to the Buddina Urban Village in the Kawana Waters local plan area (refer to Figure 1). The petition/representations requested that the zoning and maximum building height of land included in Sub-precinct KAW LPSP-4a (Urban Village Residential) be amended to maintain the low-medium density residential character of the local area and to include specific provisions in the planning scheme in relation to the erosion prone area, native wildlife and turtle nesting areas.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the land located within Sub-precinct KAW LPSP-4a (Urban Village Residential) is currently included in the High density residential zone (refer to Figure 2) and has a maximum building height of 12 metres and 21 metres (refer to Figure 3).</p> <p>Under the Kawana Water Local plan code, development in the Buddina Urban Village is intended to provide for higher density residential accommodation in the form of permanent and visitor accommodation buildings (with some retail and commercial activities) and provides an important link between the Kawana Shopping World and the Kawana Waters Surf Lifesaving Club.</p> <p>The Buddina Urban Village has been included in various planning schemes for the past 17 years. The first planning scheme to incorporate the concept of the Buddina Urban Village was the Draft Caloundra City Plan in 2003.</p> <p>Most of the land currently included in Sub-precinct KAW LPSP-4a (Urban Village Residential) has a maximum building height of 12 metres, with the exception of the northern part of the Sub-precinct adjoining Talinga Street, which has a maximum building height of 21 metres.</p> <p>To provide consistency between the height and zoning, it is considered appropriate for that part of the Sub-precinct with a maximum building height of 12 metres be included in the Medium density residential zone rather than the High density residential zone.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the zoning of all land in sub-precinct KAW LPSP-4a (Urban Village Residential) is amended from the High density residential zone to the Medium density residential zone; the maximum building height of land included in the north-eastern section of Sub-precinct KAW LPSP-4a (Urban Village Residential) is amended from 21 metres to 12 metres; specific provisions are included in the Kawana Waters Local plan code to reflect the proposed zoning change; and Figure 7.2.14A (Kawana Waters Local Plan Elements) in the Kawana Waters local plan code, is amended so the extent of the ‘Buddina Urban Village’ matches the extent of Precinct KAW LPP-4, Buddina Urban Village on the Kawana Waters Local Plan Precincts Map LPM35.

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<p>(Lot 827 on B92942</p> <p>Lot 304, 305, 306, 307, 308, 309, 310 and 311 on B92911</p> <p>Lot 825 on B92942, Lot 78 on B92936, Lots 71 - 77 on B92931, Lot 170 on B92930, Lots 0 – 25 on BUP102060, Lots 0 – 25 on BUP102619 and Lots 0 – 25 on BUP102984</p> <p>Lot 826 on B92942</p> <p>Lots 281 – 289 on B92911, Lots 29, 32 – 36 on B92923, Lots 0 – 2 on BUP4659, Lots 0 – 2 on BUP9297 and Lots 0 – 2 on BUP4997</p> <p>Lot 280 on B92911 and Lot 1 on RP201319</p> <p>Lots 813 - 816 on B92941)</p>	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>4. Community use 6. Educational establishment 12. Place of worship</p>	<p>It is also proposed to amend the zoning and maximum building height of the land included in the north-eastern section of the Sub-precinct KAW LPSP-4a from the High density residential zone to the Medium density residential zone and from a maximum building height of 21 metres to 12 metres, to provide consistency throughout the Sub-precinct.</p> <p>It is also proposed to include specific provisions in the Kawana Waters Local plan code to reflect the proposed change in zoning.</p> <p>It is intended that a review of the provisions relating to native wildlife (including turtle nesting areas) and land within the erosion prone area (subject to the Coastal protection overlay) will be reviewed as part of the New Planning Scheme Project, having regard to the outcomes of Council's <i>Coastal Hazard Adaptation Strategy</i>.</p> <p>It is also noted that the extent of the 'Buddina Urban Village' noted on Figure 7.2.14A (Kawana Waters Local Plan Elements) – Buddina Inset (refer to Figure 4) is different to the extent of Precinct KAW LPP-4, Buddina Urban Village on the Kawana Waters Local Plan Area Precincts Map (refer to Figure 1). It is therefore proposed to amend the boundary of the Kawana Waters Local Plan Elements to be consistent with the Kawana Waters Local Plan Area Precincts Map.</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract from the <i>Sunshine Coast Planning Scheme 2014</i> – Height of buildings and structures overlay</p>  <p>Legend:</p> <ul style="list-style-type: none"> 8.5 metres (Grey) 12 metres (Yellow) 15 metres (Pink) 21 metres (Red) 		

Figure 4: Extract from the *Sunshine Coast Planning Scheme 2014* – Figure 7.2.14A Kawana Waters Local Plan Elements

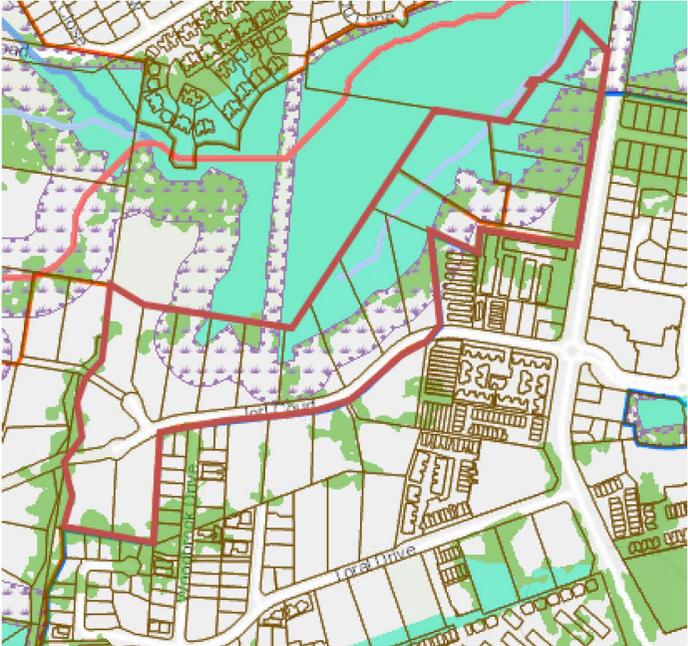
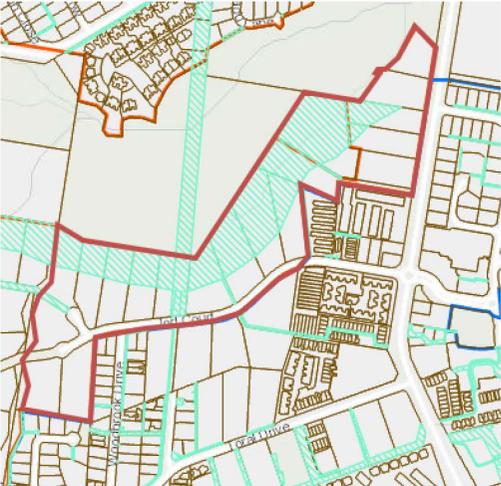


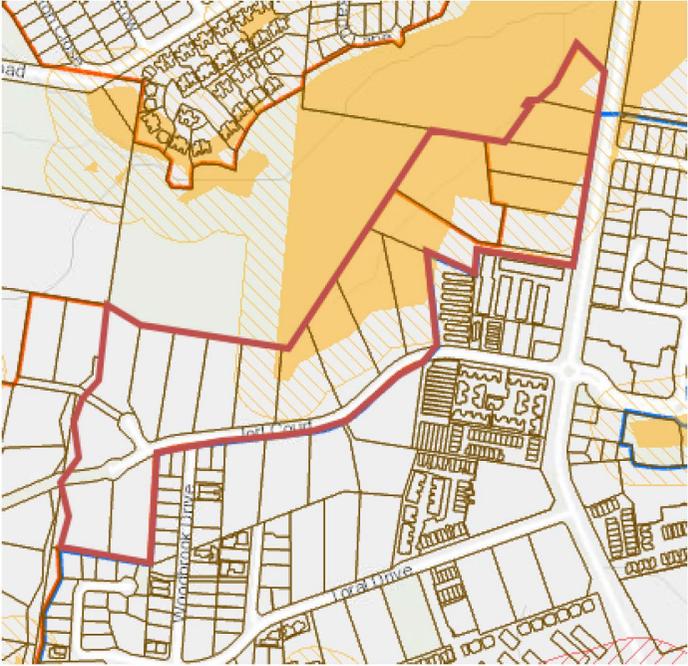
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>58/ 114 Peregian Springs Drive, Peregian Springs</p> <p>59/ 114 Peregian Springs Drive, Peregian Springs</p> <p>(Lot 58 on SP155890</p> <p>Lot 59 on SP155890)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p> Low Density Residential Zone Medium Density Residential Zone Sport and Recreation Zone </p>	<p>Council received a request on behalf of the landowners to amend the zoning of Lots 58 and 59 on SP155890 (58/114 and 59/114 Peregian Springs Drive, Peregian Springs) from the Sport and recreation zone to the Low density residential zone.</p> <p>The subject land has a total land area of 962m² and is located in the Peregian South Local plan area. The land is located on the corner of Peregian Springs Drive and Balgownie Drive and forms part of a residential community development (Sentosa Golf Estate). The land is freehold and does not form part of the Sentosa Estate common property.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Sport and recreation zone (refer Figure 1). This zoning reflects the former use of the land as a recreational centre and tennis court.</p> <p>The subject land is currently vacant. The Sentosa Golf Estate Community Titles Scheme (CTS 31985) included reference to the subject land being used either for residential purposes or for recreational purposes.</p> <p>On 25 July 2019, Council issued a Development Permit for a Material Change of Use of Premises to establish 2 Dwelling houses on the subject land (MCU19/0068). Refer to Figure 2 for a copy of the approved plan.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lots 58 and 59 on SP155890 be included in the Low density residential zone; and 2. Figure 7.2.24A (Peregian South Local Plan Elements) be amended to remove the mapped greenspace over the subject sites.
		<p>Figure 2: Approved Plan (MCU19/0068)</p>  <p>Development Controls</p> <ol style="list-style-type: none"> Boundary Setback <ul style="list-style-type: none"> • Front setback to be consistent with the building setback line as shown on the plan. • All boundary setbacks are to be measured to the external face of the building. • Side lot boundary: A five metre height and 10m maximum perpendicular length of side wall of dwelling to be set or parallel boundary. Driveway <ul style="list-style-type: none"> • A maximum of two car spaces are to be provided per dwelling within the allotment, with a limit of one car space per lot. • A driveway may maximum 3.5m in length 3.5m wide to be provided into the allotment to allow all street parking for two additional vehicles. Depth of Dwelling <ul style="list-style-type: none"> • Where a wall is built to the boundary it shall be set back a minimum of 200mm from the boundary wall built to the boundary and shall be a maximum height of 1.5m above ground. • Maximum building height to be 10m above ground level. Driveway Access <ul style="list-style-type: none"> • A driveway access 3.5m high to be provided to the site and rear boundary to maintain privacy. Architectural and Landscape Design <ul style="list-style-type: none"> • Architectural and Landscape Design should achieve a high degree of privacy and be designed to blend with the existing and provide a high degree of privacy and be designed to be sympathetic with the design of the dwelling and with the general environment. • All other design rules and standards for use are to be applied when the street and front common area. • The Sentosa Building Consent and other statutory building requirements apply to the subject lot, based on these conditions. Where alternative setbacks are proposed, additional approval may be required. • Street frontage are to be landscaped. • Street frontage are to be landscaped. • Street frontage are to be landscaped. Private Open Space <ul style="list-style-type: none"> • Private open space with a maximum area of 20m² which is directly accessible from the living area of each dwelling to be provided. <p>APPROVAL ONLY</p> <p>PROJECT URBAN</p>	

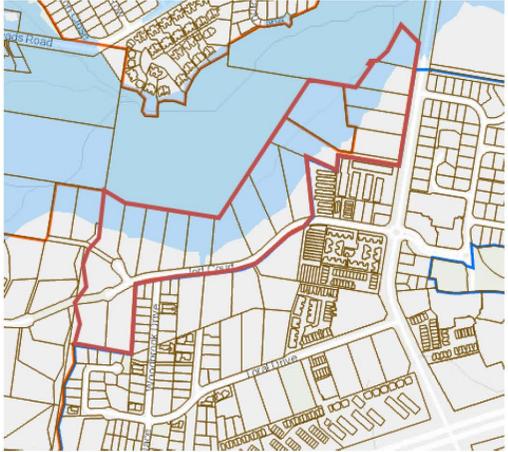
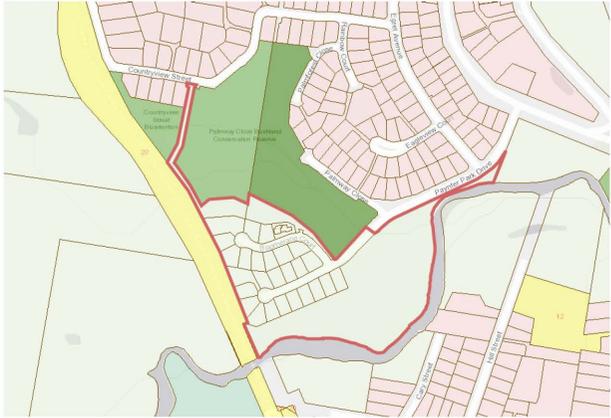
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>As such, it is considered appropriate to reflect the current development approval over the subject land, being Lots 58 and 59 on SP155890, and include this land in the Low density residential zone, which is consistent with the surrounding zoning. It is also proposed to amend Figure 7.2.24A (Peregian South Local Plan Elements) to remove the greenspace designation over the subject land.</p>	
<p>Power Road, Buderim and Starling Street, Buderim (Lots 30 and 31 on SP293861 Lot 70 on SP310631)</p>	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>15. Residential care facility/Retirement facility</p>	<p>Planning for the Goshawk Boulevard connection has been in place since the late 1990's. Council purchased the land in 2003 and adopted the Goshawk Boulevard extension at its Ordinary Meeting of September 2007 (see Figure 1).</p> <p>Figure 1: Endorsed Alignment</p>  <p>As part of the Goshawk Boulevard connection project, Council acquired land for the purpose of road reserve on Lot 3 on RP215630. The resumption created two new lots (Lots 30 and 31 on SP293861) and the road reserve. No reconfiguration application was assessed due to an exemption granted under Schedule 19 and 26 of the former <i>Sustainable Planning Act 2009</i>.</p> <p>The road reserve was finalised in a slightly different alignment to that shown in the indicative mapping used for the basis of a split zoning designated for the site during the drafting of the <i>Sunshine Coast Planning Scheme 2014</i>. This has created a</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. the zoning within the Goshawk Boulevard road alignment be removed; 2. the zoning of all of Lot 30 on SP293861 be included in the Limited development (landscape residential) zone; 3. the zoning of all of Lot 31 on SP293861 be included in the Medium density residential zone; 4. the Urban Growth Management Boundary be amended to reflect the new extent of urban development on the Sippy Downs Local Plan Area Zone Map ZM33; 5. Figure 7.2.25A (Sippy Downs Local Plan Elements) is amended to reflect the proposed zoning changes; and 6. consequential amendments be made to other parts of the

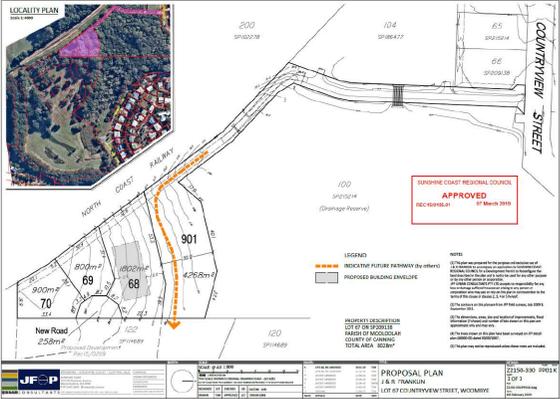
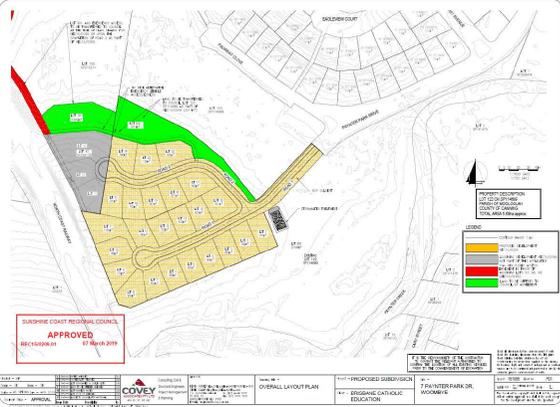
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>zoning anomaly in part of Lot 30, part of Lot 31 and in the new road reserve (see Figure 2).</p> <p>As part of the purchase agreement, it was determined that the whole of Lot 30 is to be included in the Limited development (Landscape residential) zone and the whole of Lot 31 in the Medium density residential zone.</p> <p>As part of the Goshawk Boulevard connection project, on 14 June 2019, Lot 69 on SP152235 was cancelled to create Lot 70 on SP310631 to provide for a road reserve connection between Goshawk Boulevard and the new established road reserve connecting to Power Road.</p> <p>Having regard to the above, it is proposed to remove the zoning over that part of Lot 70, Lot 30 and Lot 31 that is within the road reserve. It is also proposed to include all of Lot 30 in the Limited development (Landscape residential) zone and all of Lot 31 in the Medium density residential zone and amend the Urban Growth Management Boundary to reflect the proposed zoning changes. It is also proposed to amend Figure 7.2.25A (Sippy Downs Local Plan Elements) to reflect the proposed zoning changes and make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	<p>planning scheme for consistency with the above amendments.</p>

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>15-17, 19-21, 23-27, 29-35, 39, 43, 49-51, 53, 59, 60-64, 54-58 Jorl Court, Buderim</p> <p>5 Roms Court, Buderim (Lots 13, 14, 15 and 16 on RP839362</p> <p>Lots 17, 18, 19, 20, 24, 25, 26 on RP843835</p> <p>Lot 21 on RP845434)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>12. Place of worship</p>	<p>Council has received representations from residents on the northern side of Jorl Court and the western side of Stringybark Road, Buderim, seeking a change in the zoning of the land from the Rural residential zone to the Low density residential or Medium density residential zones.</p> <p>The subject area is located approximately 3km south of Buderim and approximately 1km north of the Sippy Downs town centre, the University of the Sunshine Coast, Siena Catholic College and Chancellor State College. It is bounded to the east by Stringybark Road, a local convenience centre and a mix of low to medium density housing. To the north, the subject area is adjacent to the Rainforest Sanctuary Bushland Reserve, which is traversed by Mountain Creek and adjoins the Rainforest Sanctuary Estate. To the west, the subject area is bounded by a drainage reserve and existing rural residential housing. Further to the south is the Sunshine Motorway.</p> <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject area is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject area is predominantly included in the Rural residential zone (refer to Figure 1) and is located within the Sippy Downs local plan area. The subject area is also affected by a number of overlays, including the Biodiversity, waterways and wetlands overlay (native vegetation area, waterways and wetlands) (refer to Figure 2), Bushfire hazard overlay (Medium Bushfire hazard and Medium Bushfire hazard buffer) (refer to Figure 3) and the Flood hazard overlay (refer to Figure 4).</p> <p>There are a variety of land uses in the Jorl Court/Toral Drive area, with Jorl Court being predominantly rural residential in nature and generally consists of large single detached dwellings located on the front portion of large lots ranging in size from approximately 4,000m² to 9,000m².</p> <p>Due to the size of the lots in the Jorl Court/Toral Drive area (generally 5,000m² and 6,000m²) and proximity to the Sippy Downs town centre, the University of the Sunshine Coast and schools, the Jorl Court/Toral Drive area has undergone significant transformation towards higher density residential development, particularly along Toral Drive and the southern</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. the rear of Lots 13, 14, and Lot 15 on RP839362 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easements H, J, and K on RP839362; 2. the rear of Lot 16 on RP839362 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easement L on RP839362, excluding that part that connects with Jorl Court; 3. the rear of Lot 17 on RP843835 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easement P, excluding that part that connects with Jorl Court; 4. the rear of Lots 18, 19 and Lot 20 on RP843835 be included in the Environmental management and

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	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Stream Order 1 – 2, Riparian Protection Area, Wetlands and Native vegetation)</p>  <p> — Stream Order 1 - 2 — Stream Order 3 - 4 Wetlands Riparian Protection Area Native Vegetation Area </p>	<p>side of Jorl Court. This has placed increased pressure on the amenity of existing rural residential uses, the local road network, stormwater and drainage.</p> <p>As depicted in Figure 2, Figure 3 and Figure 4, the area to the north of Jorl Court and west of Stringybark Road is prone to flooding and inundation, is identified as a medium bushfire hazard area and is mapped as containing native vegetation, waterways and wetlands. Drainage easements (refer Figure 5) exist over the northern portion of the land. The purpose of these easements is to prohibit any activities or works that may obstruct or impede the flow of stormwater runoff unless prior approval from Council is provided. The front portions of the lots, on the north side of Jorl Court, are relatively unconstrained and may have some future development potential.</p> <p>Figure 5: Drainage easements</p>  <p>Easements </p> <p>As the land along the southern side of Jorl Court is developed for low to higher density residential uses, traffic volumes are expected to increase, including on-street parking, which is likely to have an ongoing impact on the amenity and character of the existing rural residential uses along Jorl</p>	<p>conservation zone with the balance in the Low density residential zone, the boundary being Easements V, R, and S on RP843835;</p> <ol style="list-style-type: none"> 5. the rear of Lot 21 on RP845434 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easement W; 6. Lots 24, 25 and Lot 26 on RP843835 be included in the Low density residential zone; 7. the Urban Growth Management Boundary and Rural Residential Growth Management Boundary on Zone Map ZM33 be amended to reflect the above; 8. Specific provisions be included in the Sippy Downs local plan code in relation to road widening, indented parking and drainage; and 9. consequential amendments be made to other parts of the planning scheme for consistency with the above amendments.

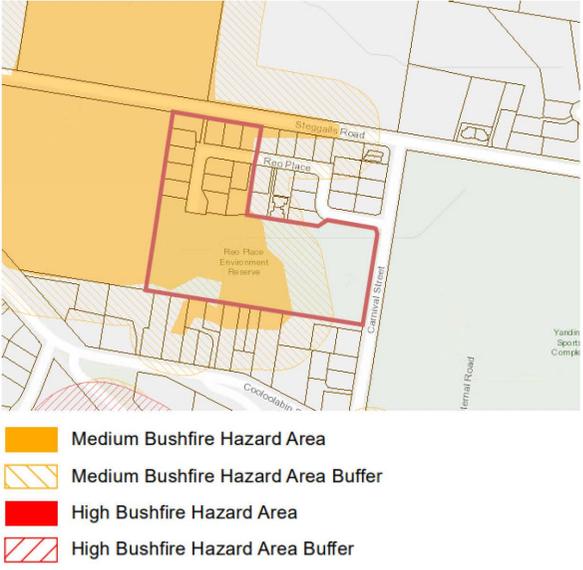
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium Bushfire Hazard Area and Medium Bushfire Hazard Area Buffer)</p>  <p> Medium Bushfire Hazard Area Medium Bushfire Hazard Area Buffer High Bushfire Hazard Area High Bushfire Hazard Area Buffer </p>	<p>Court. In this context, it may be appropriate for the existing Rural residential zoned lots with frontage to Jorl Court to be considered for inclusion in the Low density residential zone, which would complement the adjacent Low and Medium density residential zoned land.</p> <p>However, it is considered that the rear portion of the Rural residential zoned lots, on the northern side of Jorl Court, which are constrained by flooding, native vegetation, wetlands (including matters of state environmental significance) and drainage easements should be included in the Environmental management and conservation zone, to provide for the ongoing protection of this land for environmental and drainage purposes. It is intended that the boundary of the proposed Environmental management and conservation zone should follow the boundary of the drainage easement.</p> <p>It is also considered appropriate to include the properties at the end and south-west of Jorl Court (Lots 24, 25 and 26 on RP843835) in the Low density residential zone. These properties are not directly affected by flooding but are impacted by drainage issues and may require drainage easements to be taken. Therefore, it is recommended that specific provisions be included in the Sippy Downs Local plan code in relation to drainage on these lots.</p> <p>The lots along the western side of Stringybark Road are largely constrained by native vegetation, wetlands and drainage easements and are considered unsuitable for more intensive urban development. It is therefore considered appropriate that the zoning of these lots remain unchanged.</p> <p>Having regard to the above, it is proposed that the land in Jorl Court that is currently zoned Rural residential is amended to the Low density residential zone and the Environmental management and conservation zone. It is also proposed to amend the Urban Growth Management Boundary and Rural Residential Growth Management Boundary on the Sippy Downs Local Plan Area Zone Map ZM33, to reflect the proposed zoning changes.</p> <p>The land on the western side of Stringybark Road is to be retained in the current Rural residential and Limited development (Landscape residential) zones. It is also proposed to include specific provisions in the Sippy Downs</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4: Extract from the <i>Sunshine Coast Planning Scheme 2014 – Flood hazard overlay (Flooding and Inundation Area)</i></p>  <p>■ Flooding and Inundation</p>	<p>Local plan code in relation to road widening, indented car parking and drainage and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	
<p>49 Countryview Street, Woombye</p> <p>Bushland Park 2 Boomerang Court, Woombye</p> <p>3, 5, 6, 1/6, 2/6, 7, 8, 9, 10, 11, 12, 13 and 14 Boomerang Court, Woombye</p> <p>29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 1/45, 2/45 and 46 Paynter</p>	<p>Figure 1: Extract from the <i>Sunshine Coast Planning Scheme 2014 – Current Zoning</i></p>  <p>■ Low Density Residential Zone</p> <p>■ Sport and Recreation Zone</p> <p>■ Environmental Management and Conservation Zone</p> <p>■ Rural Zone ■ Community Facilities Zone</p>	<p>Council has received representation, on behalf of the owners of land formerly known as Lot 67 on SP209138 at 49 Countryview Street and Lot 122 on SP114689 at 7 Paynter Park Drive Woombye, seeking a change in the zoning of the land from the Rural zone to the Low density residential zone and the Environmental management and conservation zone.</p> <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, former Lot 67 and Lot 122 are currently included in the Rural zone (refer to Figure 1) and located within the Woombye Local Plan Area.</p> <p>The subject land has a total area of 6.49 hectares. The land is adjacent to the Palmway Close Bushland and Conservation Reserve to the north, Paynter Creek to the south and the North Coast Rail Line to the west. The land further to the north and south contain lots with established dwelling houses within the Low density residential zone (refer to Figure 1).</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the zoning of the following lots be amended from the Rural zone to the Low density residential zone: <ul style="list-style-type: none"> • Lots 0, 1 and 2 on SP319218; • Lots 0, 1 and 2 on SP330299; and • Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24 on SP311620; and • Lots 68, 69, 70 on SP311630. the zoning of Lots 901 and 902 on SP311620 be amended from the

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Park Drive, Woombye</p> <p>(Lots 68, 69, 70, 901 on SP311630</p> <p>Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620</p> <p>Lots 0, 1 and 2 on SP319218</p> <p>Lots 0, 1 and 2 on SP330299)</p>		<p>In October 2017, Council issued a Development Permit to reconfigure a lot (1 lot into 24 residential lots and Reserve lots) over former Lot 122 on SP114689 (REC15/0209) and a Development Permit to reconfigure a lot (1 lot into 3 lots and Reserve) over former Lot 67 on SP209138 (REC15/0185) (refer Figure 2 and Figure 3 below). The lots have now been created with the related plan sealing and titling registered with the Titles Office on 15 October 2020. Development of these lots for residential purposes has also commenced.</p> <p>Figure 2: Approved Plans for Lot 67</p>  <p>Figure 3: Approved Plans for Lot 122</p> 	<p>Rural zone to the Environmental management and conservation zone;</p> <ol style="list-style-type: none"> the zoning of Lot 903 on SP311620 be amended from the Rural zone to the Open space zone; the Urban Growth Management Boundary be amended to reflect the new extent of urban development on the Woombye Local Plan Area Zone Map ZM27; Figure 7.2.26A (Woombye Local Plan Elements) be amended to reflect the proposed zoning changes; and consequential amendments be made to other parts of the planning scheme for consistency with the above amendments.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>As such, it is considered reasonable that the planning scheme zoning appropriately reflects the development approval. As the development is approved for low density residential purposes, the rural zoning provisions are no longer appropriate, and as such, would result in onerous restrictions on the intended uses, such as dwelling houses or dual occupancies. It is proposed that the land intended to be developed for residential uses is included in the Low density residential zone, which is consistent with the prevailing zoning in the Woombye Local Plan Area.</p> <p>In relation to Lot 901 on SP311630 (within former Lot 67) and Lot 902 on SP311620 (within former Lot 122), which have been transferred to Council in fee simple for Bushland Park purposes, it is proposed that this land is included in the Environmental management and conservation zone.</p> <p>The balance of former Lot 122 (Lot 903 on SP311620) has been transferred to Council in fee simple for Drainage purposes. It is proposed to include this land in the Open space zone to best reflect the intended use of this land for drainage purposes.</p> <p>It is also proposed to amend the Urban Growth Management Boundary on the Woombye Local Plan Area Zone Map ZM27 and to amend Figure 7.2.26A (Woombye Local Plan Elements) to reflect the proposed zoning changes. It is also proposed to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>1, 20 to 30, 32 and 34 Reo Place, Yandina</p> <p>(Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 32 and 33 SP300553)</p>	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p> <p> Low Density Residential Zone Sport and Recreation Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone Rural Zone </p>	<p>A request has been made to amend the zoning of Lots 13 to 24, 32 and 33 on SP300553, Reo Place, Yandina, from the Limited development (Landscape residential) zone to the Low density residential zone and the Environmental management and conservation zone, to reflect the current use of the land.</p> <p>Lot 33 on SP300553 is under Council ownership and identified for an environmental purpose. The remaining other lots are privately owned and currently developed for low density residential uses.</p> <p>In September 2016, Council issued a Development Permit to Reconfigure a lot (1 into 32 Lots and Reserve) over Lot 344 on CG228 (the parent lot) (REC15/0158) (refer Figure 1 below). The lots have now been created and developed. The related plan sealing and titling was registered with the Titles Office on 19 September 2018.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 32 on SP300553 be included in the Low density residential zone; 2. Lot 33 on SP300553 be included in the Environmental management and conservation zone; 3. the Urban Growth Management Boundary be amended on the Yandina Local Plan Area Zone Map ZM8 to reflect the new extent of urban development in the Local Plan Area; and 4. consequential amendments be made to other parts of the planning scheme for consistency with the above amendments.
	<p>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 – 2)</p> <p> Stream Order 1 - 2 Stream Order 3 - 4 Riparian Protection Area Native Vegetation Area </p>	<p>Figure 1: Approved Plan (REC15/0158)</p> <p> <small> KAYMAK SURVEY PTY LTD COMPANY AND SURVEYORS 100/100 BROADWAY YANDINA QLD 4576 PH: 07 5441 1111 www.kaymak.com.au </small> </p> <p> <small> Name: 1. Dimensions and areas are indicative only and may change on issue of final plan of survey. Drawn: RST Checked: RST Surveyed: RST PLAN OF PROPOSED SUBDIVISION LOT 344 ON CG228 STEGGALLS ROAD, YANDINA. SHEET: 1 OF 1 APPROVAL: 2 AUGUST 2017 SCALE: 1:1000 DATE: 15/09/16 </small> </p>	<p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject lots are currently included in the Limited development (Landscape residential) zone and partially included in the Low density residential zone (refer to Figure 2). The subject lots are located in the Yandina Local Plan</p>

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium bushfire hazard area, Medium bushfire hazard area buffer)</p> 	<p>Area and outside of the Urban Growth Management Boundary. The land is also subject to a number of overlays, most notably the Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 - 2) (refer to Figure 3) and Bushfire hazard overlay (Medium bushfire hazard area, Medium bushfire hazard area buffer) (refer to Figure 4).</p> <p>All matters relating to biodiversity and bushfire hazard have been appropriately addressed through the development assessment process.</p> <p>Many of the lots intended for residential purposes and in private ownership have already been cleared of vegetation and developed for dwelling houses or as a dual occupancy.</p> <p>As the development is approved for low density residential purposes, the Limited development (Landscape residential) provisions are no longer appropriate, and as such, would result in onerous restrictions on the existing uses.</p> <p>Having regard to the above, it is considered reasonable that the planning scheme appropriately reflects the development approval and the current use of the land for residential and environmental purposes.</p> <p>Therefore, it is proposed that Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 32 on SP300553 be included in the Low density residential zone, and Lot 33 on SP300553 be included in the Environmental management and conservation zone. It is also proposed that the Urban Growth Management Boundary on the Yandina Local Plan Area Zone Map ZM8 be amended to reflect the new extent of urban development in the Local Plan Area and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	

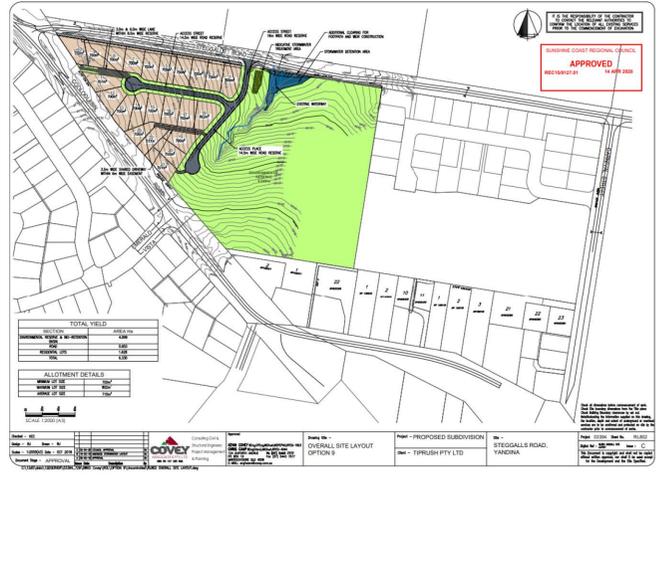
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Honeysuckle Place, Yandina 3 to 16, 18 and 20 Honeysuckle Place, Yandina 1, 6, 8, 10, 12 and 14 Appleberry Place, Yandina (Lots 1 to 23 and 100 on SP327995)</p>	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p> Low Density Residential Zone Sport and Recreation Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone Rural Zone </p>	<p>The zoning of Lots 1 to 23 on SP327995 and Lot 100 on SP 327995 is proposed to be amended from the Limited development (Landscape residential) zone to the Low density residential and environmental management and conservation zone to reflect an enacted development approval.</p> <p>The subject land totals 6.34 hectares. Land to the south and west consists of established dwelling houses. Land to the north is zoned for rural purposes. Lot 100 on SP327995 is under Council ownership and identified for an environmental purpose (bushland park). The remaining lots are privately owned.</p> <p>In April 2019, Council issued a Development Permit to Reconfigure a Lot (1 Lot into 23 Lots and Reserve) over Lot 343 on CG228 (parent lot) (REC15/0127) (refer Figure 1a and 1b below). The lots have now been created and the related plan sealing and titling was registered with the Titles Office on 25 October 2021.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> Lots 1 to 23 on SP327995 be included in the Low density residential zone; Lot 100 on SP327995 be included in the Environmental management and conservation zone; the Urban Growth Management Boundary on the Yandina Local Plan Area Zone Map ZM8 be amended to reflect the new extent of urban development in the Local Plan Area; and consequential planning scheme amendments be made to other parts of the planning scheme for consistency with the above amendments.
		<p>Figure 1a: Approved Plans (REC15/0127)</p> 	

Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 – 2)



Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium bushfire hazard area)

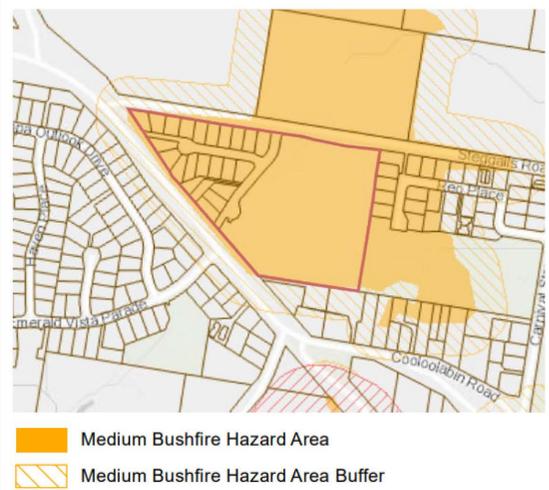


Figure 1b: Approved Plans (REC15/0127)



Under the *ShapingSEQ South East Queensland Regional Plan 2017*, the subject land is included in the Urban Footprint land use category.

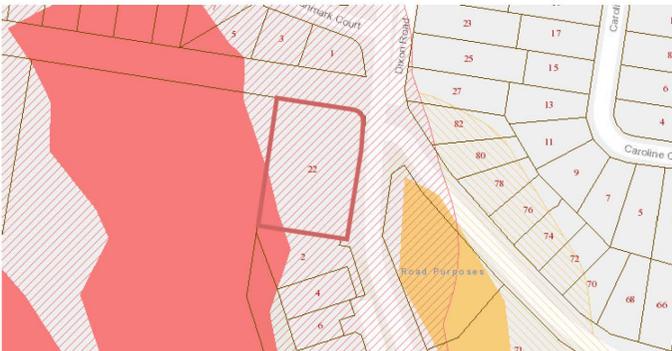
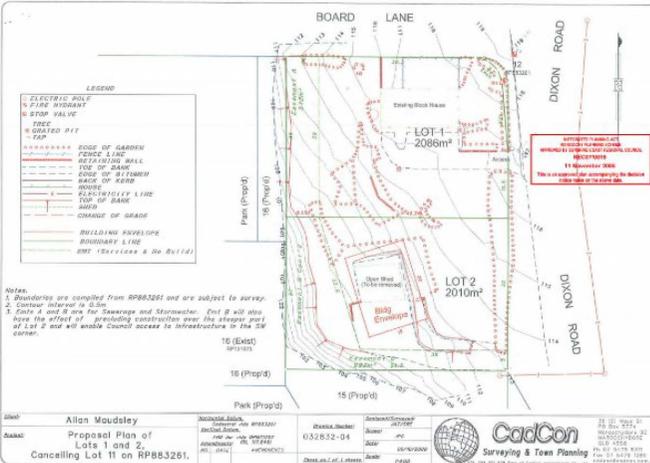
Under the *Sunshine Coast Council Planning Scheme 2014*, the subject land is currently included in the Limited development (Landscape residential) zone (refer to **Figure 2**) and is located in the Yandina Local Plan Area, outside of the Urban Growth Management Boundary.

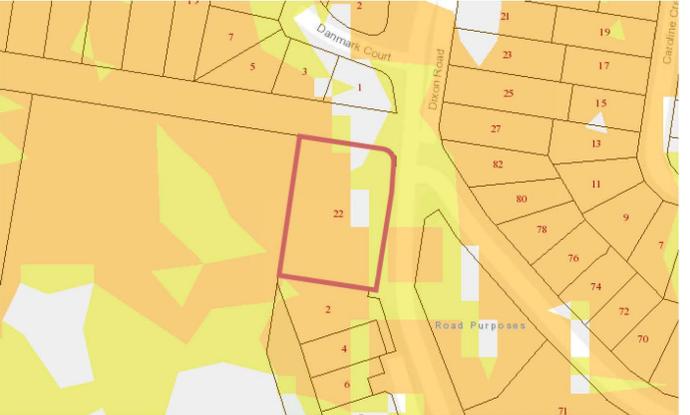
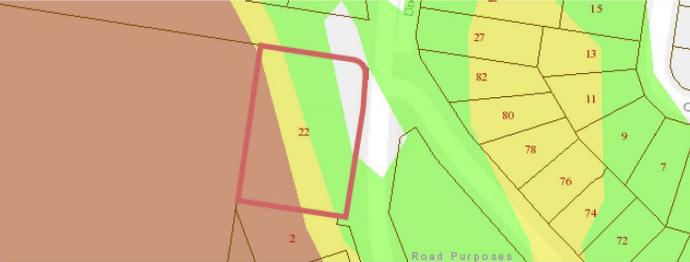
The land is also subject to a number of overlays, most notably the Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 - 2) (refer to **Figure 3**) and Bushfire hazard overlay (Medium bushfire hazard area) (refer to **Figure 4**).

All matters relating to biodiversity and bushfire hazard have been appropriately addressed through the development assessment process.

Many of the lots intended for residential purposes are in private ownership. Two (2) of the lots (Lots 1 and 18) have been approved for dual occupancies (MCU21/0033) and several private certifier development applications have been submitted to Council for dwelling houses.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>As the development is approved for low density residential purposes, the Limited development (Landscape residential) provisions are no longer appropriate.</p> <p>Given the above, it is considered reasonable that the planning scheme appropriately reflects the approved and intended land uses over the land.</p> <p>Therefore, it is proposed that Lots 1 to 23 on SP327995 be included in the Low density residential zone and Lot 100 on SP327995 be included in the Environmental management and conservation zone. It is also proposed that the Urban Growth Management Boundary on the Yandina Local Plan Area Zone Map ZM8 be amended to reflect the new extent of urban development in the Local Plan Area and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	
<p>22 Dixon Road, Buderim (Lot 11 on RP883261)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p> 	<p>Council has received representation from the landowner of 22 Dixon Road, Buderim (Lot 11 on RP883261) seeking an amendment to the zoning of the land from the Limited development (Landscape residential) zone to a residential zone.</p> <p>The subject land is a rectangular shaped lot, with a total area of 4,096m². It has an established house positioned in the northern half of the lot and the land slopes away from Dixon Road with a south westerly aspect.</p> <p>The northern boundary adjoins the unconstructed Board Lane, while the southern boundary of the subject land adjoins land included in the Low density residential zone - Precinct LDR1 (Protected Housing Area), and the western boundary of the subject land adjoins land included in the Limited development (Landscape residential) zone, which is substantially vegetated and contains a single dwelling. The Dixon Road alignment adjoins the subject land to the east.</p> <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Limited development (Landscape residential) zone (refer to Figure 1) and is</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the zoning of Lot 11 on RP883261 be amended from the Limited development (landscape residential) to the Low density residential zone – Precinct LDR1 (Protected Housing Area); specific provisions be included in the Buderim local plan code in relation to development on Lot 11 on RP883261; the Urban Growth Management Boundary on the Buderim Local Plan Area Zone Map ZM32 be amended to reflect the new extent of urban development; and

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay</p>  <p>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay</p>  <p> Native Vegetation Area Medium Bushfire Hazard Area Medium Bushfire Hazard Area Buffer High Bushfire Hazard Area High Bushfire Hazard Area Buffer </p>	<p>located within the Buderim Local Plan Area, outside of the Urban Growth Management Boundary.</p> <p>The land is partially mapped as being subject to the Biodiversity, Waterways and Wetlands Overlay (Native Vegetation Area – western and southern portions) (refer to Figure 2), the Bushfire Hazard Overlay (High Bushfire Hazard Area and High Bushfire Hazard Area Buffer) (refer to Figure 3) and the Landslide Hazard and Steep Land Overlay (Moderate and High Hazard Areas and Slopes) (refer to Figure 4(a) and 4(b)).</p> <p>In November 2008, Council issued a Development Permit for Reconfiguring a lot (1 into 2 lots) under the former <i>Maroochy Plan 2000</i> (REC07/0019). This approval has since lapsed (refer to Figure 5).</p> <p>Figure 5: Lapsed approved subdivision</p>  <p>A Geotechnical Report prepared as part of the development application stated that <i>"the site is suitable for subdivision and that a suitable and stable house site is available on the site. The site is steep however good engineering practices are recommended to address the geotechnical and slope stability constraints on the site. These recommended practices should be more precisely defined by NCGC"</i>.</p> <p>Having regard to the above, it is considered appropriate to amend the zoning of the subject land from the Limited</p>	<p>4. consequential planning scheme amendments be made to other parts of the planning scheme for consistency with the above amendments.</p>

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4(a): Extract from the <i>Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (Landslide)</i></p>  <p> Moderate Hazard Area High Hazard Area </p> <p>Figure 4(b): Extract from the <i>Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (Steep land)</i></p>  <p> Slope 15-20% Slope 20-25% Slope >25% </p>	<p>development (Landscape residential) zone to a Low density residential zoning and to limit the subdivision of the land to a maximum of 2 lots, which is consistent with the former Development Permit. It is also considered that matters relating to landslide hazard and steep slopes, native vegetation and bushfire hazard can be appropriately addressed by the existing provisions in the planning scheme as part of any future development application.</p> <p>It is also noted that the subject land has access to existing services and changes to the proposed zoning to allow for further subdivision over part of the site would be consistent with surrounding lots to the south.</p> <p>It is therefore proposed that the zoning of the subject land be amended from the Limited development (landscape residential) zone to the Low density residential zone - Precinct LDR1 (Protected Housing), which is consistent with the prevailing residential zoning in the Buderim Local Plan Area. It is also proposed to include specific provisions in the Buderim Local Plan Code relating to subdivision on the subject land. It is also proposed that the Urban Growth Management Boundary on the Buderim Local Plan Area Zone Map ZM32 be amended to reflect the proposed zoning changes and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	

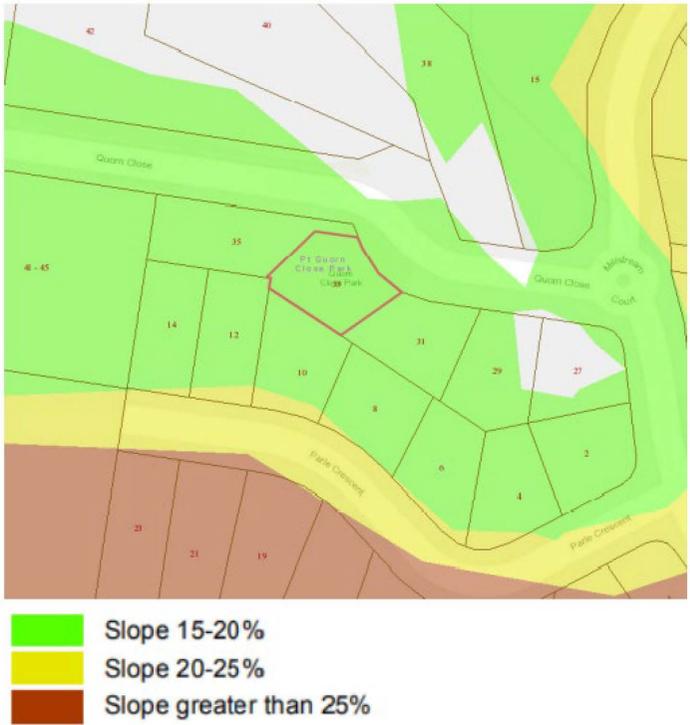
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>3, 6 and 31 Lavarack Crescent, Buderim</p> <p>(Lots 2 and 12 on RP90687</p> <p>Lot 8 on RP95934)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>		

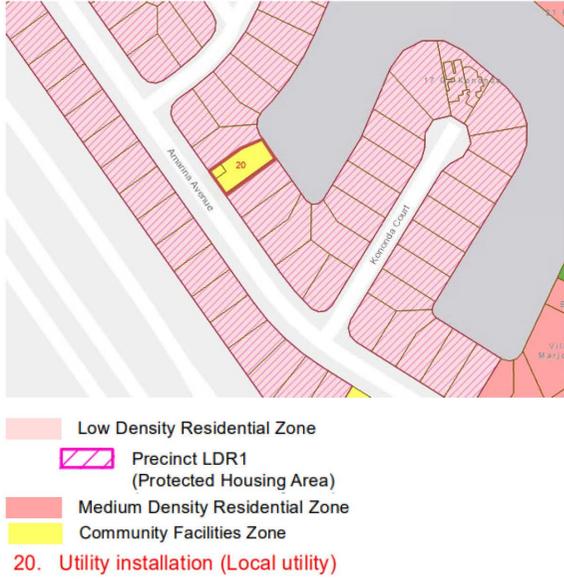
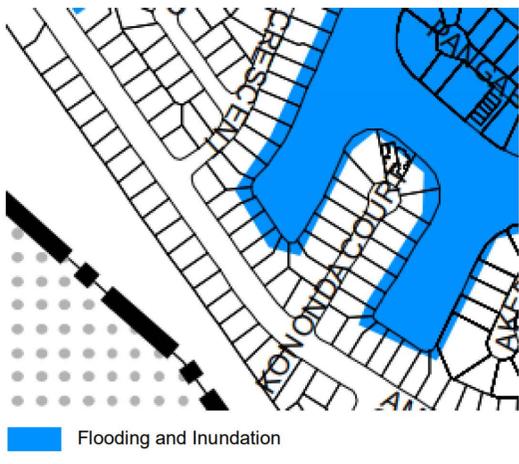
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>occasional dual occupancies. There are pockets of local business (i.e. primarily convenience shopping and medical uses) along King Street.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, Lot 1 on RP90687 is currently included in the Local centre zone and Lot 2 on RP90687, Lot 12 on RP90687 and Lot 8 on RP95934) are currently included in the Low density residential zone, Precinct LDR1 (Protected Housing Area) (refer Figure 1). The subject land is also included in the Buderim Local plan area.</p> <p>The existing centre uses at this location currently provide a local convenience function and is categorised as being a local (not full service) activity centre under the planning scheme's activity centre network (refer to Table 3.4.3.1 (Activity centre network) of the Strategic Framework).</p> <p>A review of the economic advice prepared in relation to MCU18/0216 indicates that there is a strong level of community, economic and planning need for an old style service station to become a more modern and competitive service station and that the economic impact upon other service stations and centre zoned land is not considered to be an issue. Having regard to this advice and to provide a logical extension of the existing service station use, it is considered appropriate for the zoning of Lot 2 on RP90687 (6 Lavarack Crescent, Buderim) to be amended from the Low density residential zone (Precinct LDR1 (Protected Housing Area)) to the Local centre zone to facilitate a new, more modern service station on the subject land.</p> <p>It is also considered appropriate to amend the zoning of 3 and 31 Lavarack Crescent (Lot 12 on RP90687 and Lot 8 on RP95934) from the Low density residential (Precinct LDR1 (Protected Housing Area)) to the Local centre zone to reflect the current use of this land for business uses. The inclusion of these sites in the Local centre zone will create a more contiguous local centre along King Street at Buderim and complements the proposal to amend the adjacent lot to the west being Lot 2 on RP90687 (6 Lavarack Crescent, Buderim) to also be included in the Local centre zone.</p> <p>Under the planning scheme, development for the purposes of a service station in the Local centre zone is currently subject</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>to Impact assessment and is an inconsistent use in a local (not full service) activity centre.</p> <p>To provide for the expansion or redevelopment of an existing service station where located within a Local centre zone and identified as a local (not full service) activity centre, it is proposed to amend the Local Centre zone code (i.e. Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone)) to include a service station as a potentially consistent use, if replacing an existing service station and located in a local (not full service) activity centre. Development for a service station in the Local centre zone (where in a local (not full service) activity centre will continue to be subject to an Impact assessable development application, which includes public consultation.</p> <p>These provisions are proposed to apply to all existing service stations, where located in the Local centre zone and identified as a local (not full service) activity centre. Examples of existing service stations located in the Local centre zone and identified as a local (not full service) activity centre include, Shell Buderim, BP Mooloolaba, Coles Express Mooloolaba, Caltex Sippy Downs, General Store Conondale, BP Mapleton, Peachester Store, 7 Eleven Warana, BP Bokaraina, 7 Eleven Wurtulla, Ampol Moffat Beach and 7 Eleven Mountain Creek.</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
33 Quorn Close, Buderim (Lot 2 on RP183878)	<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 Open Space Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone </p>	<p>33 Quorn Close, Buderim (legally described as Lot 2 on RP183878) is currently under Council ownership and has been identified as being underutilised and surplus to Council's requirements.</p> <p>Council previously resolved to dispose of the property. Prior to the disposal it is intended that the zoning of the subject site is amended to generally reflect the previous residential zoning and the prevailing zoning in the local plan area, and to enable the land to be more easily developed for a residential use in the future.</p> <p>The subject site is 808m² in area and is identified as Pt Quorn Close Park. The subject site is surrounded by established dwelling houses on land included either in the Low density residential zone (Precinct LDR1 (Protected Housing Area)) or the Limited development (Landscape residential) zone (refer to Figure 1). A drainage easement (refer Figure 2) and sewage infrastructure are located along the north-western boundary of the site.</p> <p>Figure 2: Drainage easement</p>  <p>Under the former <i>Maroochy Plan 2000</i>, the subject site was included in the Buderim Scarp Residential (Neighbourhood Residential) Precinct.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject site is currently included in the Open space zone (refer to Figure 1) of the Buderim Local plan area. The</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> Lot 2 on RP182878 be included in the Low density residential zone in Precinct LDR1 (Protected Housing Area) on Zone Map ZM32 (Buderim Local Plan Area); and Figure 7.2.5A (Buderim Local Plan Elements) of the Buderim Local Plan Code is amended to remove the greenspace designation over Lot 2 on RP182878.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="365 236 1059 316">Figure 3(a): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (i) (Landslide)</p>  <p data-bbox="376 954 678 1066"> Moderate Hazard High Hazard Very High Hazard </p>	<p data-bbox="1081 236 1742 347">subject site is also identified as ‘greenspace’ on Figure 7.2.5A (Buderim Local Plan Elements) of Section 7.2.5 (Buderim Local Plan Code), which is reflective of its Open space zoning.</p> <p data-bbox="1081 363 1742 667">The subject site is also designated as a Recreation - Amenity Reserve in Council’s Open Space Network. There are no park assets on the site. The upper Quorn Close entry to the Buderim Forest Park and Falls, which includes a memorial garden, picnic/barbeque facilities, toilets and parking, is located approximately 60 metres to north of the subject site. Given this, and the apparently limited utilisation of the land for amenity or recreation purposes, removing the Open space zoning from this land would likely have a negligible impact on the amenity of the local area and the integrity of Council’s Open Space Network more broadly.</p> <p data-bbox="1081 683 1742 842">The site is also subject to a number of planning scheme overlays, most notably the Landslide hazard and steep land overlay, which indicates that the north-eastern half of the site is identified as a moderate landslide hazard and the south-western half of the site is identified as a high landslide hazard area, with a slope of 15-20% (refer to Figure 3(a) and 3(b)).</p> <p data-bbox="1081 858 1742 1002">A Slope Stability Risk Assessment, undertaken in March 2020, indicates that the risk to property and to properties adjacent to the site is “low” provided that the recommendations made within the report relating to hillside construction and long-term stability are implemented.</p> <p data-bbox="1081 1018 1742 1177">Development of the subject site would require the preparation of a site-specific geotechnical assessment report as part of any future development application, which would be assessed against the planning scheme’s Landslide hazard and steep land overlay code as well as other relevant parts of the planning scheme (e.g. Dwelling house code).</p> <p data-bbox="1081 1193 1742 1401">Having regard to the above it is considered appropriate to amend the zoning of Lot 2 on RP183878 at 33 Quorn Close, Buderim from the Open space zone to the Low density residential zone (Precinct LDR-1 (Protected Housing Area)), which is consistent with the previous zoning under the former <i>Maroochy Plan 2000</i> and the prevailing zoning of adjoining land. It is also proposed to amend Figure 7.2.5A (Buderim Local Plan Elements) of the Buderim Local Plan Code, to</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="362 236 1070 322">Figure 3(b): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (ii) (Steep land)</p>  <p data-bbox="371 944 743 1056"> Slope 15-20% Slope 20-25% Slope greater than 25% </p>	<p data-bbox="1079 236 1751 290">remove the 'greenspace' designation over Lot 2 on RP182878.</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
52 and 52A Amarina Avenue, Mooloolaba (Lot 142 and Lot 900 on SP318724)	<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 Community Facilities Zone 20. Utility installation (Local utility) </p>	<p>52 Amarina Avenue, Mooloolaba (legally described as Lot 142 on SP318724) is currently under Council ownership and has been identified as being underutilised and surplus to Council's requirements. Lot 142 has a site area of 644m² and a drainage easement is located along the southern boundary.</p> <p>Council previously resolved to dispose of the property. Prior to the disposal it is intended that the zoning of the subject site is amended to generally reflect the previous residential zoning and the prevailing zoning in the local plan area, and to enable the land to be more easily developed for a residential use in the future.</p> <p>52A Amarina Avenue, Mooloolaba (legally described as Lot 900 on SP318724) is currently under the ownership of the Northern SEQ Distributor-Retailer Authority. Lot 900 has a site area of 63m² and currently houses Unitywater infrastructure in the form of a sewage pump station.</p> <p>The combined total land area is 707m² and has canal frontage to the Mooloolah River. Surrounding properties in the local area consist primarily of dwelling houses, which are included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)).</p> <p>Under the former <i>Maroochy Plan 2000</i>, the subject land was included in the Mooloolaba Waters (Neighbourhood Residential) Precinct.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Community facilities zone and annotated 20. Utility installation (Local utility) (refer to Figure 1). The land is also subject to a number of planning scheme overlays, most notably the Flood hazard overlay (refer to Figure 2). Any future development on Lot 142 would require assessment against the relevant provisions in the planning scheme, including the Flood hazard overlay code.</p> <p>The lot size of 644m² for Lot 142 is generally consistent with surrounding residential lots included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)). It is noted however, that with the easement along the eastern boundary of the site, and the potential for flooding at the rear of the lot, the developable area of the land may be reduced to approximately 342m². Notwithstanding, it is considered suitable for Lot 142 to be utilised for low density residential</p>	<p>It is proposed that Lot 900 on SP318724 is retained in the Community facilities zone (annotated 20. Utility installation (Local utility) and Lot 142 on SP318724 be included in the Low density residential zone in Precinct LDR1 (Protected Housing Area) on Zone Map ZM34 (Mooloolaba / Alexandra Headland Local Plan Area).</p>
	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Flood hazard overlay</p>  <p> Flooding and Inundation</p>		

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>purposes. Therefore, it is proposed that Lot 142 on SP318724 be included in the Low density residential zone (Precinct LDR-1 (Protected Housing Area)), which is consistent with the previous zoning under the former <i>Maroochy Plan 2000</i> and the prevailing zoning of surrounding land. It is proposed that Lot 900 is retained in the Community facilities zone and annotated 20. Utility installation (Local Utility).</p>	
<p>13 and 21 Smith Street, Mooloolaba</p> <p>Lot 91 on RP73433</p> <p>Lot 0 on SP173707</p>	<p>Figure 1: Extract from the Height of buildings and structures overlay</p> 	<p>Council has received a request on behalf of the landowner of 13 Smith Street, Mooloolaba (legally described as Lot 91 on RP73433), seeking an increase in the maximum building height from 18 metres to 37.5 metres.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject site is currently included in the District centre zone in the Mooloolaba/Alexandra Headland Local plan area and has a maximum building height of 18 metres (refer to Figure 1).</p> <p>The subject site has a total site area of 690m². The northern side boundary of the subject site adjoins the Brisbane Road Car Park, which currently has a maximum building height of 45 metres. To the south is the Pandanus Mooloolaba Apartments, located at 21 Smith Street (legally described as Lot 0 on SP173707). This site currently has a maximum building height of 18 metres. Land to the south-east and north-west currently has a maximum building height of 25 metres.</p> <p>Having regard to the existing maximum building heights for development in the surrounding area, it is considered appropriate for an increase in the maximum building height for 13 and 21 Smith Street, from 18 metres to 25 metres. Therefore, it is proposed to amend the Height of buildings and structures overlay to include 13 and 21 Smith Street in the 25 metre height category.</p>	<p>It is proposed to amend the maximum building of 13 Smith Street (Lot 91 on RP73433) and 21 Smith Street (Lot 0 on SP173707) from 18 metres to 25 metres.</p>

ATTACHMENT 4

Amendment Instrument: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters

Amendment Instrument

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

State interest review version

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

This amendment has effect on and from [to be inserted]



1. Short title

This amendment instrument may be cited as the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – Site Specific and Editorial Matters.

2. Commencement

This amendment instrument has effect on and from [to be inserted].

3. Purpose

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

- (a) Amend the zoning, overlays, local plan precincts/elements and/or planning scheme provisions relating to several specific sites located in the Buderim, Kawana Waters, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina Local plan area, in order to: -
 - (i) reflect an existing development approval;
 - (ii) better reflect existing or desired future land uses;
 - (iii) respond to Council property-related matters or a Council resolution; and
 - (iv) respond to identified mapping anomalies.
- (b) address other editorial matters to improve the clarity and efficiency of the planning scheme.

4. Amendment table

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

Table 1 **Amendment table**

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 6 (Zones)	Section 6.2.1 (Low density residential zone code), Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone).	Amend as shown in Appendix A
Part 6 (Zones)	Section 6.2.8 (Local centre zone code), Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.5 (Buderim local plan code), Section 7.2.5.4 (Performance outcomes and acceptable outcomes), Table 7.2.5.4.1 (Performance outcomes and acceptable outcomes for assessable development).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.5 (Buderim Local Plan Code), Figure 7.2.5A	Amend as shown in Appendix B

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	(Buderim Local Plan Elements).	
Part 7 (Local Plans)	Section 7.2.6 (Caloundra local plan code), Section 7.2.6.4 (Performance outcomes and acceptable outcomes), Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.14 (Kawana Waters local plan code), Section 7.2.14.3 (Purpose and overall outcomes) and Section 7.2.14.4 (Performance Outcomes and acceptable outcomes), Table 7.2.14.4.1 (Performance outcomes and acceptable outcomes for assessable development).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.14 (Kawana Waters local plan code), Figure 7.2.14A (Kawana Waters Local Plan Elements).	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.19 (Maroochydore/Kuluin local plan code), Section 7.2.19.3 (Purpose and overall outcomes).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.24 (Peregian South local plan code), Figure 7.2.24A (Peregian South Local Plan Elements).	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.25 (Sippy Downs local plan code), Section 7.2.25.4 (Performance outcomes and acceptable outcomes), Table 7.2.25.4.1 (Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.25 (Sippy Downs local plan code), Figure 7.2.25A (Sippy Downs Local Plan Elements).	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.26 (Woombye local plan code), Figure 7.2.26A (Woombye Local Plan Elements).	Amend as shown in Appendix B
Part 9 (Development Codes)	Section 9.3.6 (Dwelling house code), Section 9.3.6.3	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	(Performance outcomes and acceptable outcomes), Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).	
Schedule 2 (Mapping)	Zone Map ZM8 (Yandina Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM10 (Peregian South Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM27 (Woombye Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM32 (Buderim Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM33 (Sippy Downs Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM35 (Kawana Waters Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Local Plan Map LPM22 (Maroochydore/Kuluin Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area) – Height of Buildings and Structures Overlay Map	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM35 (Kawana Waters Local Plan Area) – Height of Buildings and Structures Overlay Map	Amend as shown in Appendix B

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

Table 2 Consequential amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 3 (Strategic Framework), Schedule 2 (Mapping)	<ul style="list-style-type: none"> Strategic Framework Map SFM1 (Land Use Elements) Strategic Framework Map SFM2 (Economic Development) 	Amend, where relevant, the Urban Growth Management Boundary, Rural Residential Growth Management Boundary, Urban Area land use

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Elements) <ul style="list-style-type: none"> • Strategic Framework Map SFM3 (Transport Elements) • Strategic Framework Map SFM4 (Infrastructure Elements) • Strategic Framework Map SFM6 (Community Identity, Character and Social Inclusion Elements) 	category, Rural Residential Area land use category, Coastal Urban Setting and Rural Town Setting to align with the proposed amendments to: <ul style="list-style-type: none"> • Zone Map ZM8 (Yandina Local Plan Area); • Zone Map ZM27 (Woombye Local Plan Area); • Zone Map ZM32 (Buderim Local Plan Area); and • Zone Map ZM33 (Sippy Downs Local Plan Area).
Part 9 (Development Codes), Section 9.4.8 (Transport and parking code)	<ul style="list-style-type: none"> • Figure 9.4.8A (Functional Transport Hierarchy) • Figure 9.4.8B(i) (Strategic Network of Pedestrian and Cycle Links (Pathways)) • Figure 9.4.8B(ii) (Strategic Network of Pedestrian and Cycle Links (On Road Cycleways)) • Figure 9.4.8C (Strategic Network of Public Transport Links) 	Amend the Urban Area and Rural Residential Area land use categories to align with the proposed amendments to: <ul style="list-style-type: none"> • Zone Map ZM8 (Yandina Local Plan Area); • Zone Map ZM27 (Woombye Local Plan Area); • Zone Map ZM32 (Buderim Local Plan Area); and • Zone Map ZM33 (Sippy Downs Local Plan Area).
Schedule 2	Height of Buildings and Structures Overlay Map OVM8H (Yandina Local Plan Area)	Amend to reflect current DCDB subdivision
Schedule 2	Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)	Amend to reflect current DCDB subdivision
Schedule 2	Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)	Amend to reflect amendment to zones as shown in Appendix B
Schedule 3 (Local Government Infrastructure Plan (LGIP) Mapping and Tables)	LGIP Map PIA32 (Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend to reflect amendment to zones as shown in Appendix B

Appendix A Amendment schedule (text)

Part 6 (Zones), Section 6.2.1 (Low density residential zone code)

- (g) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- (h) development incorporates a high level of residential amenity, personal health and safety, protection for property and appropriately meets the needs of people of all abilities;
- (i) development for residential activities adjacent to rural land does not interfere with the existing or ongoing use of rural land for productive agricultural purposes;
- (j) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (k) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (m) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (n) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (o) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone)** to occur in the Low density residential zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.1.2.1** to occur in the Low density residential zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.1.2.1** is an inconsistent use and is not intended to occur in the Low density residential zone.

Table 6.2.1.2.1 Consistent uses and potentially consistent uses in the Low density residential zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Community residence</i> (b) <i>Dual occupancy</i> (where not located in Precinct LDR 1 (Protected Housing Area)) (c) <i>Dwelling house</i> (d) <i>Dwelling unit</i> (e) <i>Residential care facility</i> (where not located in Precinct LDR 1 (Protected Housing Area)) (f) <i>Retirement facility</i> (where not located in Precinct LDR 1 (Protected Housing Area))	(a) <i>Relocatable home park</i> (b) <i>Rooming accommodation</i> (c) <i>Tourist park</i>
Business activities	
(a) <i>Home based business</i> (where other than a high impact home based activity) (b) <i>Office</i> (where located in an existing building in Maroochydore/Kuluin local plan area Precinct MARK LPP-35 – Maud Street/Sugar Road) (c) <i>Sales office</i> (d) <i>Shop</i> (where a <i>corner store</i>)	None
Community activities	
(a) <i>Community care centre</i>	<i>Child care centre</i>

Part 6

Part 6 (Zones), Section 6.2.8 (Local centre zone code)

Table 6.2.8.2.1 Consistent uses and potentially consistent uses in the Local centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) Caretaker's accommodation (b) Community residence (c) Dual occupancy (where forming part of a mixed use development) (d) Dwelling unit (e) Multiple dwelling (f) Rooming accommodation (g) Short-term accommodation	(a) Residential care facility (b) Retirement facility
Business activities	
(a) Agricultural supplies store (b) Bar (where located in a local (full service) activity centre or where for a prescribed rooftop use) (c) Car wash (where located in a local (full service) activity centre) (d) Food and drink outlet (other than where incorporating a drive-through facility or where for a high volume convenience restaurant) (e) Function facility (f) Funeral parlour (g) Garden centre (other than where exceeding a gross leasable floor area of 300m ²) (h) Hardware and trade supplies (other than where exceeding a gross leasable floor area of 300m ²) (i) Health care services (j) Home based business (other than where involving a high impact home based business activity) (k) Hotel (where located in a local (full service) activity centre or where for a prescribed rooftop use) (l) Market (m) Office (n) Sales office (o) Service station (where located in a local (full service) activity centre) (p) Shop (other than where involving a department store or discount department store) (q) Shopping centre (other than where involving a department store or discount department store) (r) Veterinary services	(a) Bar (other than as specified in column 1) (b) Theatre (other than a multiplex cinema) (b)(c) <u>Service station (where located in a local (not full service) activity centre and replacing an existing service station)</u>
Industrial activities	
(a) Low impact industry (where involving the mechanical repair and servicing of motor vehicles, lawn mowers or the like in a rural town or rural village) (b) Service industry	None
Community activities	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Place of worship	None
Sport and recreation activities	
(a) Club (where not exceeding a gross leasable floor area of 300m ²) (b) Indoor sport and recreation (c) Outdoor sport and recreation (where for a prescribed rooftop use) (d) Park	None
Other activities	
(a) Parking station (b) Utility installation (where a local utility)	None

Part 7 (Local Plans), Section 7.2.5 (Buderim local plan code)

Performance Outcomes		Acceptable Outcomes	
Development in the Low Density Residential Zone			
PO12	Development for reconfiguring a lot in the Low density residential zone provides for comparatively large lot sizes that maintain the low density character and amenity of neighbourhoods.	AO12	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m ² in area.
PO13	Development maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.	AO13	Development in the Low density residential zone in Precinct BUD LPP-1 (Gloucester Road South) where identified on Local Plan Map LPM32:- (a) does not provide for the creation of any additional lots; (b) provides for all buildings and structures to be set back at least 10 metres from Gloucester Road; and (c) blends development into the landscape so as to retain the integrity of the open <i>streetscape</i> in this part of Buderim.
Development in the Low Density Residential Zone in Precinct LDR1 (Protected Housing Area) (22 Dixon Road, Buderim (Lot 11 RP883261))			
PO14	Reconfiguring a lot in the Low density residential zone in Precinct LDR1 (Protected Housing Area) at 22 Dixon Road, Buderim (Lot 11 RP883261) provides for a maximum of two (2) lots.	AO14	No acceptable outcome provided.
Development in the Emerging Community Zone (Lot 46 C31729, Endota Street)			
PO14 5	Development in the Emerging community zone on Lot 46 C31729, situated at Endota Street, Buderim:- (a) provides for an integrated development outcome over the whole of the <i>site</i> ; (b) minimises the visual impact of development on the Buderim escarpment; (c) preserves native <i>vegetation</i> areas and escarpment areas as undeveloped land; (d) restores escarpment areas which have previously been subject to vegetation clearing; (e) includes native <i>vegetation</i> areas and escarpment areas in <i>public open space</i> or another appropriate form of protective tenure; (f) provides for low intensity development only at a maximum density of 4 <i>equivalent dwellings</i> per hectare; and (g) provides for development to be clustered or otherwise configured in a manner that minimises the need for <i>vegetation clearing</i> or landform modification and blends development into the landscape such that there is only minimal exposure of built form elements when the <i>site</i> is viewed from other local plan areas.	AO14 5	No acceptable outcome provided.

Part 7 (Local Plans), Section 7.2.6 (Caloundra local plan code)

Performance Outcomes		Acceptable Outcomes	
	and/or other land for community purposes in Caloundra Centre.		
Development on Key Site 6 (Kronks Motel)			
PO38	<p>Development provides for Key Site 56 (Kronks Motel) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) to be redeveloped as an integrated <i>mixed use development</i> incorporating the following:-</p> <ul style="list-style-type: none"> (a) a range of residential, business, community and indoor sport, recreation and entertainment uses; (b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises coastal sub-tropical and sustainable design; (c) a building form which:- <ul style="list-style-type: none"> (i) provides for slim line towers above one or more podiums with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes; (ii) steps down in height towards Kalinga Street, Orsova Terrace, Ormuz Avenue and Osterley Avenue to protect the amenity of surrounding low-rise development in this area; and (iii) recognises and promotes a relationship with the Events Centre, Bill Vernados Park and Key Site 5 (Town Square Redevelopment); (d) active street <i>frontages</i> to Minchinton Street and Ormuz Avenue as indicated on Figure 7.2.6B (Caloundra local plan elements - Inset); (e) mid block pedestrian linkages providing improved site permeability and connectivity as indicated conceptually on Figure 7.2.6B (Caloundra local plan elements - Inset); and (f) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas. 	AO38	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6S (Key Site 6 (Kronks Motel)) provides illustrations of design outcomes for Key Site 6 (Kronks Motel).</p>
Development in the Major Centre Zone (Future transit station site) (Lots 18, 19 and 20 on RP53738, Omrah Avenue)			
PO39	<p>Development of the future transit station site (Lots 18, 19 and 20 on RP53738, Omrah Avenue):-</p> <ul style="list-style-type: none"> (a) facilitates the efficient and effective provision of a transit station to support the proposed Maroochydore to Caloundra 	AO39	No acceptable outcome provided.

Part 7

Part 7 (Local Plans), Section 7.2.14 (Kawana Waters local plan code)

Cartwright Drive and adjoining residential areas. Development provides safe and efficient vehicular access and enhances pedestrian connectivity.

- (g) Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) provides for high quality *mixed use development* which enhances the amenity of the area and recognises the existing amenity of adjoining residential areas to the north and west. Development in this precinct provides an attractive and publicly accessible interface to Kawana Waters Canal and maintains public views to the waterway. Active or semi-active street *frontages* are provided at the ground *storey* to encourage movement and interaction between private development, the adjacent waterway and surrounding streets. Such development is supported by resident and visitor accommodation above the ground *storey*.
- (h) Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) provides for predominantly *office* and health related uses with limited retail uses in accordance with **Table 7.2.14.4.2 (Kawana Waters supplementary table of consistent uses and potentially consistent uses in the District centre zone)**. Development presents an attractive appearance to Kawana Waters Canal, adjoining residential areas and all road *frontages*, especially Nicklin Way.
- (i) Development in the Local centre zone supports the role and function of the local business areas, including those located at nodes along the Nicklin Way, and in Buddina, and Hideaway Waters, as local (not full service) activity centres servicing the basic convenience needs of residents and visitors. Development in the Local centre zone provides for the expansion and enhancement of business uses; however such development does not extend beyond the boundaries of this zone.
- (j) Development in the Specialised centre zone provides for improved and expanded comparison shopping functions predominantly in the form of *showrooms* and bulky goods retailing.
- (k) Development in the Specialised centre zone and Local centre zone provides for a high standard of building and landscape design quality which minimises building bulk, improves pedestrian connectivity, promotes community interaction and provides a high quality presentation to Nicklin Way and other local roads.
- (l) Development in Precinct KAW LPP-4 (Buddina Urban Village) provides for the creation of the Buddina Urban Village linking Kawana Shoppingworld to Kawana Waters Surf Lifesaving Club by a public pedestrian way and providing active *frontages* which encourage movement and interaction between the district activity centre and the adjacent foreshore areas. Development in the High density residential zone and Tourist accommodation zone at this location provides for higher density residential accommodation in the form of permanent and visitor accommodation buildings and *multiple dwellings*. Development in the Medium density residential zone at this location provides for medium density residential accommodation in the form of permanent and visitor accommodation buildings and multiple dwellings. In response to the fragmented nature of existing land holdings, medium and higher density residential development is sited within large, integrated development nodes.
- (m) Development in the Medium density residential zone:-
- (i) provides for a range of housing choices located at nodes with convenient access to centres and/or local business areas, public transport and community facilities; and
- (ii) contributes to a high level of residential amenity and design quality consistent with the scale and character of the *streetscape* and surrounding development.
- (n) Development in the Medium density residential zone at Nicklin Way, Warana and Regatta Boulevard, Wurtulla provides a high quality presentation to Nicklin Way and is designed to ensure the acoustic, visual and traffic impacts of Nicklin Way are minimised.
- Note—Precinct KAW LPP-6 (Regatta Boulevard Wurtulla) is strategically located on the Nicklin Way transit corridor and is recognised as a potential key development area.
- (o) Brightwater continues to be developed as an integrated residential community. Development contributes to the establishment of a walkable, integrated residential community providing a mix of dwelling types supported by a local (full service) activity centre providing convenience shopping and local commercial uses, as well as a range of community facilities and large areas of open space.

Performance Outcomes		Acceptable Outcomes	
	<p>views to Kawana Waters Canal, particularly from Nicklin Way;</p> <p>(b) complements the amenity of adjoining uses fronting Kawana Waters Canal;</p> <p>(c) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow; and</p> <p>(d) ensures vehicle access and parking areas are screened from adjoining residential uses, Kawana Waters Canal and roads.</p>		<p>permeability through the <i>site</i> to maintain views to Kawana Waters Canal from Nicklin Way;</p> <p>(b) underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</p> <p>(c) car parking below ground level in a <i>basement</i> structure(s) or sleeved behind buildings;</p> <p>(d) vehicle access points along Nicklin Way to have a minimum spacing of 60 metres; and</p> <p>(e) loading docks and service areas that are located and screened so as to be visually unobtrusive from adjoining residential uses, roads and Kawana Waters Canal.</p>
Development in the Local Centre Zone			
PO18	<p>Development in the Local centre zone supports the role and function of:-</p> <p>(a) the Brightwater Local Centre as a local (full service) activity centre providing a range of convenience goods and services to local residents; and</p> <p>(b) other local centres as local (not full service) activity centres providing basic convenience goods and services.</p>	AO18	No acceptable outcome provided.
PO19	<p>Development in the Local centre zone provides:-</p> <p>(a) a coherent and attractive streetfront address and achieves a high level of visual amenity;</p> <p>(b) a high level of comfort and convenience to pedestrians; and</p> <p>(c) functional and integrated car parking and access arrangements that do not dominate the street.</p>	AO19	<p>Development in the Local centre zone:-</p> <p>(a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</p> <p>(b) reduces the dominance of signage elements, particularly along Nicklin Way;</p> <p>(c) has building openings overlooking the street;</p> <p>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(f) provides on-site car parking at the rear or to one side of the development, integrated with other vehicle movement areas.</p>
Development in Precinct KAW LPP-4 (Buddina Urban Village) Generally			
PO20	<p>Development in Precinct KAW LPP-4 (Buddina Urban Village) identified on Local Plan Map LPM35:-</p> <p>(a) contributes to the creation of a focal <i>mixed use development</i> which effectively links Kawana Shoppingworld to the Kawana Surf Club and foreshore areas; and</p> <p><u>(b) provides for higher density residential accommodation in the form of accommodation buildings and multiple dwellings, in the High density residential zone and Tourist accommodation zone; and</u></p>	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	(b) (c) provides for medium density residential accommodation in the form of accommodation buildings and multiple dwellings, in the Medium density residential zone.		
PO21	Development in Precinct KAW LPP-4 (Buddina Urban Village):- (a) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots; (b) ensures that amalgamated lots do not isolate excluded lots; (c) maximises site area and minimises site cover to maintain residential amenity; (d) is designed to exhibit a high standard of architectural design; (e) provides functional and integrated car parking arrangements that do not dominate the street; and (f) promotes pedestrian priority along Pacific Boulevard by minimising vehicular site access from this road.	AO21.1	Development amalgamates lots to create a minimum development site of 3,000m ² in Sub-precincts KAW LPSP-4a and KAW LPSP-4b and 3,400m ² in Sub-precinct KAW LPSP-4c, in accordance with the development nodes identified on Figure 7.2.14A (Kawana Waters local plan elements) .
		AO21.2	Development ensures that the amalgamated lots do not isolate excluded lots.
		AO21.3	Development ensures that each development site includes a minimum width of 30 metres to street frontages as follows:- (a) for Sub-precincts KAW LPSP-4a and KAW LPSP-4c - to Pacific Boulevard, Iluka Avenue and Lowanna Drive; and (b) for Sub-precinct KAW LPSP-4b - to Iluka Avenue and Lowanna Drive.
		AO21.4	Development provides for primary vehicle access to be from:- (a) a street other than Pacific Boulevard for Sub-precinct KAW LPSP-4a; and (b) Iluka Avenue or Lowanna Drive for Sub-precincts KAW LPSP-4b and KAW LPSP-4c.
		AO21.5	Development includes underground car parking, and for Sub-precincts KAW LPSP-4a and KAW LPSP-4c, the basements do not protrude more than one metre above ground level at the Pacific Boulevard frontage of the site.
Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c (Buddina Urban Village)			
PO22	Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c identified on Local Plan Map LPM35 :- (a) improves pedestrian connectivity by providing a direct public pedestrian link between Kawana Shoppingworld and the Kawana Surf Club and foreshore; (b) creates vibrant, active and attractive street frontages to primary streets and pedestrian connections; and (c) provides a high level of comfort and convenience for pedestrians including continuous weather protection.	AO22.1	Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c contributes to the provision of a pedestrian way connecting Kawana Shoppingworld with the Kawana Surf Club and foreshore as follows:- (a) in Sub-precinct KAW LPSP-4b, dedicates to the Council a 10 metre strip of land linking the eastern boundary of Kawana Shoppingworld to Iluka Avenue / Lowanna Drive at the intersection with Weema Street for a pedestrian way where identified on Figure 7.2.14A (Kawana Waters local plan elements) ; (b) in Sub-precinct KAW LPSP-4c, provides pedestrian connections between Iluka Avenue/Lowanna Drive and Pacific Boulevard where identified on Figure 7.2.14A (Kawana Waters local plan elements) ; and (c) contributes, via infrastructure agreement, a proportional monetary

Part 7 (Local Plans), Section 7.2.19 (Maroochydore/Kuluin local plan code)

- (iii) provides for the establishment of key transit nodes at major intersections along Aerodrome Road; and
 - (iv) provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochydore Principal Regional Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.
- (t) Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive):-
- (i) comprises a mix of uses including medium intensity residential activities, business activities (including smaller scale *showroom* uses) as well as other supporting activities and infrastructure necessary to service the Maroochydore Principal Regional Activity Centre;
 - (ii) provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival to the Maroochydore Principal Regional Activity Centre;
 - (iii) provides for Maroochy Boulevard and Dalton Drive to be established as landscaped boulevards incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; and
 - (iv) reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage, and the quality of landscape treatments both within the road reserve and within development sites.
- (u) Development in the Local centre zone supports the role and function of the local business areas as local (not full service) activity centres servicing the convenience needs of residents and visitors to the local plan area.
- (v) With the exception of the two local business areas situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street that are not intended to increase their building footprint or *gross floor area*, development in the Local centre zone provides for the expansion and enhancement of business uses.
- (w) Development in the Local centre zone provides for small scale uses, active street *frontages* and other urban elements that create vibrant streets and places.
- (x) Development in the Specialised centre zone provides for the progressive refurbishment of sites along Wises Road and Sugar Road with buildings, landscaping and integrated signage that improve the visual appearance and the continuity of the *streetscape* along these *major roads*.
- (y) Development in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) provides for predominantly high density residential uses. Limited *office* uses may be established in the precinct as part of mixed use premises, where the residential amenity of the area is maintained.
- (z) Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) provides for the establishment of business uses (being *offices*) in existing dwellings in a manner that maintains the amenity of existing residential uses and improves the visual appearance and continuity of the *streetscape* along these *major roads*. Whilst the conversion of existing dwelling stock is supported, new custom built *offices* are not developed in Precinct MAR LPP-65 (Maud Street/Sugar Road).
- (aa) Development improves local connectivity and access by providing identified public road links including links between Martins Drive and Fishermans Road, Pikki Street and Primary School Court, Southern Drive and Amaroo Street, Millwell Road East and Southern Drive and required road links into the Maroochydore City Centre Priority Development Area.
- (bb) Development in the Emerging community zone provides for the continued development of Sunshine Cove as an integrated residential community, providing a mix of dwelling types and live/work buildings in a waterside setting, supported by large areas of open space, a walkable waterfront and extensive cycle and pedestrian pathway networks connecting the development to the Maroochydore Principal Regional Activity Centre and other adjoining neighbourhoods.

Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.

Part 7 (Local Plans), Section 7.2.25 (Sippy Downs local plan code)

Performance Outcomes		Acceptable Outcomes	
			(f) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.
Development in the Specialised Centre Zone			
PO14	Development in the Specialised centre zone provides for:- (a) existing retail showroom uses to not be expanded so as to protect the role and function of the Sippy Downs Town Centre; and (b) the total <i>gross leasable floor area</i> for all proposed, existing and approved retail uses to not exceed a total of 8,500m ² .	AO14	No acceptable outcome provided.
PO15	Development in the Specialised centre zone is located, designed and effectively screened such that it is not recognisable from the Sunshine Motorway.	AO15	No acceptable outcome provided.
Development in the Low Density Residential Zone (Toral Drive and Jorl Court)			
PO16	Development in the Low density residential zone in Toral Drive and Jorl Court provides for the amalgamation of lots to create development sites which:- (a) are of a sufficient size to ensure the coordinated and orderly development of sites; and (b) provides for a lot and street layout which avoids or minimises the creation of culs-de-sac and rear lots.	AO16.1 AO16.2	Development in the Low density residential zone in Toral Drive and <u>south of Jorl Court</u> :- (a) provides for the amalgamation of lots to create a minimum development site of 1 hectare; and (b) avoids the creation of rear lots and culs-de-sac. <u>Development in the Low density residential zone north of Jorl Court</u> :- (a) provides for the amalgamation of lots to create a minimum development site (excluding any land in the Environmental management and conservation zone) of 5,000m ² ; and (a)(b) avoids the creation of rear lots and culs-de-sac.
PO17	<u>Development in the Low density residential zone in Toral Drive and Jorl Court</u> :- (a) is sited and designed in a manner which is responsive to local flooding and drainage constraints; and (b) provides adequate drainage and management of stormwater.	AO17.1 AO17.2	<u>In partial fulfilment of Performance outcome PO17</u> <u>Development in the Low density residential zone on Lots 25 and 26 RP843835</u> :- (a) provides a drainage system, that conveys all stormwater runoff west to a lawful point of discharge; and (b) preserves or provides infrastructure or earthworks on the western boundary of Lot 25 RP843835, that contains flood flows to the western drain. <u>Development in the Low density residential zone on the northern side of Jorl Court</u> :- (a) provides a drainage system that drains north directly to Mountain Creek through the existing drainage easements within the Environmental management and conservation zone; and (b) results in the land areas covered by the existing drainage easements

Part
7

Performance Outcomes		Acceptable Outcomes	
			<p><u>being transferred to Council as drainage reserve.</u></p> <p><u>Editor's note—the Planning scheme policy for development works provides guidance and specifies standards in relation to the provision of drainage infrastructure.</u></p>
PO18	<p><u>Development in the Low density residential zone in Toral Drive and Jorl Court provides for transport infrastructure, including road reserve widening where necessary, on-street parking and active transport, to safely and efficiently service development and improve traffic flow, consistent with the operation of a Neighbourhood collector street.</u></p>	AO18	<p><u>Development in the Low density residential zone in Toral Drive and Jorl Court provides for:-</u></p> <p><u>(a) a footpath on the northern Jorl Court verge and a footpath on both sides of Toral Drive;</u></p> <p><u>(b) indented on-street parking to create sufficient carriageway width to accommodate on-street parking on both sides of Toral Drive and Jorl Court, whilst maintaining at least one moving vehicle lane in between; and</u></p> <p><u>(c) regular through-vehicle passing opportunities along Toral Drive and Jorl Court.</u></p> <p><u>Editor's note—the Planning Scheme Policy for the transport and parking code and the Planning scheme policy for development works provides guidance and specifies standards in relation to the provision of transport infrastructure.</u></p>
Development in the Medium Density Residential Zone			
PO17	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of a range of medium density housing types, including long and short term accommodation in close proximity to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities;</p> <p>(b) contributes positively to local <i>streetscape</i> character;</p> <p>(c) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and</p> <p>(d) provides strong pedestrian links to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities.</p>	AO17	No acceptable outcome provided.
PO18	Development provides a minimum 20 metre wide landscaped <i>buffer</i> to the electricity substation at Power Road.	AO18	No acceptable outcome provided.
Development in the Emerging Community Zone (Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha)			
PO19	<p>Development in the Emerging community zone on Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha, provides for the following:-</p> <p>(a) any commercial/retail development to be limited to small scale local convenience goods and services only;</p> <p>(b) the total <i>gross leasable floor area</i> for business uses to not exceed:-</p>	AO19	No acceptable outcome provided.

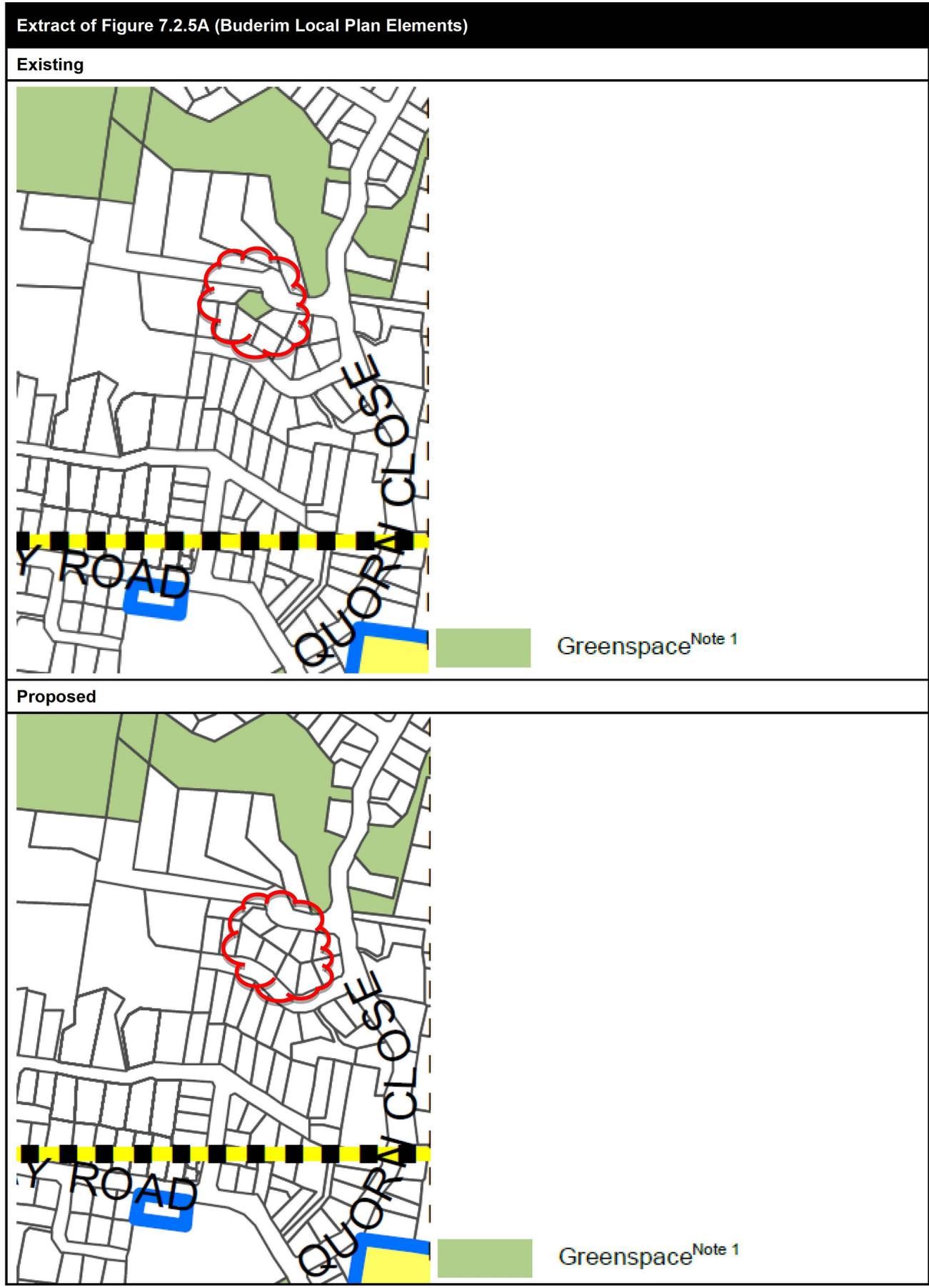
Part 9 (Development Codes), Section 9.3.6 (Dwelling house code)

Performance Outcomes		Acceptable Outcomes	
			provided with a rainwater collection tank that:- (a) has a minimum capacity of 45,000 litres; and (b) is plumbed so that water from the rainwater tank is available for household use.
Access and Car Parking			
PO8	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO8	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
PO9	The design and management of access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	AO9	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ RS-049, RS-050 and RS-056 as applicable; and (b) AS/NZ 2890.1 - 2004 <i>Parking facilities – Off-street parking</i> .
Tennis Courts and Sports Courts			
PO10	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	AO10.1	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		AO10.2	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		AO10.3	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
Secondary Dwellings			
PO11	Where located in an <i>urban zone</i> , the <i>secondary dwelling</i> is located on a 'traditional lot' in order to:- (a) protect neighbourhood character; (b) provide an acceptable level of amenity to occupants of the <i>site</i> and neighbouring <i>dwellings</i> ; and	AO11	Where located in an <i>urban zone</i> and there is no approved plan of development (nominating lots for <i>secondary dwellings</i>), the <i>secondary dwelling</i> is located on a lot which:- (a) has a minimum area of 600m ² ; and (b) is regular in shape (i.e. square or

Performance Outcomes		Acceptable Outcomes	
	surrounding premises.		less than 200mm. OR Filling and/or excavation is confined to within the plan area of the <i>dwelling house</i> with ground level being retained around external walls of the building. OR Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> for the <i>site</i> . Editor's note—drainage deficient areas are identified on Figure 8.2.7 (Drainage deficient areas) of the Flood hazard overlay code .
Additional Requirements for Dwelling Houses in Certain Areas and Precincts			
Blackall Range Local Plan Area			
PO16	The <i>dwelling house</i> :- (a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up; (b) has exterior surfaces that allow the <i>dwelling house</i> to blend in with the natural and rural landscape; and (c) incorporates roof forms that are consistent with traditional rural or rural village setting.	AO16.1 AO16.2 AO16.3 AO16.4	The height of the <i>dwelling house</i> does not exceed 2 <i>storeys</i> . The total footprint of the <i>dwelling house</i> , including any associated garage, carport or shed, does not exceed 280m ² . The exterior colour of the <i>dwelling house</i> is characterised by muted earth/environmental tones that blend with the hinterland rural and natural environment. Note—appropriate colours will depend on the existing native <i>vegetation</i> and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown and blue grey. The <i>dwelling house</i> incorporates one of the following roof designs:- (a) gable roof; (b) hip roof; (c) Dutch gable; (d) pitched roof with skillion at rear; or (e) multiple gable roof.
Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32			
PO17	The <i>dwelling house</i> is designed and sited such that it maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.	AO17	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> at least 10 metres from Gloucester Road. Note—AO17 alternative provision to QDC.
Caloundra Local Plan Area (Precinct CAL LPP-42 (Moffat Beach/Shelly Beach/Dicky Beach) on Local Plan Map LPM45			
PO18	The <i>dwelling house</i> preserves the amenity of adjacent land and <i>dwelling houses</i> and does not dominate the <i>streetscape</i> having regard to:- (a) building character and appearance; (b) views and vistas; and	AO18	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> a minimum of 6 metres from the primary street <i>frontage</i> . Note—AO18.1 alternative provision to QDC.

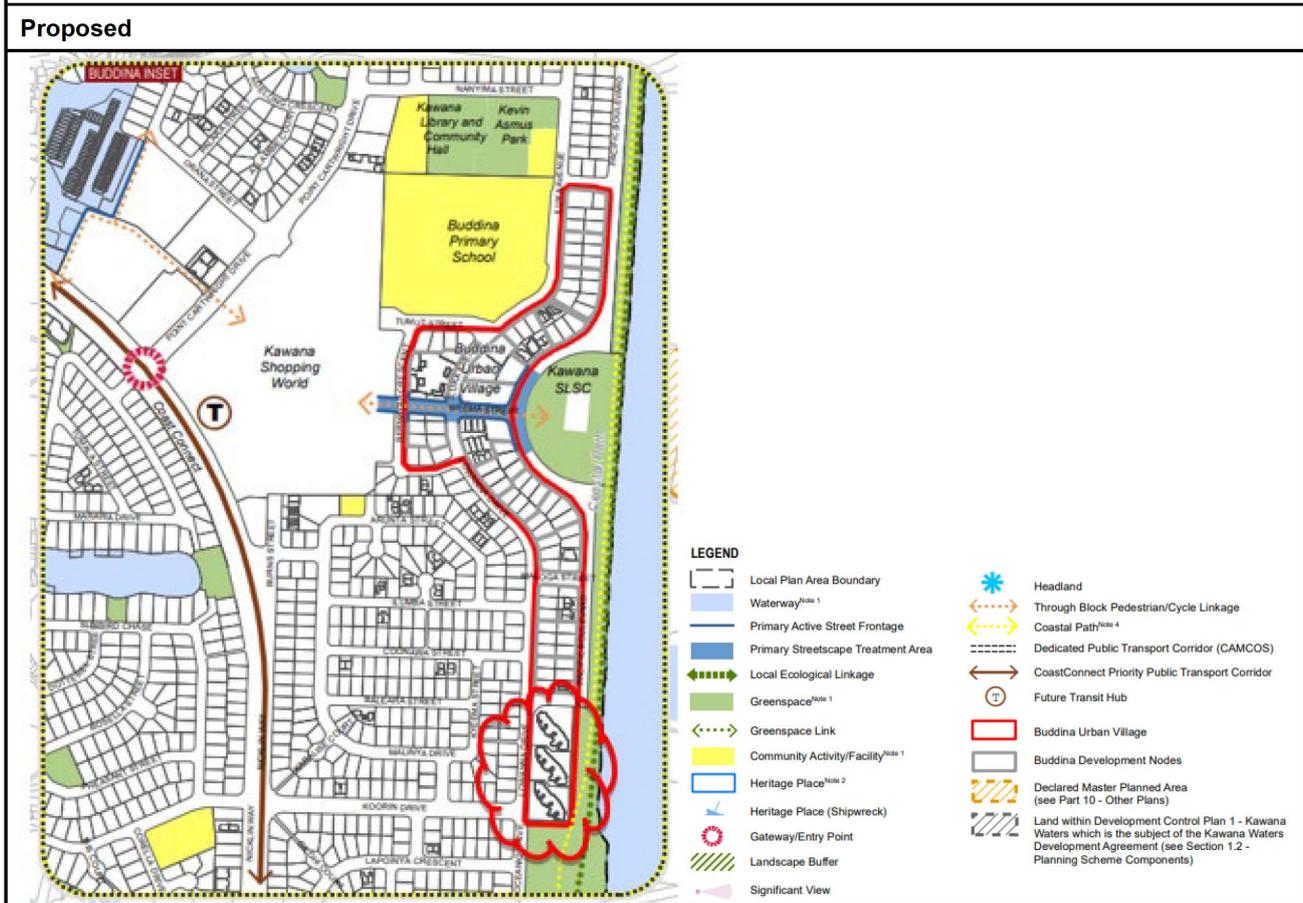
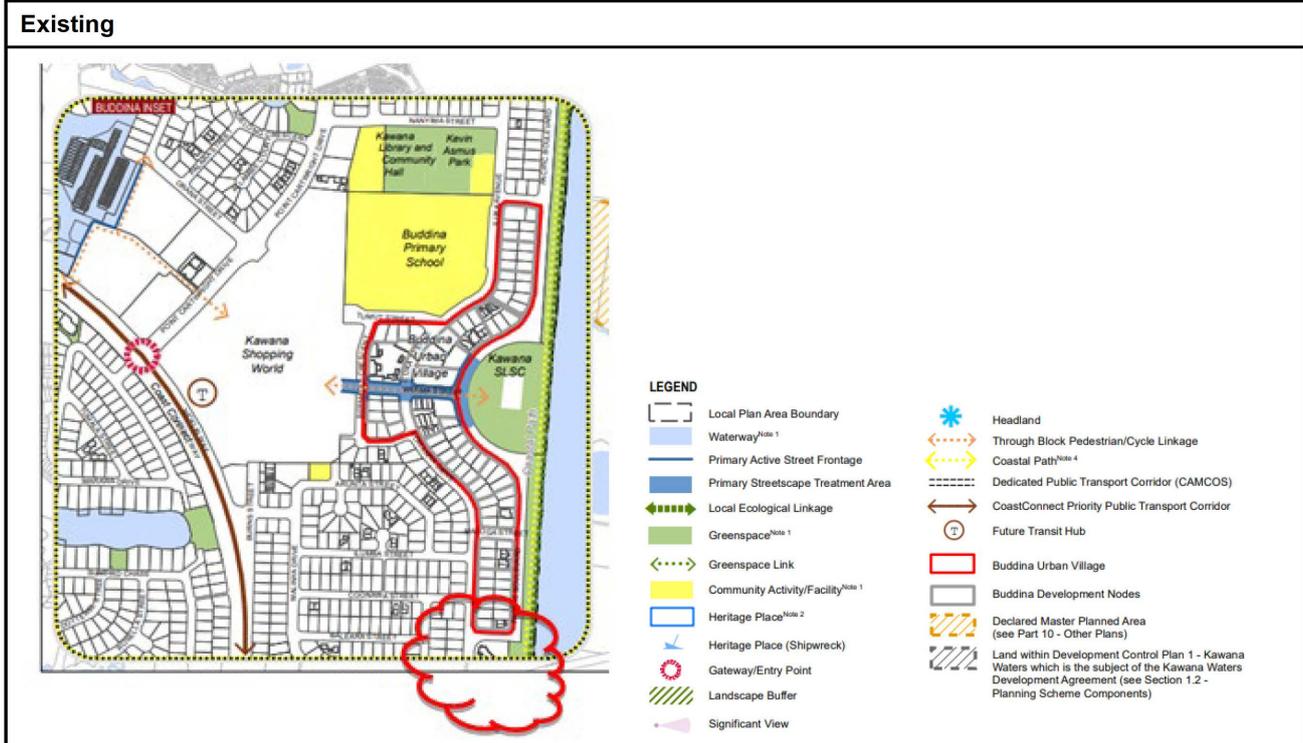
Appendix B Amendment schedule (mapping)

Section 7.2.5 (Buderim Local Plan Code)



Section 7.2.14 (Kawana Waters local plan code)

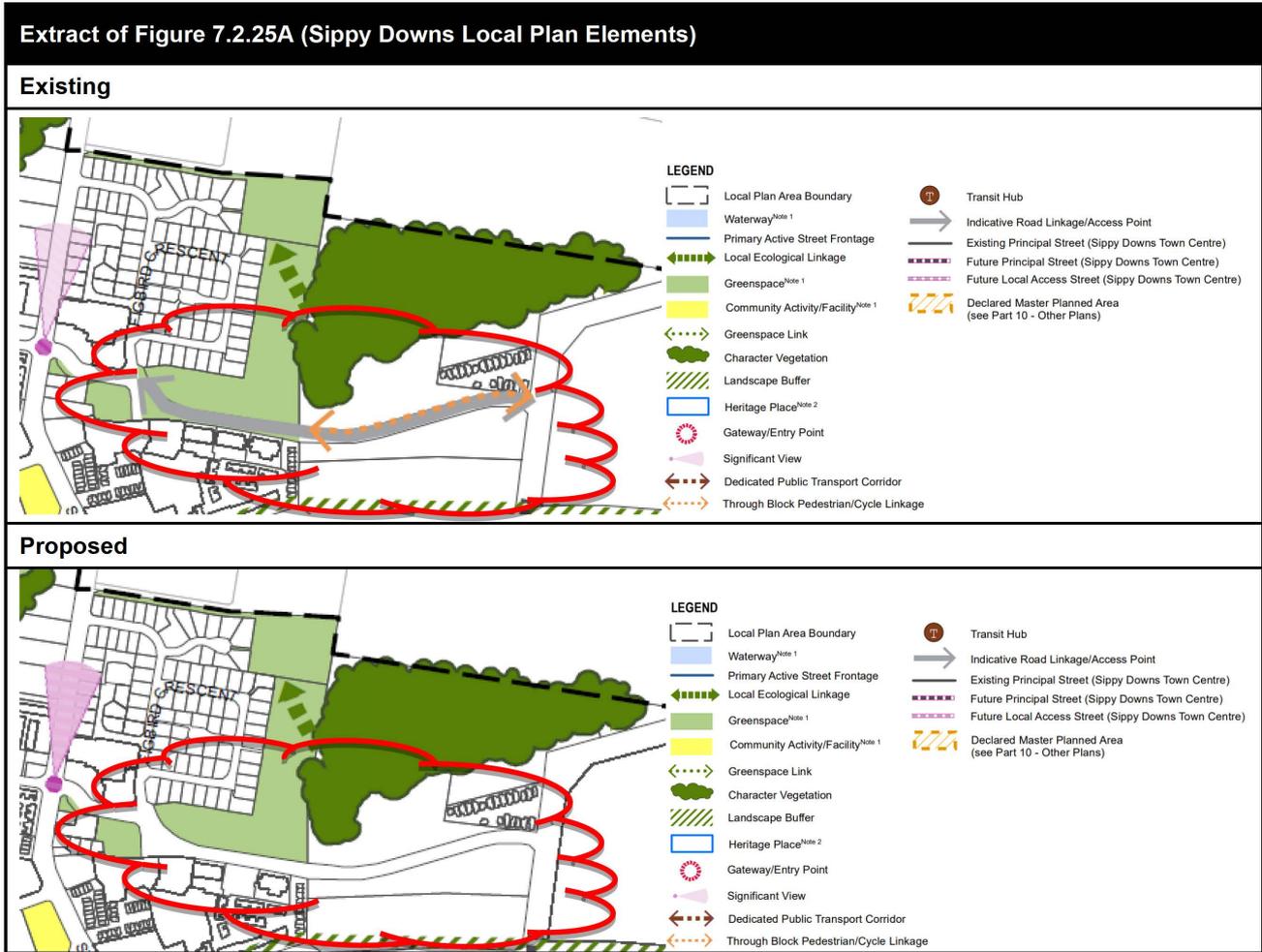
Extract of Figure 7.2.14A (Kawana Waters Local Plan Elements)



Section 7.2.24 (Peregian South local plan code)

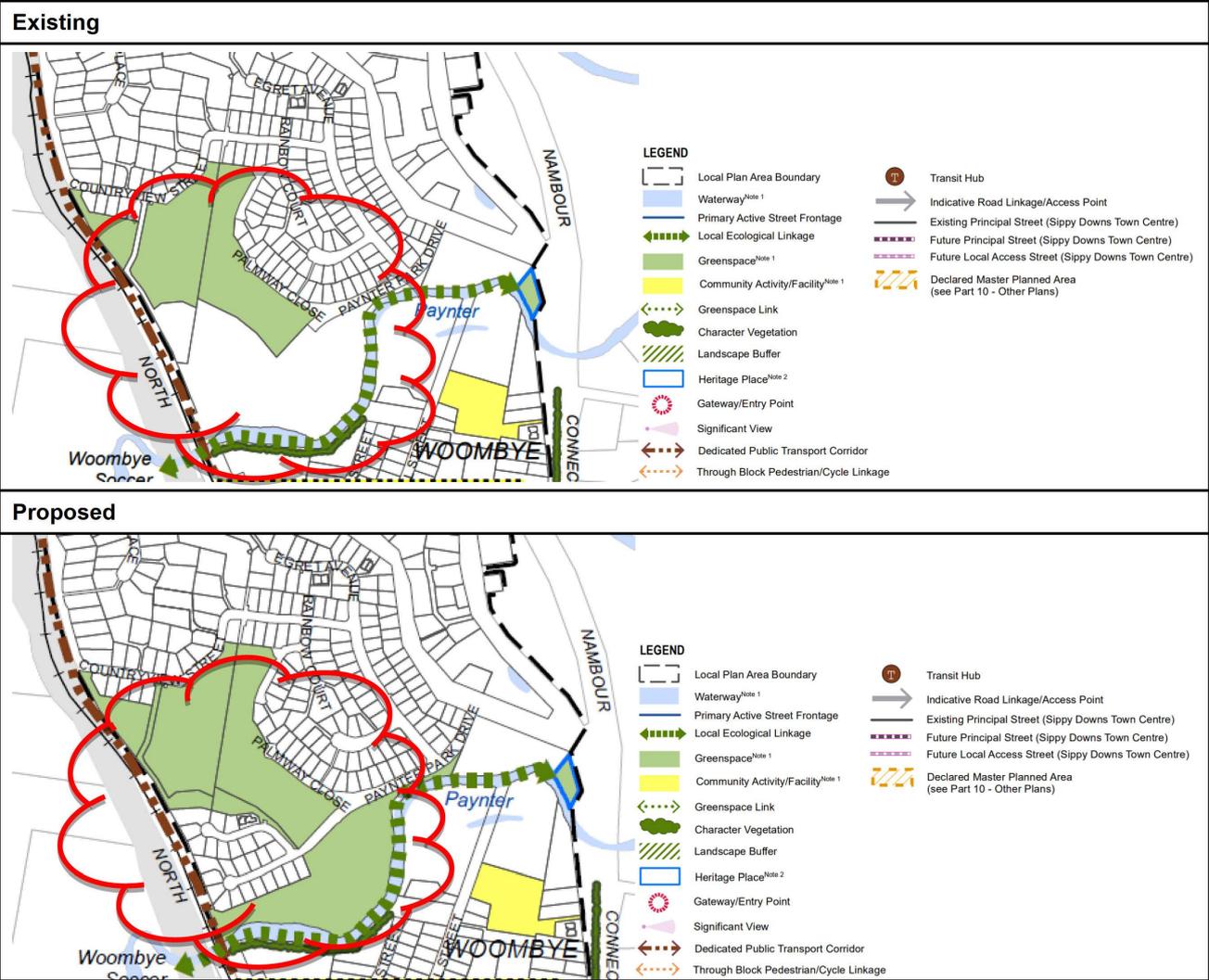


Section 7.2.25 (Sippy Downs local plan code)

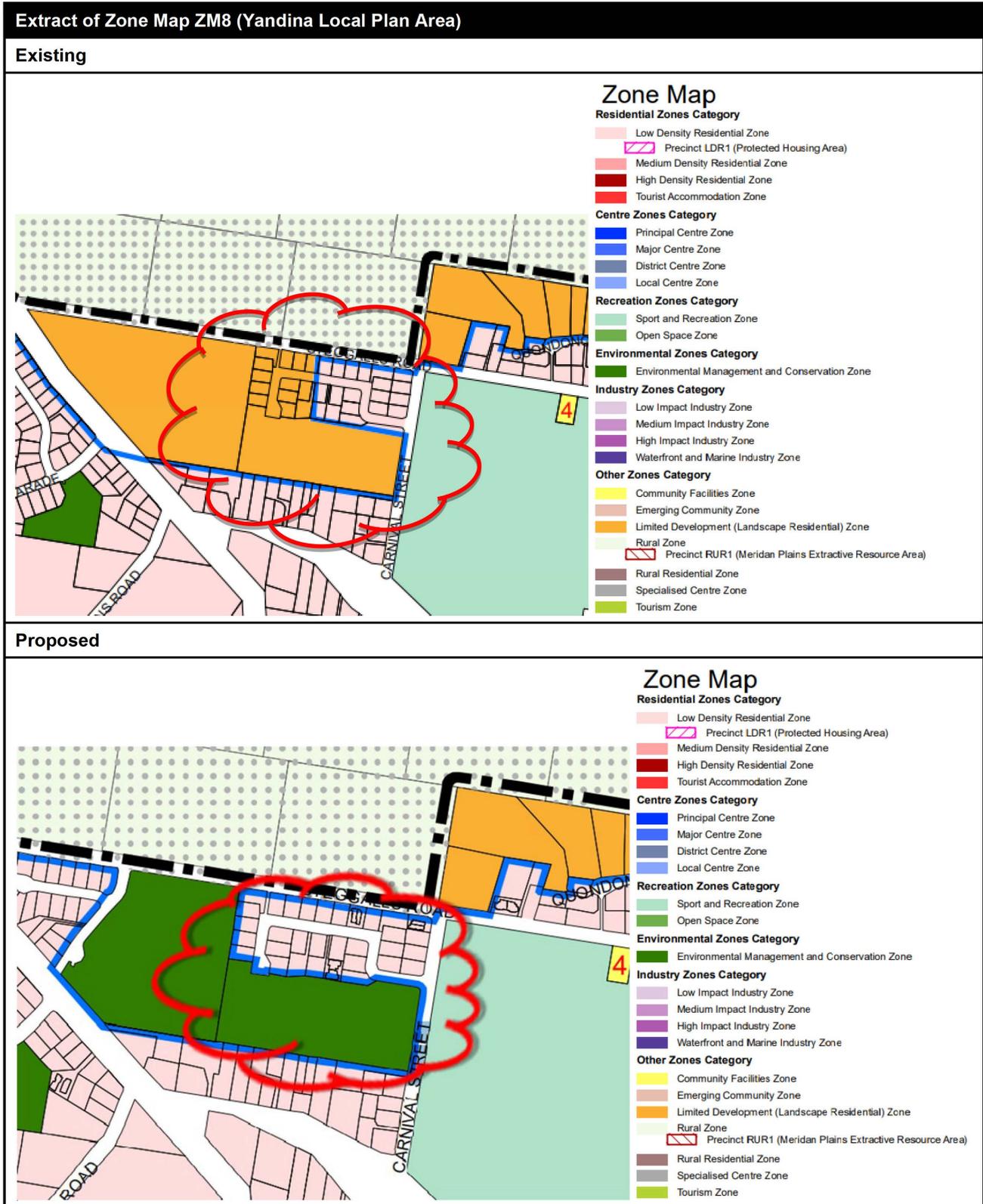


Section 7.2.26 (Woombye local plan code)

Extract of Figure 7.2.26A (Woombye Local Plan Elements)

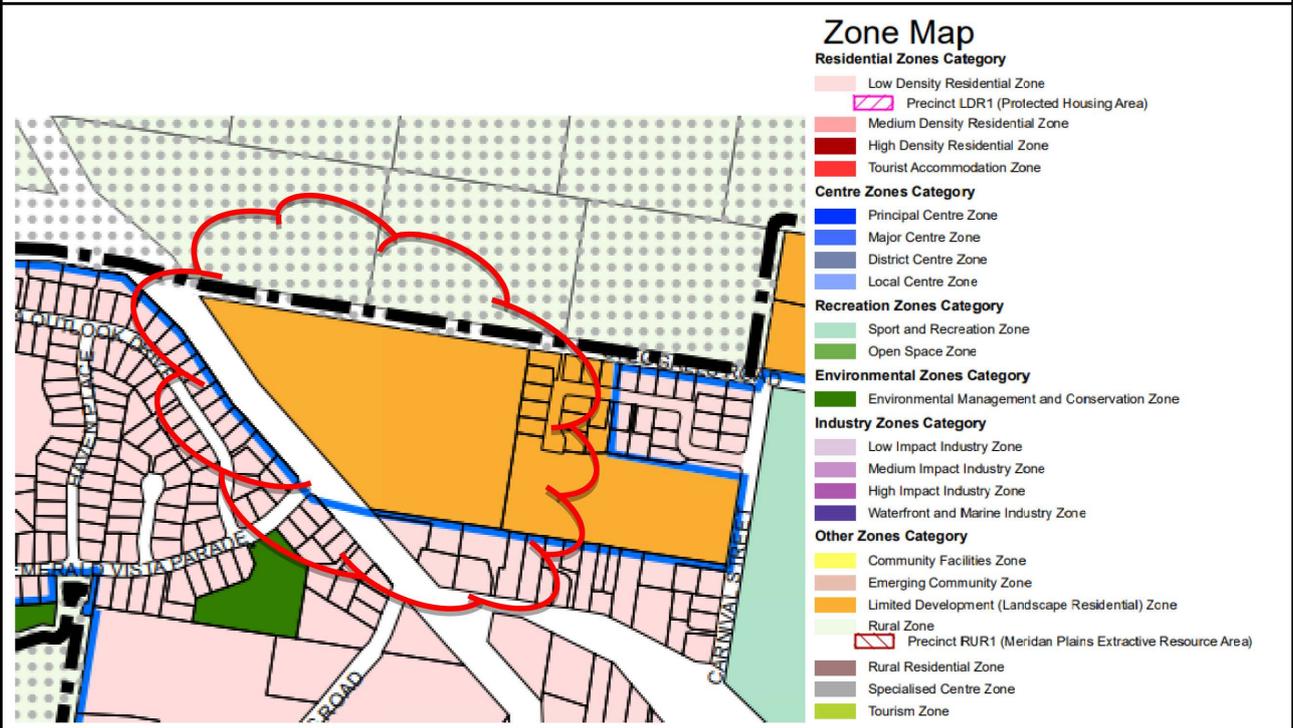


Schedule 2 (Mapping) – Zone maps

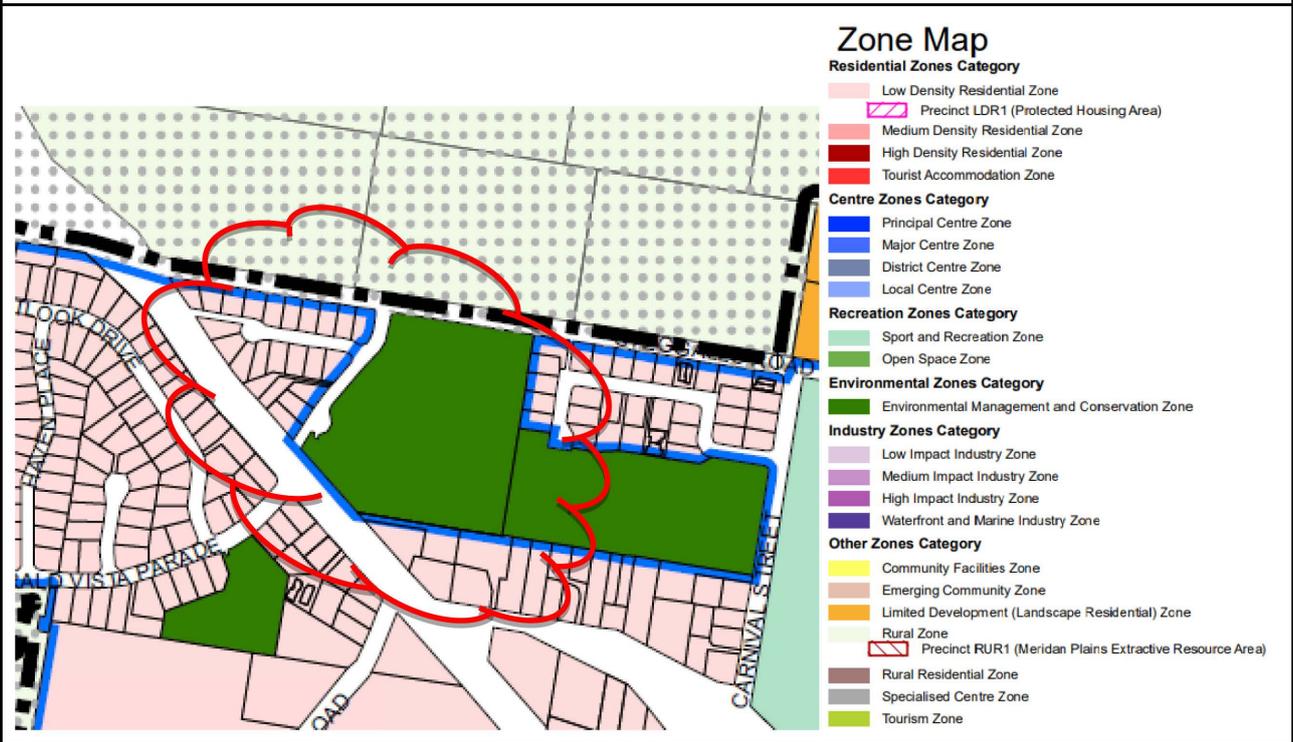


Extract of Zone Map ZM8 (Yandina Local Plan Area)

Existing



Proposed

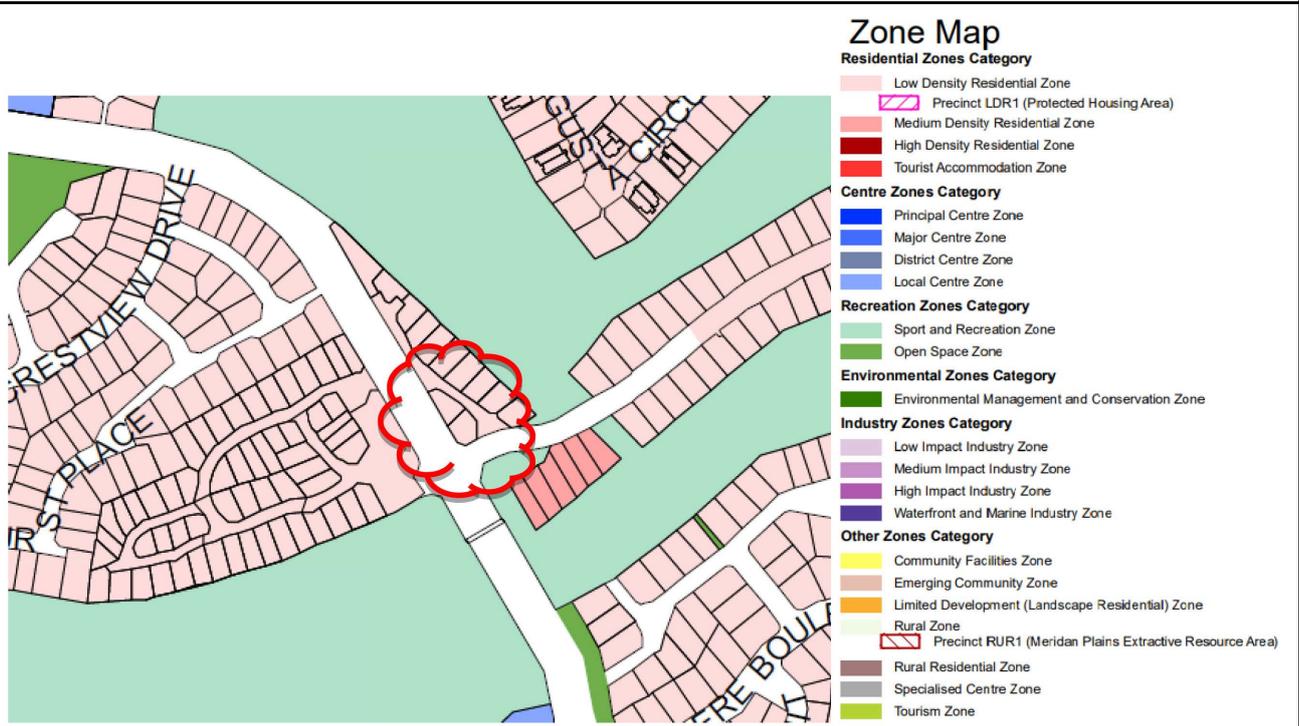


Extract of Zone Map ZM10 (Peregian South Local Plan Area)

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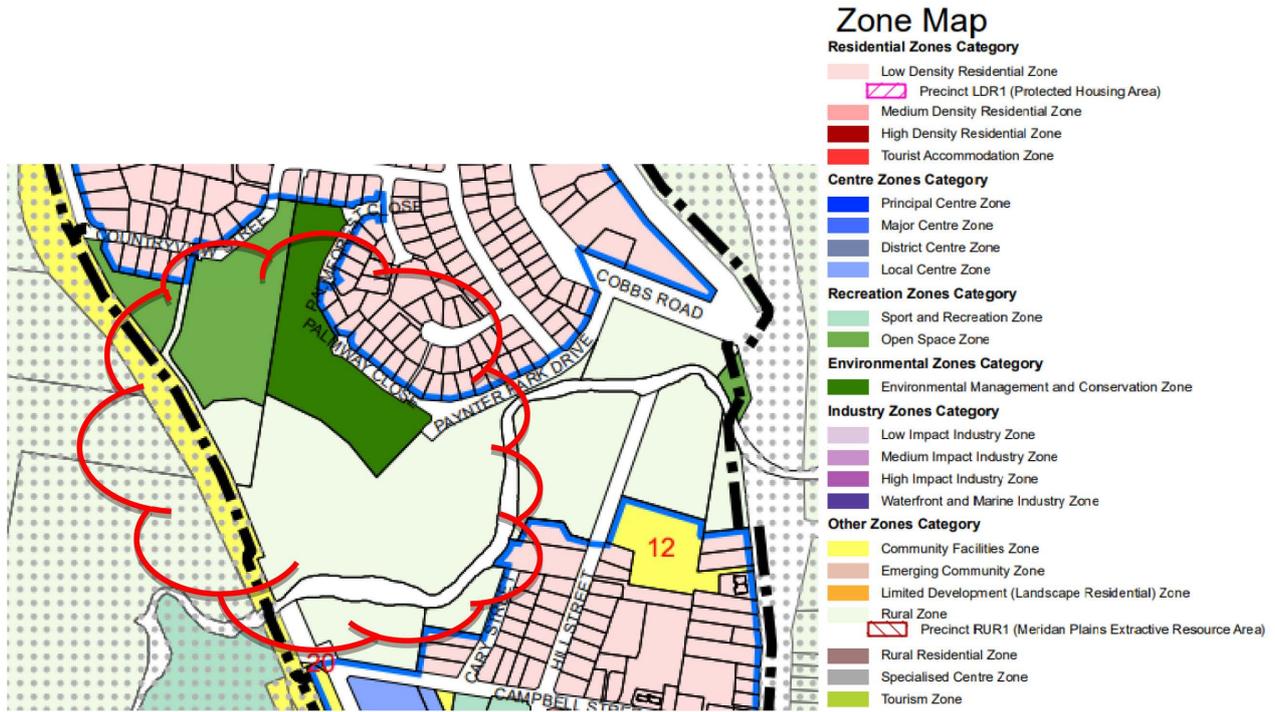


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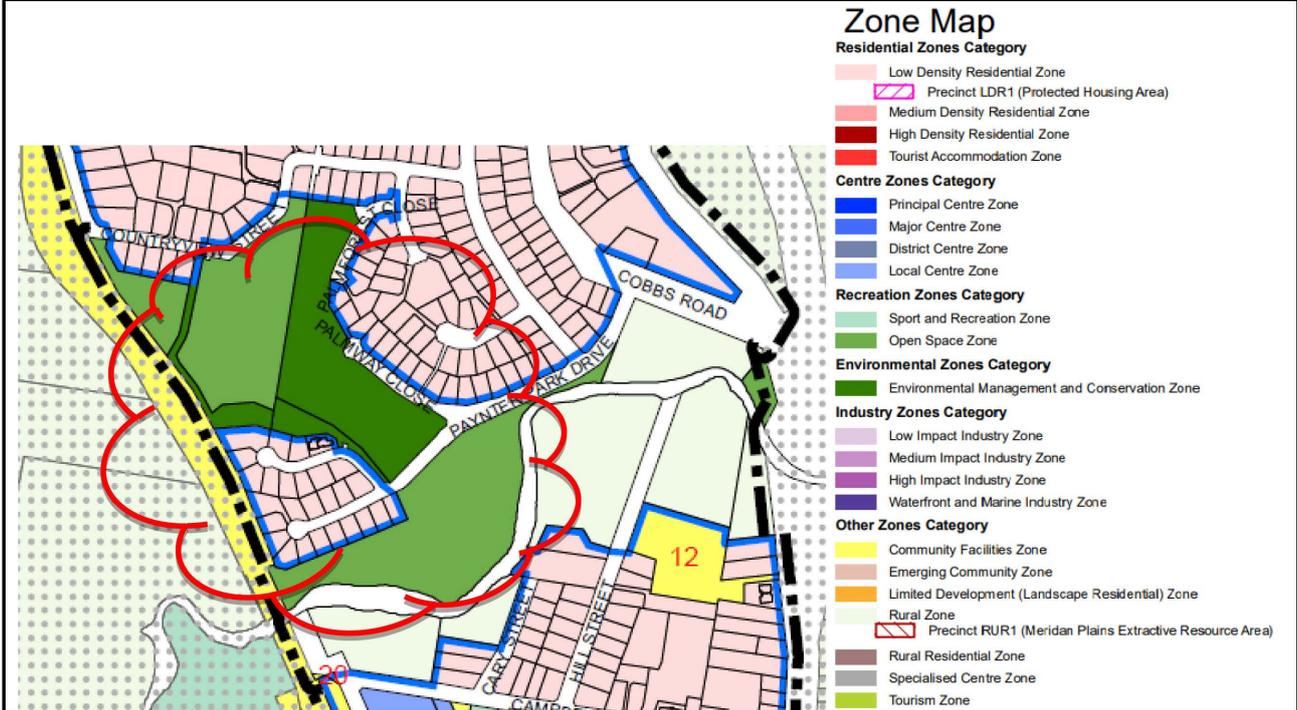


Extract of Zone Map ZM27 (Woombye Local Plan Area)

Existing

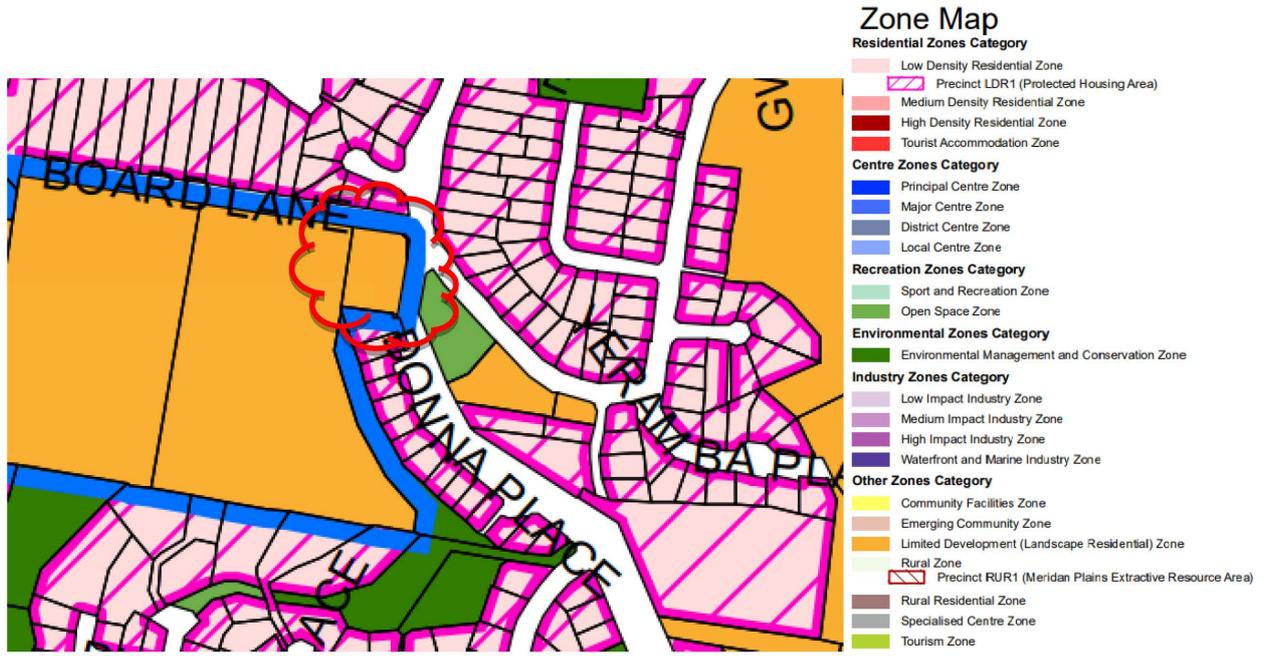


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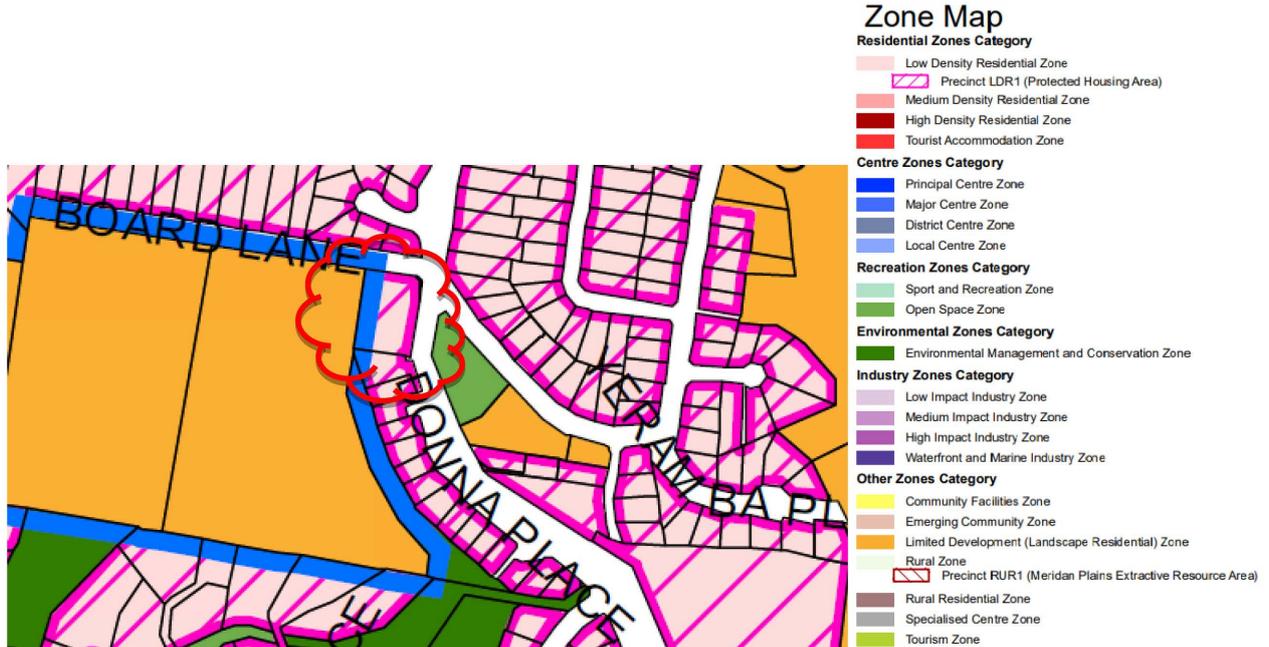


Extract of Zone Map ZM32 (Buderim Local Plan Area)

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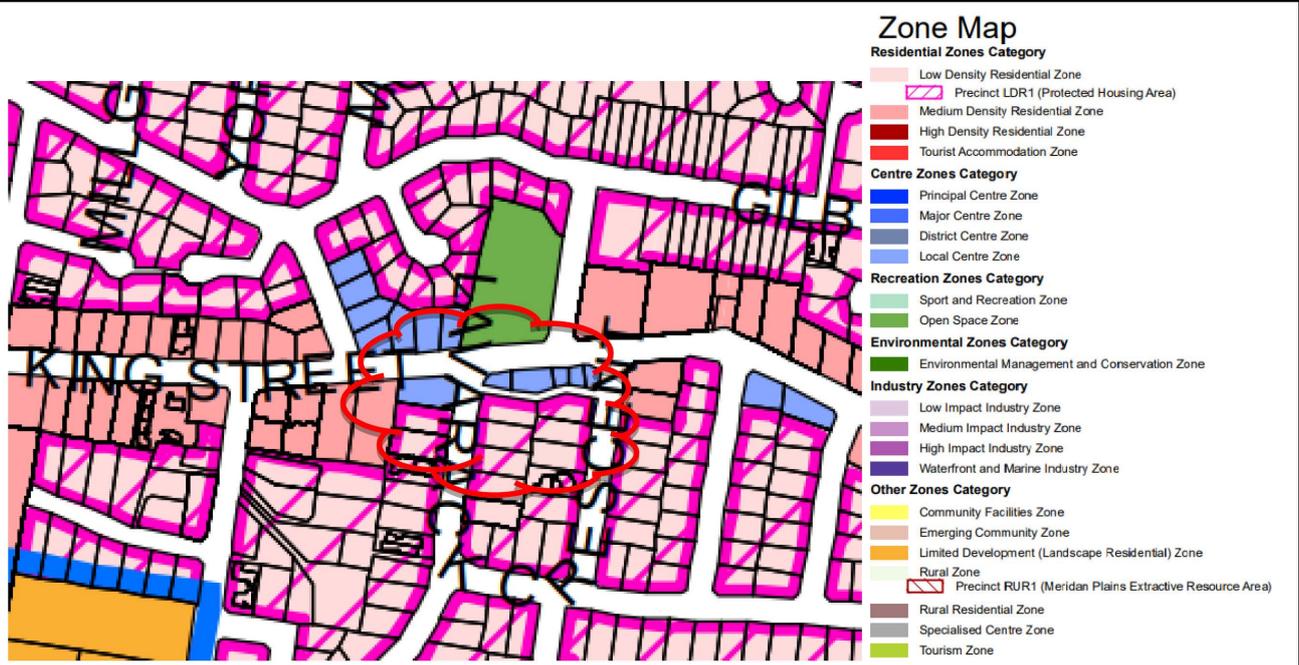


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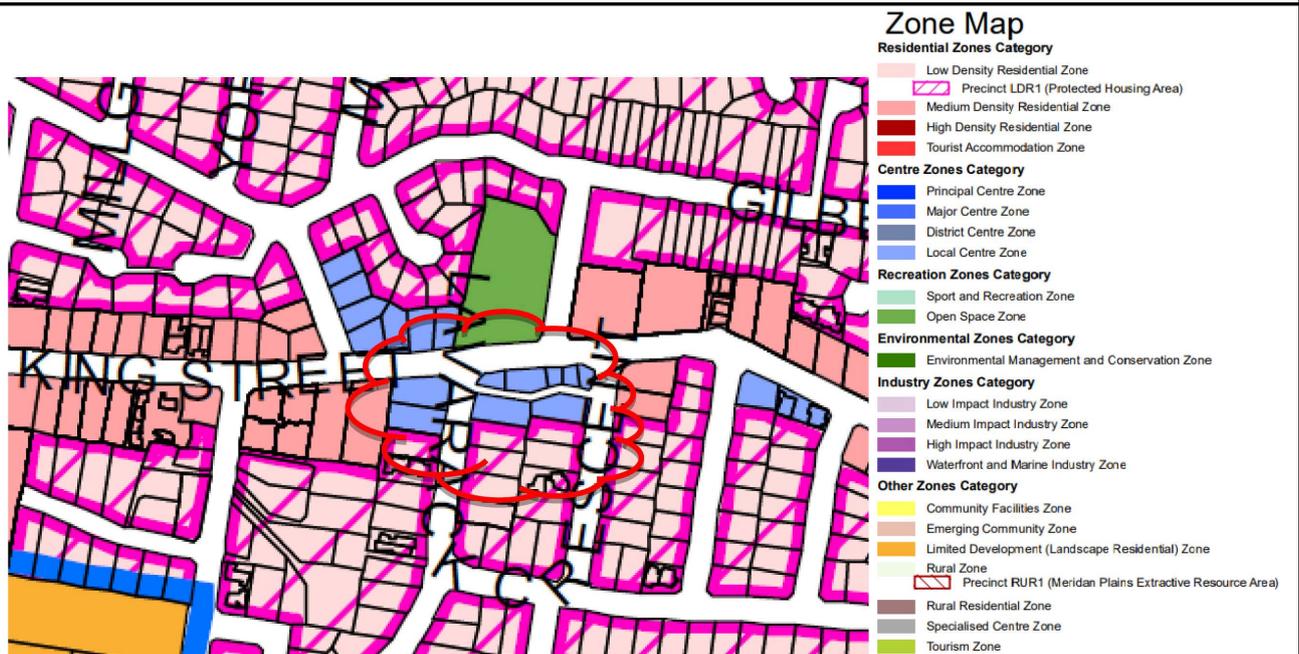


Extract of Zone Map ZM32 (Buderim Local Plan Area)

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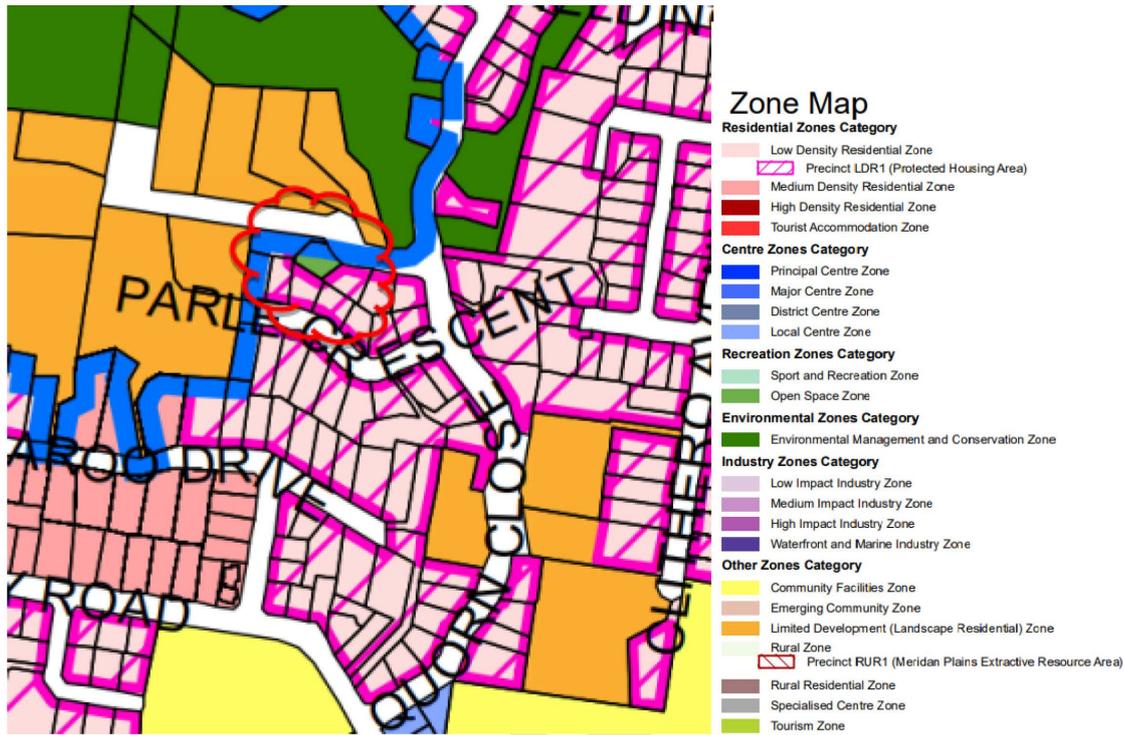


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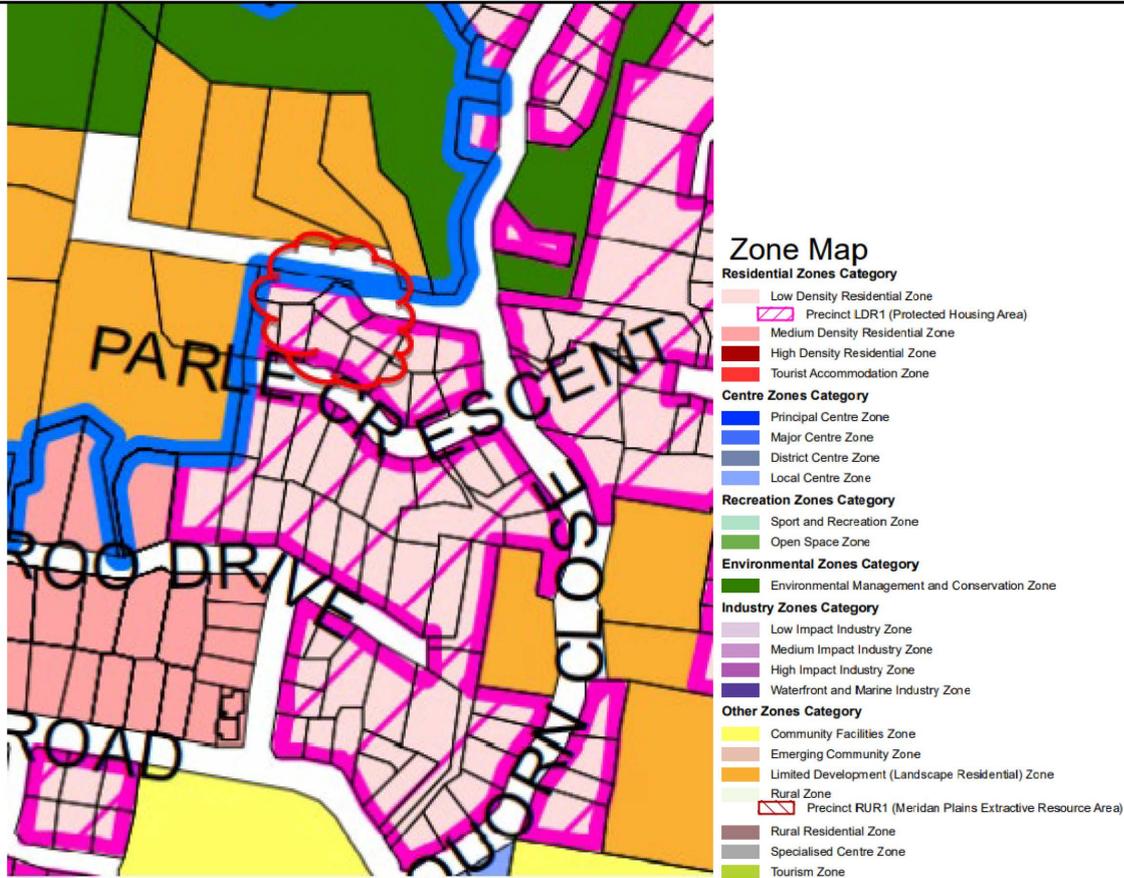


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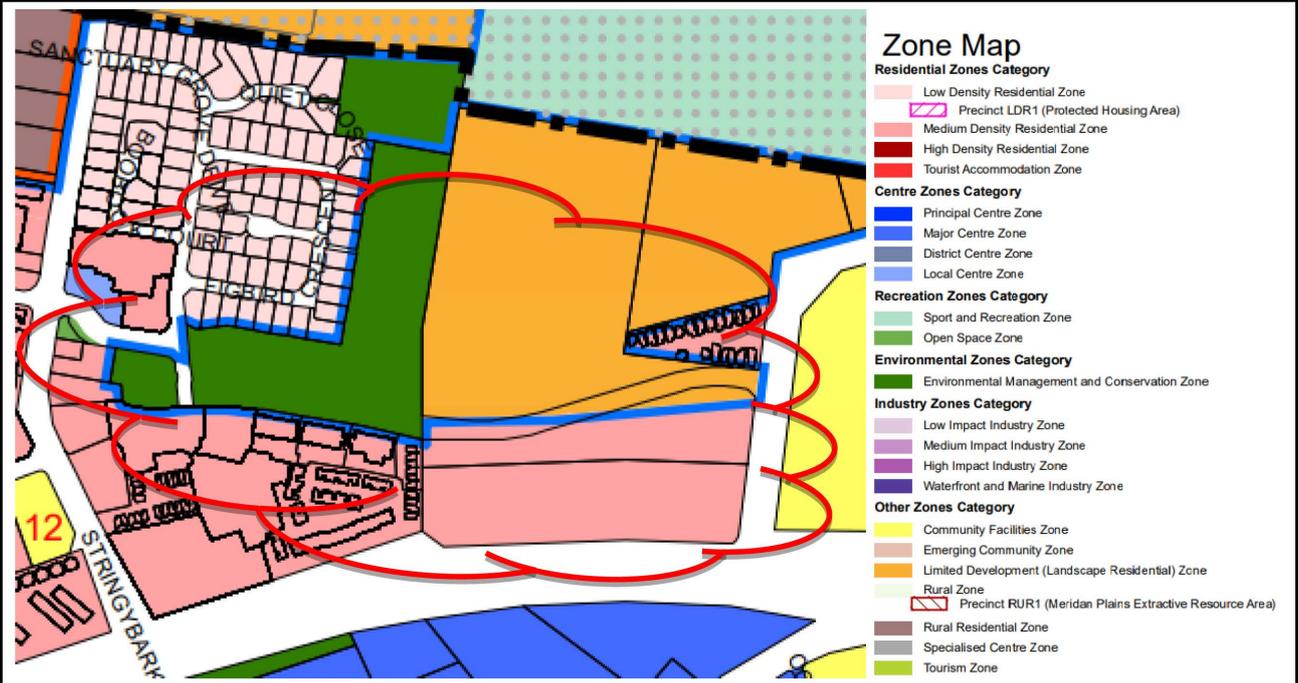


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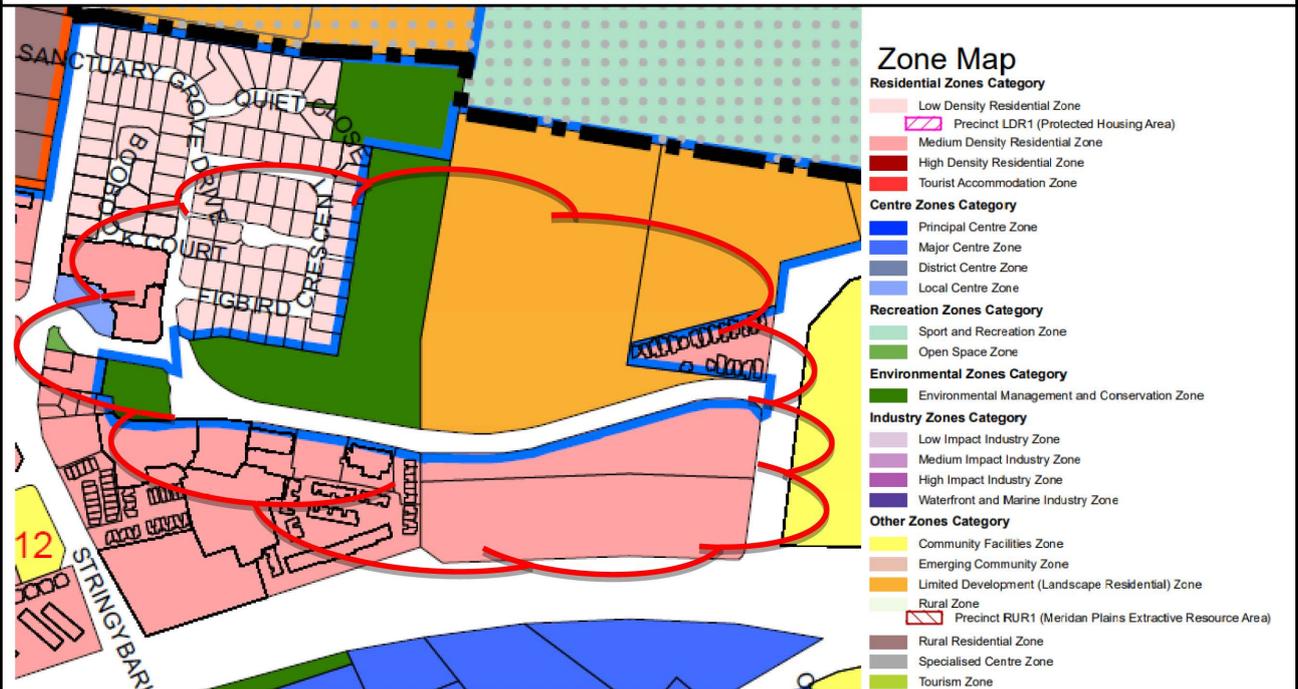


Extract of Zone Map ZM33 (Sippy Downs Local Plan Area)

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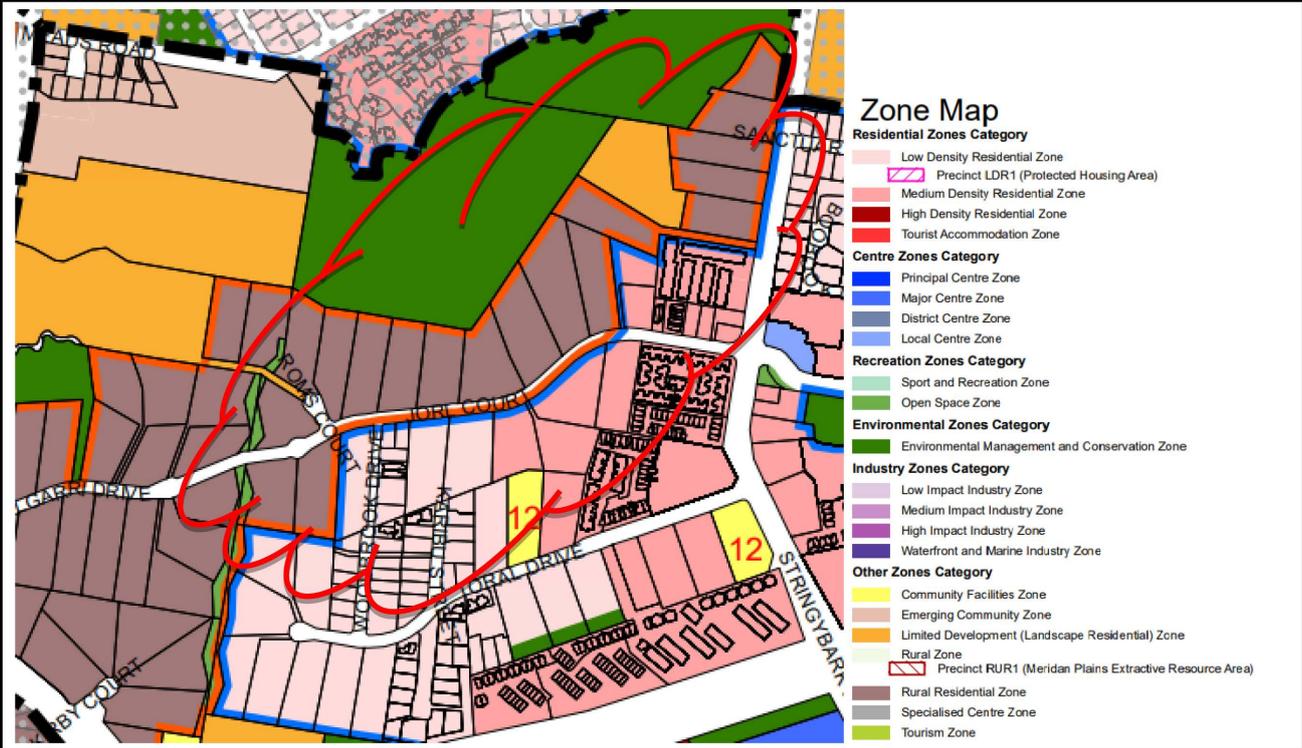


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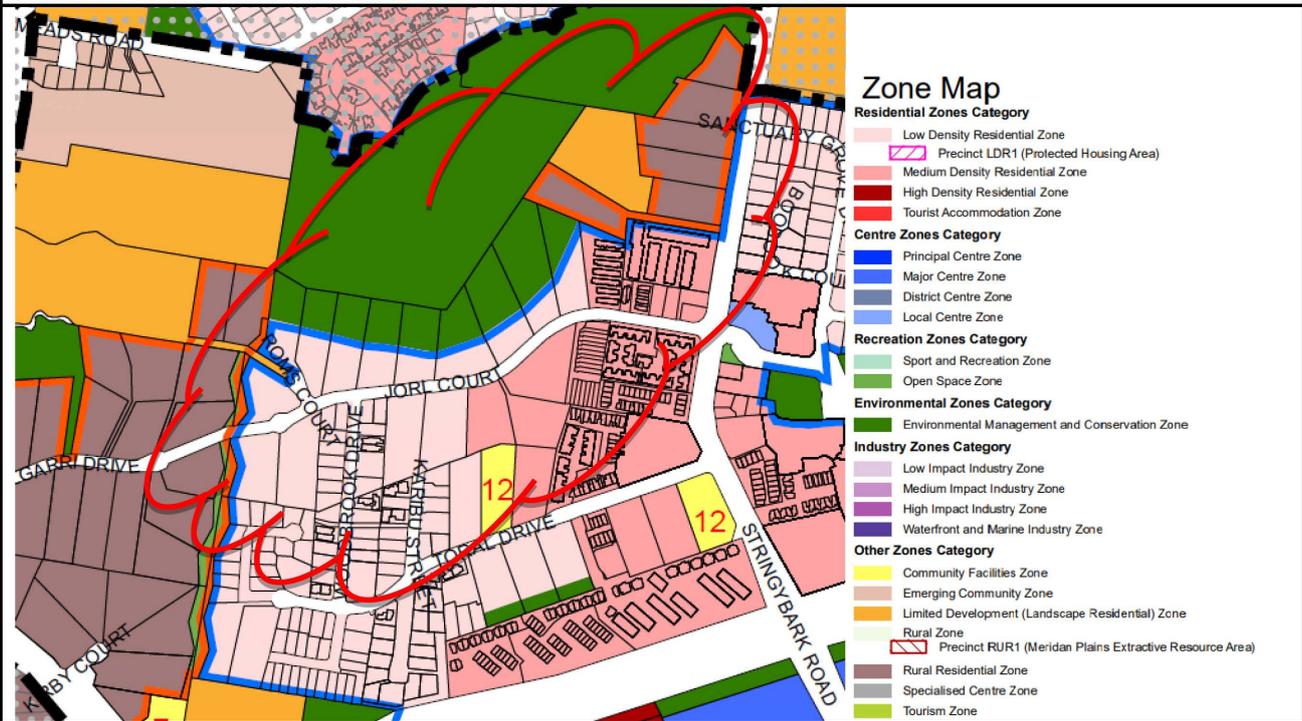


Extract of Zone Map ZM33 (Sippy Downs Local Plan Area)

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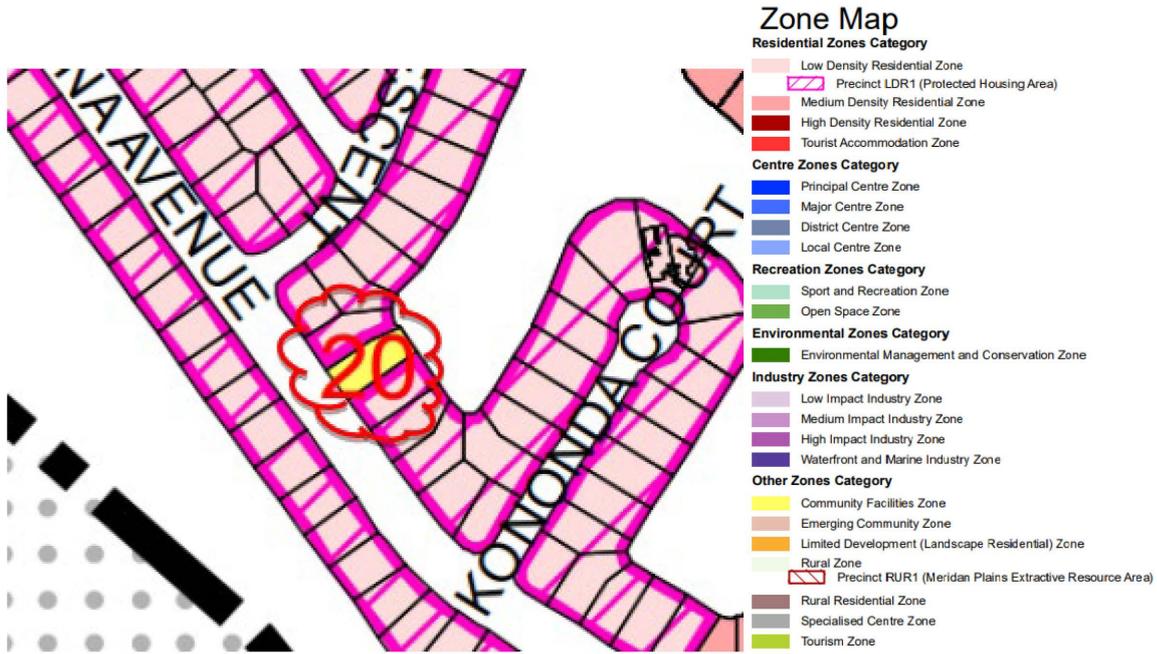


Proposed



Extract of Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)

Existing



Proposed

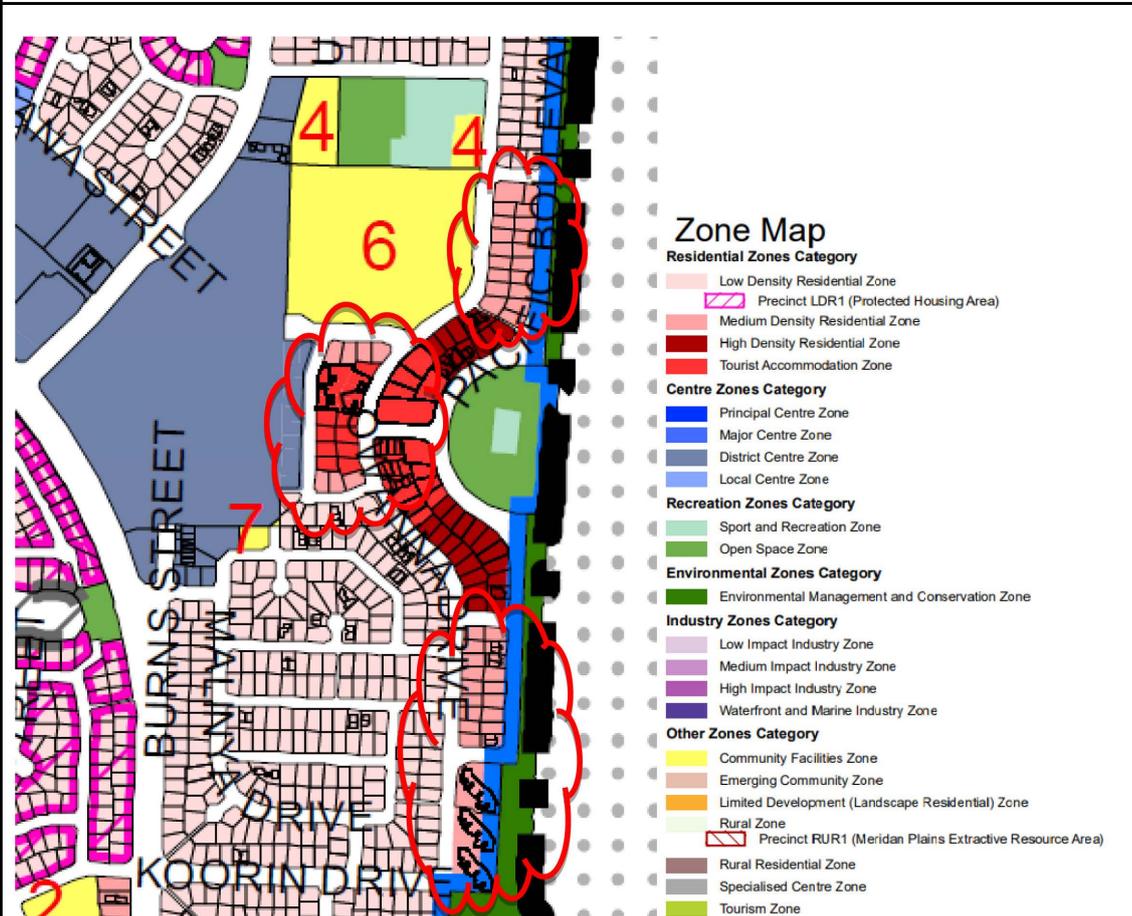


Extract of Zone Map ZM35 (Kawana Waters Local Plan Area)

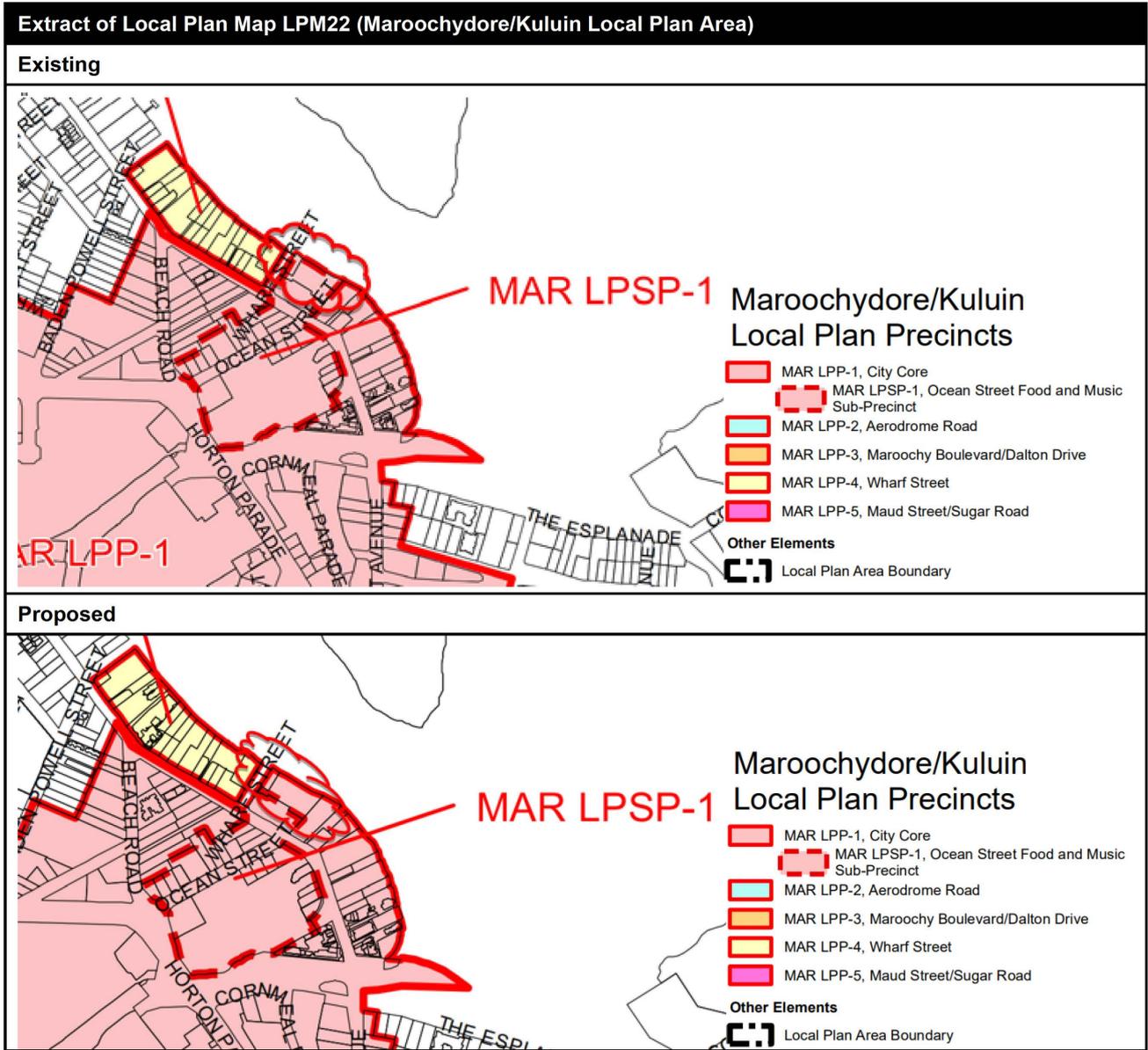
Existing



Proposed

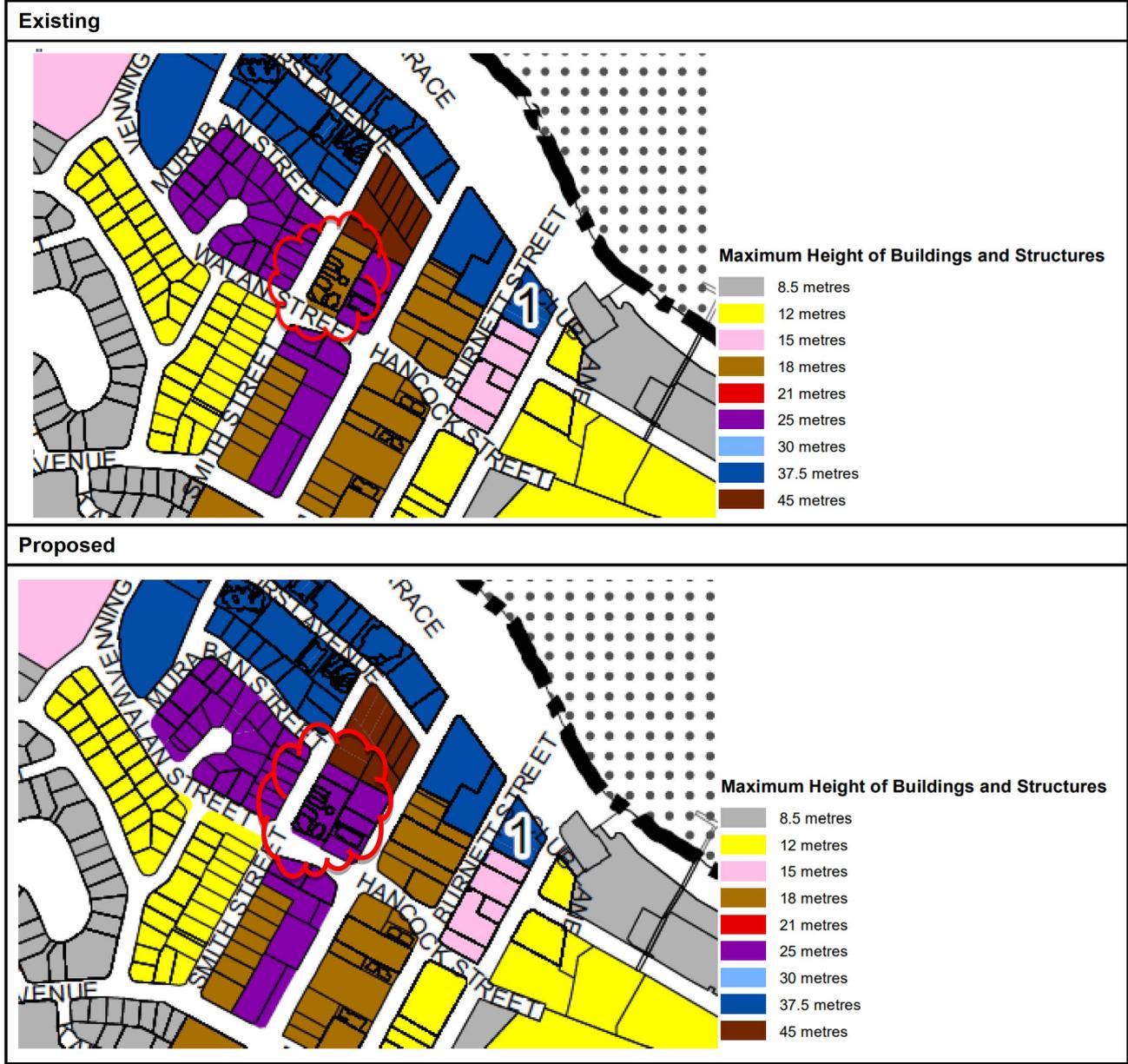


Schedule 2 (Mapping) – Local plan maps



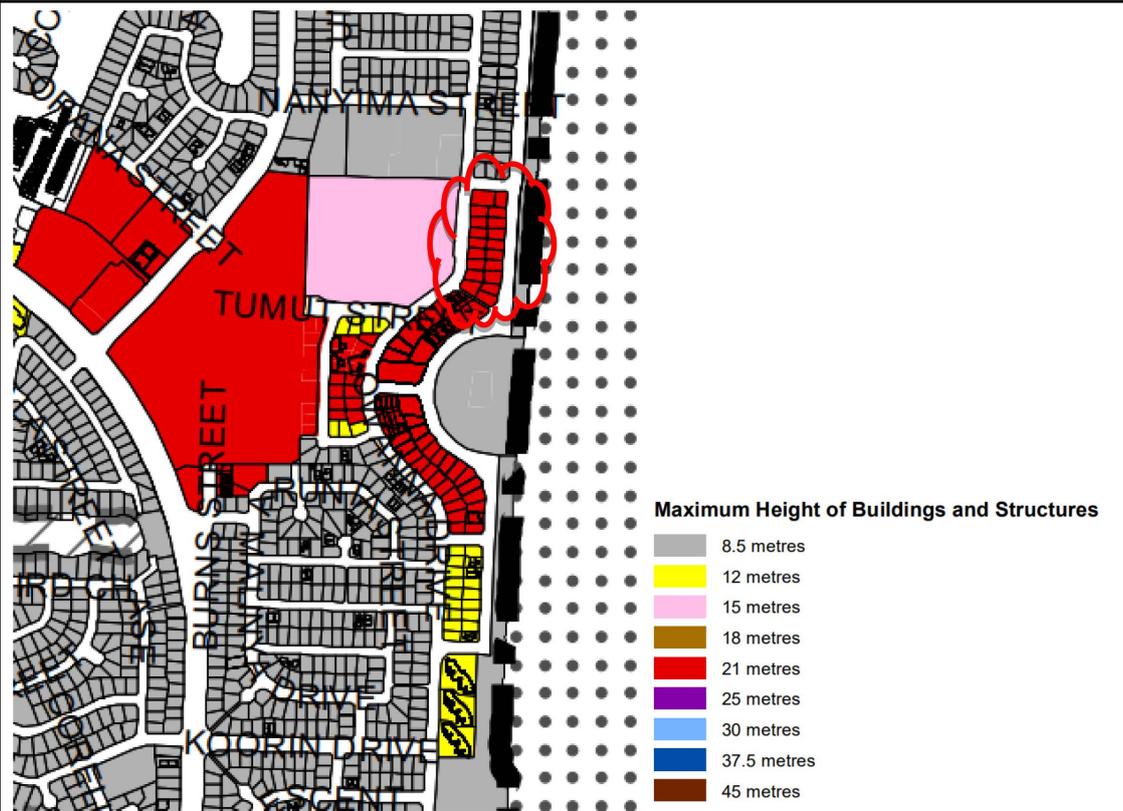
Schedule 2 (Mapping) – Overlay maps

Extract of Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area)

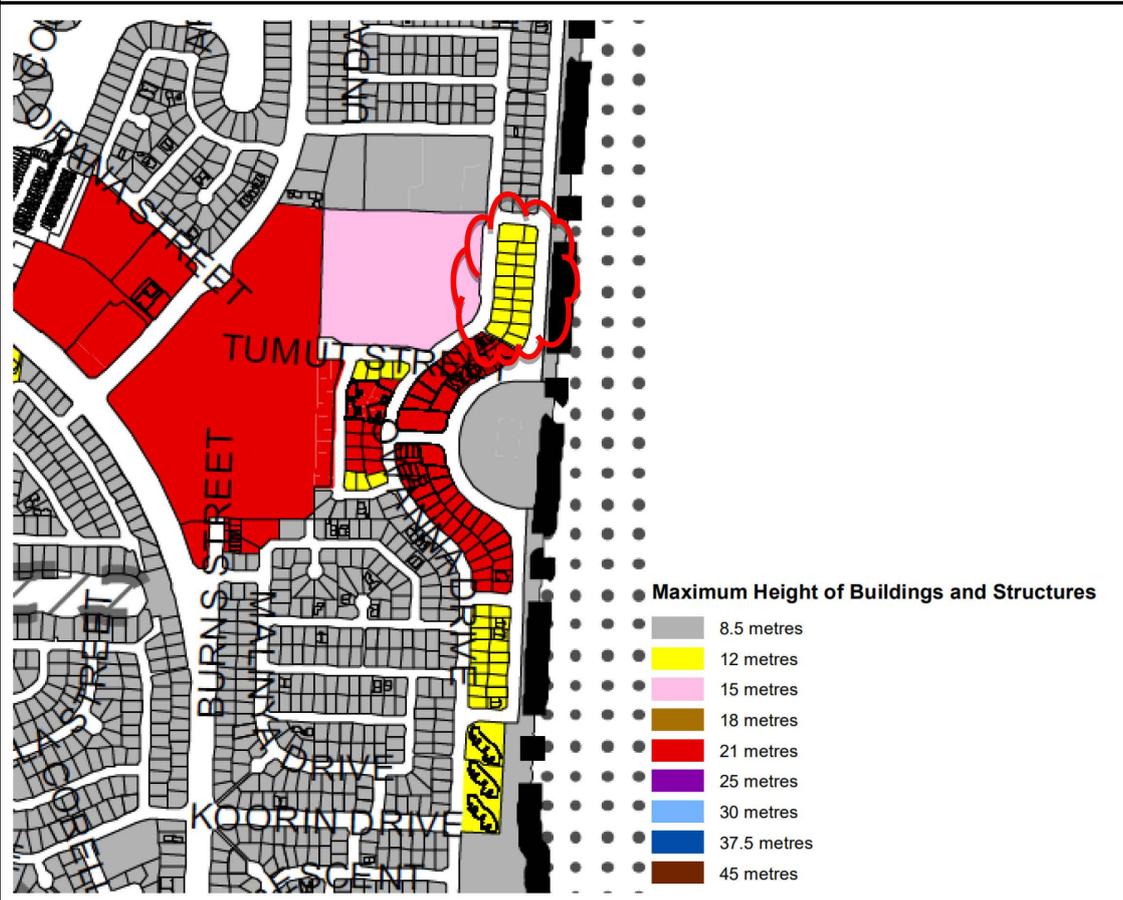


Extract of Overlay Map OVM35 (Kawana Waters Local Plan Area)

Existing



Proposed



Pages 86 through 93 redacted for the following reasons:

s. 73(2) - Not relevant/ Out of scope

From: [DLO DSDILGP](#)
To: [Correspondence from DSDILGP](#)
Subject: FW: INCOMING CORRO: The Beachfront Buddina - Referral from Sunshine Coast Council - Sch. 4(4)
 Sch. 4(4)(6) - Dis
Date: Monday, 25 July 2022 4:03:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Ministerial Correspondence Hon Steven Miles MP , Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure Nikki Boyd MP , Assistant Minister for Local Government	
Allocate to lead: Planning Input required from/Copy to:	
1. No response necessary (NRN) 2. Referral to: 3. Dept for appropriate action (DFAA) 4. Dept to call and resolve 5. Dot points	<u>Response timeframe</u> 1. 5 days (Priority) 2. 10 days (Standard) 3. 15 days (Complex) 4. Other:
<u>Response from (Template)</u> 1. Minister 2. Minister – <u>constituent</u> 3. Assistant Minister 4. Assistant Minister – <u>constituent</u> 5. Chief of Staff 6. Department / QRA	<u>Contact person in response</u> 1. Chief of Staff 2. Department / QRA Officer 3. Other:
<u>Briefing Note</u> 1. Decision 2. Noting 3. If Dept deems necessary	<u>Instructions</u>

Davina Suttie

Departmental Liaison Officer
Office of the Director-General
 Department of State Development, Infrastructure,
 Local Government and Planning

Microsoft teams – meet now

Sch. 4(4)(6) - Disclosing personal infor

Level 39, 1 William Street, Brisbane Qld 4000
 PO Box 15009, City East Qld 4002

statedevelopment.qld.gov.au

From: Deputy Premier <deputy.premier@ministerial.qld.gov.au>
Sent: Monday, 25 July 2022 10:04 AM
To: DLO DSDILGP <DLO@dsdilgp.qld.gov.au>
Subject: INCOMING CORRO: The Beachfront Buddina - Referral from Sunshine Coast Council -
Sch. 4(4)(6) - Disclosing personal in

Department – to register

From: Information (DSD) <info@dsdilgp.qld.gov.au>
Sent: Friday, July 22, 2022 5:08 PM
To: Deputy Premier <deputy.premier@ministerial.qld.gov.au>
Subject: INCOMING CORRO: The Beachfront Buddina - referral from Sunshine Coast Council

From: Sch. 4(4)(6) - Disclosing personal information
Sent: Friday, 22 July 2022, 5:02 pm
To: Information (DSD) <info@dsdilgp.qld.gov.au>
Subject: The Beachfront Buddina - referral from Sunshine Coast Council

To the Hon Steve Miles & Miss Boyd,

I understand that a matter relating to height limits on the Sunshine Coast, specifically Buddina, has now been referred to the state planning minister's department.

Sch. 4(4)(6) - Disclosing personal info The Beachfront development Sch. 4(4)(6) - Disclosing personal info and there have already been substantial delays along the way.

I'm writing to express our disappointment with councillor Joe Natoli for continuing to impede this development considering the following

- development was originally 'green-lit' by Sunshine Coast Council
- Environmental group, 'The Friends of Buddina' objected, with their case heard by a judge and then dismissed, allowing developers to continue.
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And now we understand that the matter has been referred to the state planning minister's office.

I consider this a complete waste of time and I know that we and other future owners who have already waited patiently for over a year would view the state's interference in this matter as a gross overstep for a development that has succeeded in quashing multiple objectives to date.

Kind regards

Sch. 4(4)(6) - Disclosing personal i

This email and any attachments may contain confidential or privileged information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The confidentiality and privilege attached to this message and attachment is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone, and destroy and delete all copies. The Department does not accept any responsibility for any loss or damage that may result from reliance on, or use of, any information contained in this email and/or attachments.

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Please consider the environment before printing this email.

From: Sch. 4(4)(6) - [REDACTED]
To: [Paul Gleeson](#)
Subject: Re: Email to Deputy Premier
Date: Tuesday, 2 August 2022 9:57:22 AM
Attachments: [image001.png](#)

Hi Paul,

Thank you for responding to my email.

I've since spoken to Cr Natoli and he's assured me that the height limit won't affect the current construction of The Beachfront at Buddina.

If you can confirm that this is true, then I'm happy with that outcome.

Warm regards

Sch. 4(4)(6) - Disclo

On Mon, Aug 1, 2022 at 10:48 AM Paul Gleeson <Paul.Gleeson@dasilgp.qld.gov.au> wrote:

Hi [REDACTED]

Regarding your email to the Deputy Premier about the development at Talinga Street, Buddina, can you send me a phone number that I can contact you on so I can call and discuss what is happening.

Regards

Paul



Paul Gleeson

Principal Planning Officer

Department of State Development, Infrastructure,

Local Government and Planning

Sch. 4(4)(6) - Disclosing pe

Email paul.gleeson@dasilgp.qld.gov.au

Level 3, 12 First Avenue, Maroochydore QLD 4553

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From: [Paul Gleeson](#)
To: [Planning Correspondence](#)
Cc: [Jamaica Hewston](#)
Subject: HPE Content Manager Ministerial Incoming Correspondence : MC22/2968 : Concerns regarding delay of approval for The Beachfront development at Buddina by Sunshine Coast Regional Council - [Sch. 4(4)(6) - Disclosing person]
Date: Tuesday, 2 August 2022 10:24:00 AM
Attachments: [Concerns regarding delay of approval for The Beachfront development at Buddina by Sunshine Coast Regional Council](#) - [Sch. 4(4)(6) - Disclosing person]
[Concerns regarding delay of approval for The Beachfront development at Buddina by Sunshine Coast Regional Council](#) - [Sch. 4(4)(6) - Disclosing person]

Hi Meaghan,

When preparing this corro I tried contacting the writer. [Sch. 4(4)(6) - Disclosing person] responded with a direct query (email) and I was able to answer [Sch. 4(4)(6) - Disclosing person] question. As stated in [Sch. 4(4)(6) - Disclosing person] email, my response satisfies [Sch. 4(4)(6) - Disclosing person] requirements and I have left [Sch. 4(4)(6) - Disclosing person] a number to follow up with me if needed. Can we close this corro out without the need for a more formal response. The email exchange is on the Source file attached.

Thanks

Paul

-----< HPE Content Manager record Information >-----

Record Number : MC22/2968

Title : Concerns regarding delay of approval for The Beachfront development at Buddina by Sunshine Coast Regional Council [Sch. 4(4)(6) - Disclosing person]

From: [DLO DSDILGP](#)
To: [Correspondence from DSDILGP](#)
Subject: FW: INCOMING CORRO: The Beachfront Buddina - Referral from Sunshine Coast Council - Sch. 4(4)
 Sch. 4(4)(6) - Di
Date: Monday, 25 July 2022 4:03:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Ministerial Correspondence Hon Steven Miles MP , Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure Nikki Boyd MP , Assistant Minister for Local Government	
Allocate to lead: Planning Input required from/Copy to:	
1. No response necessary (NRN) 2. Referral to: 3. Dept for appropriate action (DFAA) 4. Dept to call and resolve 5. Dot points	<u>Response timeframe</u> 1. 5 days (Priority) 2. 10 days (Standard) 3. 15 days (Complex) 4. Other:
<u>Response from (Template)</u> 1. Minister 2. Minister – <u>constituent</u> 3. Assistant Minister 4. Assistant Minister – <u>constituent</u> 5. Chief of Staff 6. Department / QRA	<u>Contact person in response</u> 1. Chief of Staff 2. Department / QRA Officer 3. Other:
<u>Briefing Note</u> 1. Decision 2. Noting 3. If Dept deems necessary	<u>Instructions</u>

Davina Suttie

Departmental Liaison Officer
Office of the Director-General
 Department of State Development, Infrastructure,
 Local Government and Planning

Microsoft teams – meet now

Sch. 4(4)(6) - Disclosing personal information

Level 39, 1 William Street, Brisbane Qld 4000
 PO Box 15009, City East Qld 4002

statedevelopment.qld.gov.au

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Department – to register

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Sch. 4(4)(6) - Disclosing person

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If not an intended recipient of this email, you must not copy, distribute or take any action(s) that relies on it; any form of disclosure, modification, distribution and /or publication of this email is also prohibited.

Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government.

Please consider the environment before printing this email.

From: [Paul Gleeson](#)
To: [Jamaica Hewston](#)
Subject: Buddina amendment.pptx
Date: Tuesday, 2 August 2022 5:08:18 PM
Attachments: [Buddina amendment.pptx](#)

Hi Jamaica,
One of the slides has animation so it's best to advise Anna to view it as a presentation
Regards
Paul

From: [Jamaica Hewston](#)
To: [Anna MCGRATH](#); [Nathan Rule](#)
Cc: [Paul Gleeson](#)
Subject: Sunshine Coast - Buddina amendment meeting tomorrow
Date: Tuesday, 2 August 2022 5:31:00 PM
Attachments: [image001.png](#)
[image003.png](#)
[Buddina amendment slides.pptx](#)
[image002.png](#)
[image004.png](#)

Hi Anna

Please see attached a short summary of the amendment and key issue we are seeking direction on – Buddina heights and zoning.

One of the slides has animation so it's best to view it as a presentation

Regards,

Jamaica Hewston

Acting Manager

SEQ North, Planning and Development Services

Department of State Development, Infrastructure,
Local Government and Planning

Microsoft teams – meet now

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PO Box 1129, Maroochydore QLD 4558

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Buddina amendment

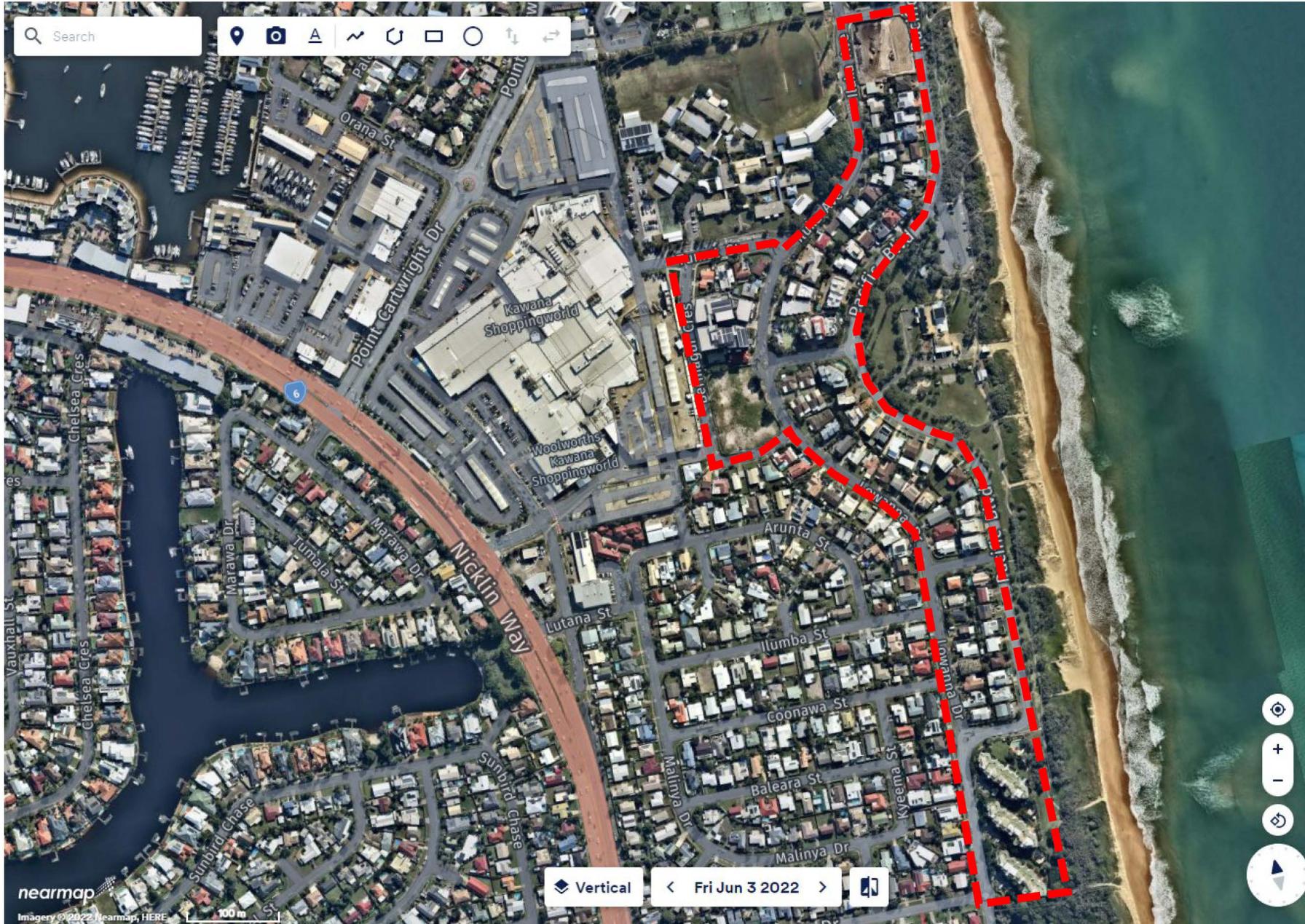
Sunshine Coast Planning Scheme

Purpose:

Context

Buddina Urban Village

RT12223-034-DSDILGP Page Number 106

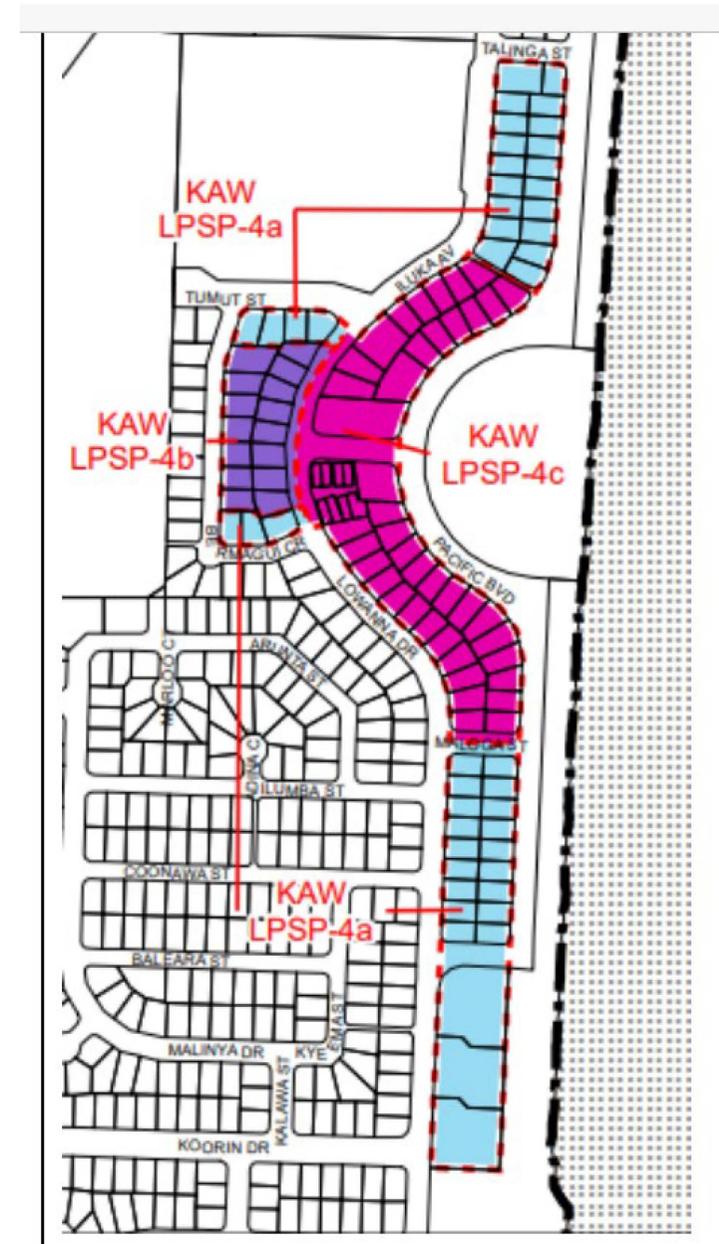


Background – Buddina Urban Village

- The Buddina Urban Village has been included in various planning schemes for the past 17 years. The first planning scheme to incorporate the concept of the Buddina Urban Village was the Draft Caloundra City Plan in 2003.
- Under the Kawana Water Local plan code, development in the Buddina Urban Village is intended to provide for higher density residential accommodation in the form of permanent and visitor accommodation buildings.
- Council received a petition, with 228 signatories seeking an amendment to the planning scheme in relation to the Buddina Urban Village. The petition requested that the zoning and maximum building height of land included in Sub-precinct KAW LPSP-4a (Urban Village Residential) be amended to maintain the low-medium density residential character of the local area.

Precinct KAW LPSP-4a

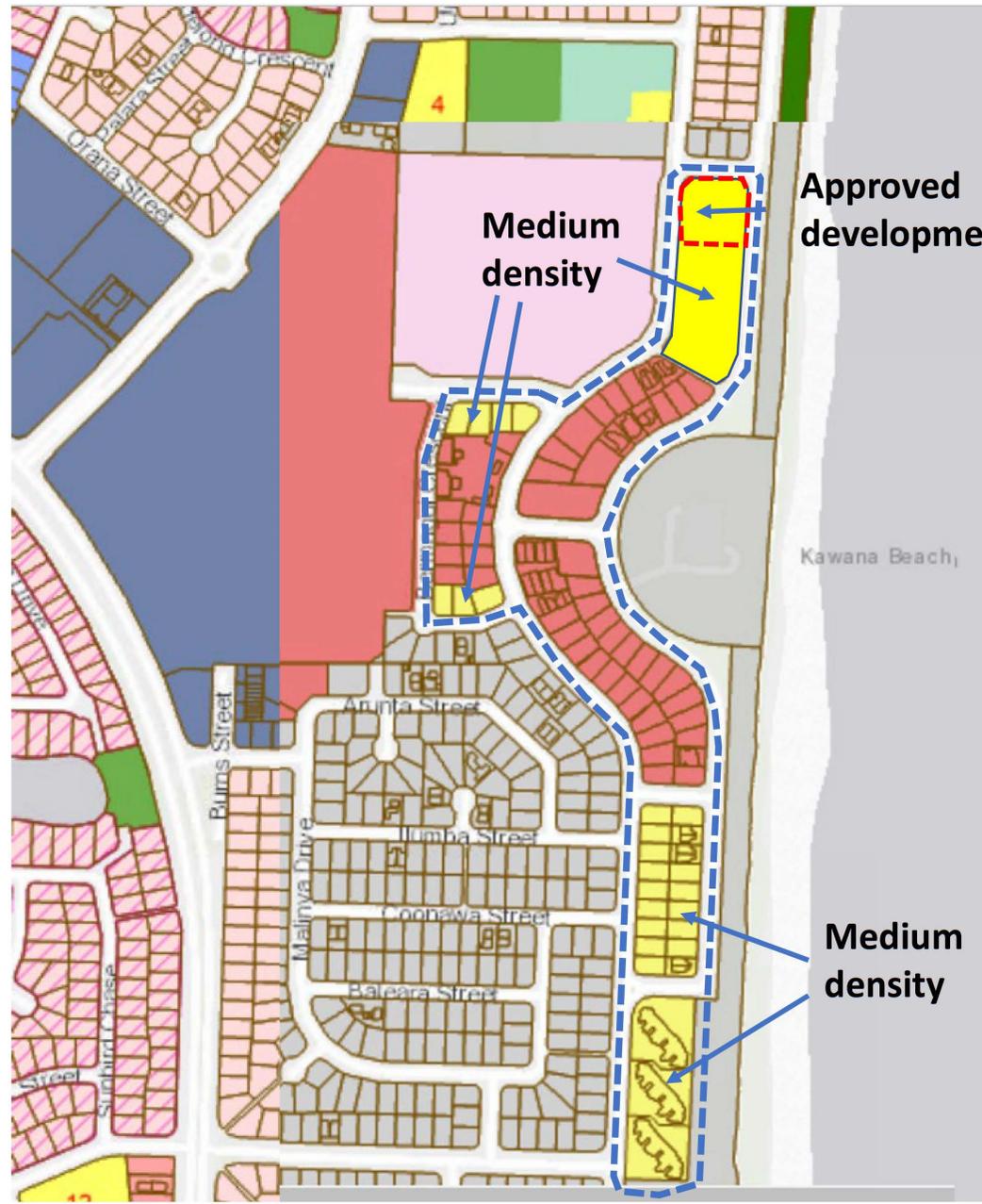
- Community concerns (petition with 228 signatures)
- Most of the land currently included in Sub-precinct KAW LPSP-4a has a maximum building height of 12 metres, with the exception of the northern part of the Sub-precinct adjoining Talinga Street, which has a maximum building height of 21 metres.
- To provide consistency between the height and zoning, it is considered appropriate for that part of the Sub-precinct with a maximum building height of 12 metres be included in the Medium density residential zone rather than the High density residential zone.
- It is also proposed to amend the zoning and maximum building height of the land included in the north-eastern section of the Sub-precinct KAW LPSP-4a from the High density residential zone to the Medium density residential zone and from a maximum building height of 21 metres to 12 metres, to provide consistency throughout the Sub-precinct.



Current maximum height

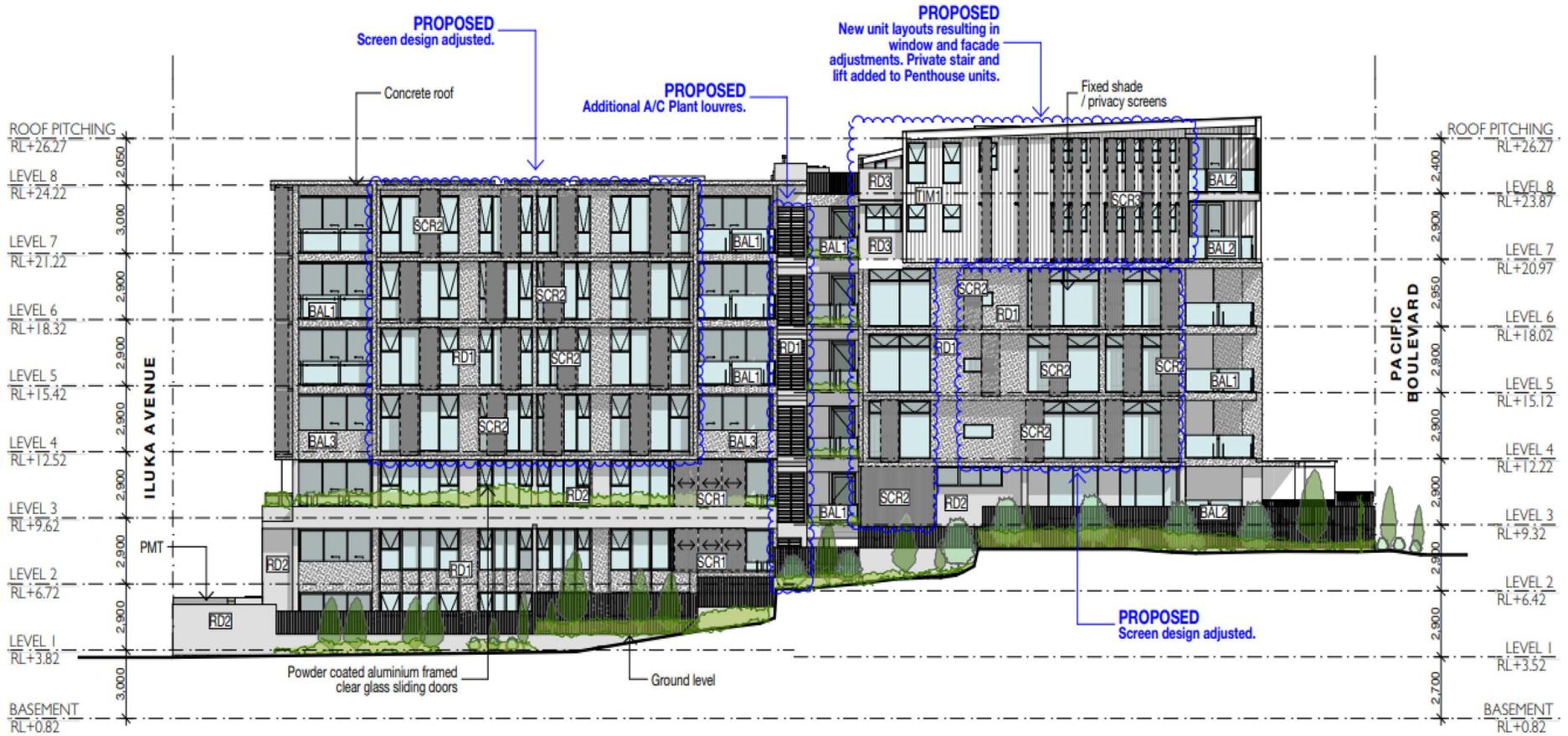


- Approx. 100 units less over northern area



- 42 units above 12.5m

BUDDINA BEACH- SOUTH ELEVATION



Outcome of SIR

State interests

1. ShapingSEQ – Consolidation targets
2. SPP – Housing supply and diversity –
 - a) (3) A diverse, affordable and comprehensive range of housing options in accessible and well-serviced locations, is facilitated
3. SPP – Liveable communities -
 - a) (2) Vibrant places and spaces, and diverse communities that meet lifestyle needs are facilitated by:
 - i. (d) higher density development in accessible and well-serviced locations
 - ii. (e) efficient use of established infrastructure and services

DSDILGP believes that this amendment is better considered as part of the new planning scheme review where the council can consider the wholistic implications of reducing consolidation in established, well serviced urban areas.

Outcome of SIR

Options

1. Proceed to notification with no amendment
2. Proceed to notification subject to Minister condition requiring removal of Buddina amendment.
3. Stop the clock and issue an IR/letter to the council. Once received proceed with option 1 or 2.

From: [Anna MCGRATH](#)
To: [Jamaica Hewston](#); [Nathan Rule](#)
Cc: [Paul Gleeson](#)
Subject: RE: Sunshine Coast - Buddina amendment meeting tomorrow
Date: Wednesday, 3 August 2022 6:46:30 AM
Attachments: [image005.png](#)
[image006.png](#)
[image008.png](#)
[image001.png](#)
[image002.png](#)

Thanks Jamaica,

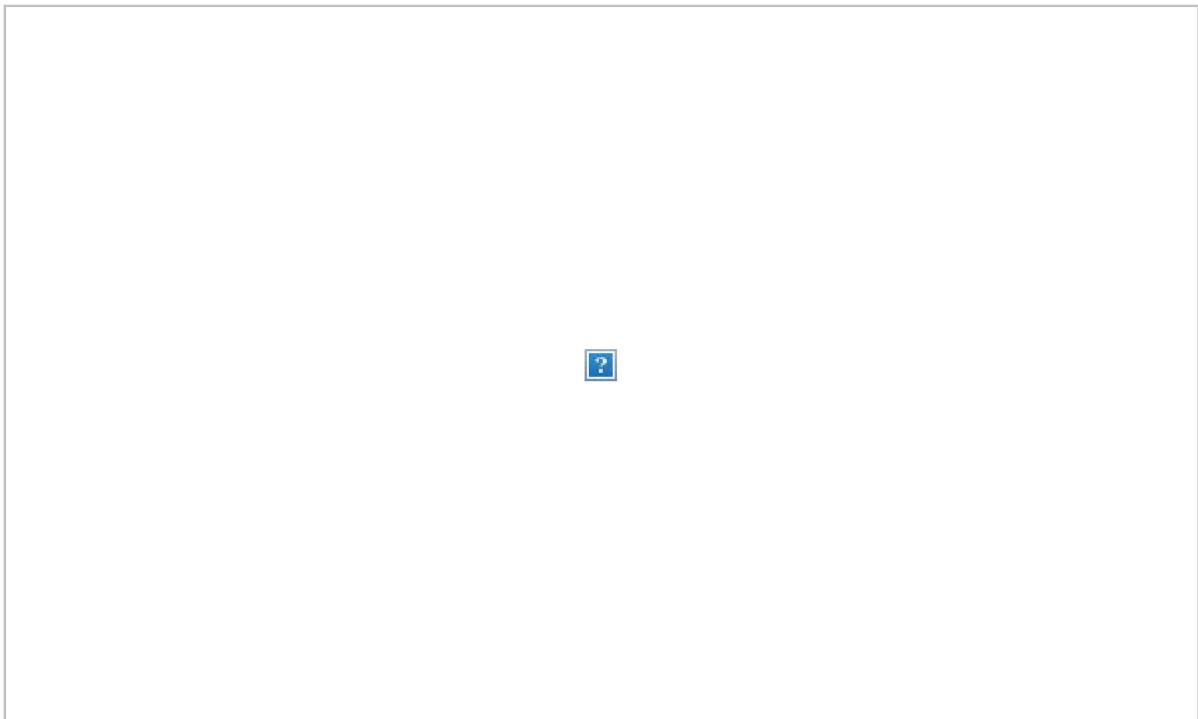
I am not sure where the animation was – I definitely missed it! But a great presentation that was easy to get across the issues.

Can you please confirm what conversations you have had with Council about this and what council officer views are?

Has council understood the market feasibility implications and where the downgraded heights would present a barrier to increasing consolidated housing supply on the coast?

Looking forward to the discussion this afternoon.

Anna



From: Jamaica Hewston <Jamaica.Hewston@dsdilgp.qld.gov.au>
Sent: Tuesday, 2 August 2022 5:32 PM
To: Anna MCGRATH <Anna.McGrath@dsdilgp.qld.gov.au>; Nathan Rule <Nathan.Rule@dsdilgp.qld.gov.au>
Cc: Paul Gleeson <Paul.Gleeson@dsdilgp.qld.gov.au>
Subject: Sunshine Coast - Buddina amendment meeting tomorrow

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Acting Manager

SEQ North, Planning and Development Services

Department of State Development, Infrastructure,
Local Government and Planning

*Microsoft teams – **meet now***

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PO Box 1129, Maroochydore QLD 4558

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From: [Paul Gleeson](#)
To: [Anna MCGRATH](#); [Jamaica Hewston](#); [Nathan Rule](#)
Subject: RE: Sunshine Coast - Buddina amendment meeting tomorrow
Date: Wednesday, 3 August 2022 9:19:41 AM
Attachments: [image003.png](#)
[image004.png](#)
[image006.png](#)
[image005.png](#)
[image007.png](#)

Hi Anna,

- Yourself, Jamaica and I discussed this with Steve Patey just prior to their lodgement for SIR and confirmed with Steve that officers did not support this element of the amendment and that it could be removed without affecting the balance of the amendment.
- At a council meeting on 28 April 2022, Councillors supported a resolution to change the amendment (to amend the Buddina Urban Village), when officers were seeking delegation from the council to finalise the amendment for lodgement with the Minister for the SIR.
- On 25 May 2022, Cr Cox, who did not support the recommendation, requested that the planning officers prepare a report on the change to the amendment.
- The report was considered at the council meeting on 23 June 2022, the officers recommended withdrawal of the Buddina Urban Village elements from the proposed amendment. *Grounds: for reasons of good planning practice and due to the potential adverse impact on housing choice and availability.*
- This recommendation was overturned 5-6 led by Cr Natoli (divisional councillor).
- Council officers advise that market feasibility was not discussed with the council. There is no evidence in the council report associated with the change that market feasibility was discussed.

Regards

Paul

From: Anna MCGRATH <Anna.McGrath@dasilgp.qld.gov.au>
Sent: Wednesday, 3 August 2022 6:46 AM
To: Jamaica Hewston <Jamaica.Hewston@dasilgp.qld.gov.au>; Nathan Rule <Nathan.Rule@dasilgp.qld.gov.au>
Cc: Paul Gleeson <Paul.Gleeson@dasilgp.qld.gov.au>
Subject: RE: Sunshine Coast - Buddina amendment meeting tomorrow

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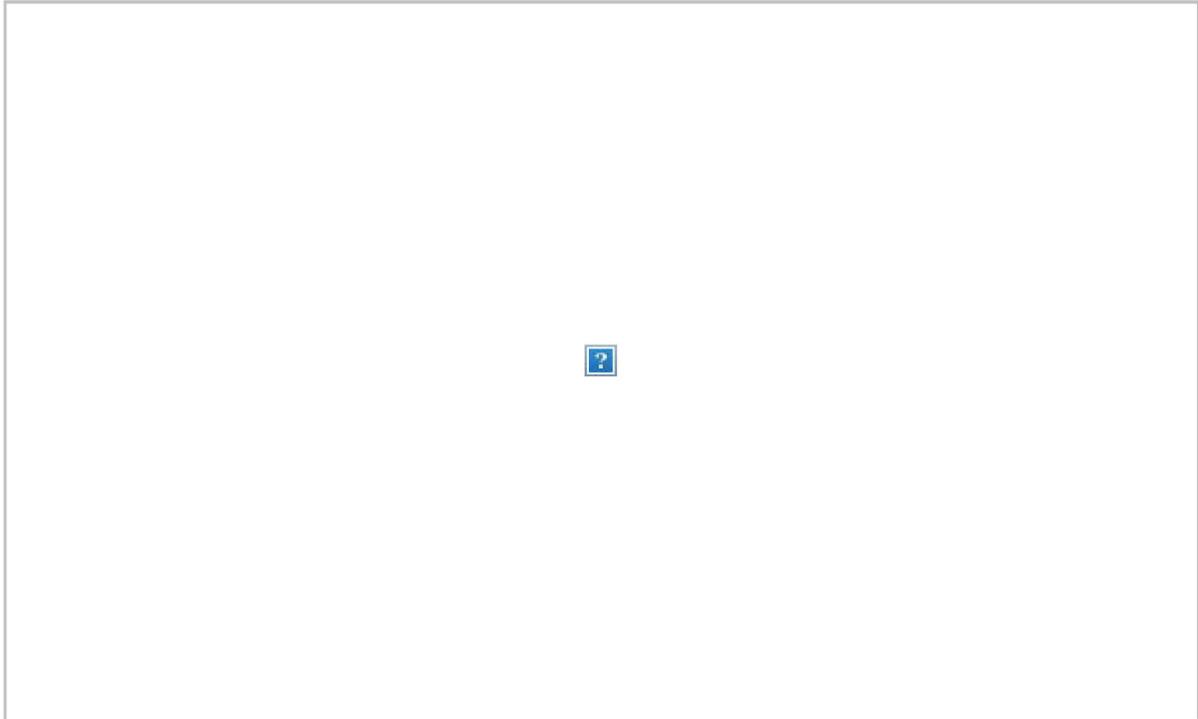
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Regards,

Jamaica Hewston

Acting Manager

SEQ North, Planning and Development Services

Department of State Development, Infrastructure,
Local Government and Planning

Microsoft teams – meet now

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PO Box 1129, Maroochydore QLD 4558

statedevelopment.qld.gov.au

From: [Jamaica Hewston](#)
To: [Paul Gleeson](#); [Anna MCGRATH](#); [Nathan Rule](#)
Subject: Sunshine Coast amendment - Buddina

Hi Anna and Nathan

This is a meeting to discuss the SCC proposal to reduce heights and density in Buddina, which has emerged as the key issue in the Sunshine Coast Site Specific amendment (MA 00079).

We are seeking your direction on how to proceed including whether to issue pause notice and information request.

Jamaica

Microsoft Teams meeting

Join on your computer or mobile app

Click here to join the meeting <https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZGEwZWUwNmEtOTUyYS00MWUwLWFmMmYtZGY4MTA4YzI4MjYx%40thread.v2/0?context=%7b%22Tid%22%3a%227db2bee6-535c-4748-bf78-c30733511bcd%22%2c%22Oid%22%3a%2210c0453b-60f5-47eb-b57e-a59ca86944d3%22%7d>

Meeting ID: 434 471 108 319
Passcode: dXyTaQ

Download Teams <<https://www.microsoft.com/en-us/microsoft-teams/download-app>> | Join on the web <<https://www.microsoft.com/microsoft-teams/join-a-meeting>>

Join with a video conferencing device

teams@dtdti.onpexip.com <<mailto:teams@dtdti.onpexip.com>>

Video Conference ID: 133 732 076 2

Alternate VTC instructions <<https://pexip.me/teams/dtdti.onpexip.com/1337320762>>

Or call in (audio only)

+61 7 3185 1801,,102302835# <<tel:+61731851801,,102302835#>> Australia, Brisbane

Phone Conference ID: 102 302 835#

Find a local number <<https://dialin.teams.microsoft.com/89274c79-d1ff-473e-a066-1c713763b2fe?id=102302835>> | Reset PIN <<https://dialin.teams.microsoft.com/usp/pstnconferencing>>

Learn More <<https://aka.ms/JoinTeamsMeeting>> | Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=10c0453b-60f5-47eb-b57e-a59ca86944d3&tenantId=7db2bee6-535c-4748-bf78-c30733511bcd&threadId=19_meeting_ZGEwZWUwNmEtOTUyYS00MWUwLWFmMmYtZGY4MTA4YzI4MjYx@thread.v2&messageId=0&language=en-US>

From: [Planning Correspondence](#)
To: [Correspondence from DSDILGP](#)
Subject: Extension and NRN requests - Planning Group - A SP approved - 4 August 2022
Date: Thursday, 4 August 2022 8:05:28 AM
Attachments: [Extension and NRN requests - Planning Group - A SP approved - 4 August 2022.docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi ESU

Please find attached extension and NRN requests approved by A/State Planner Chris Aston.

Could you please action in the Source.

Thanks

Meaghan

Meaghan Dwyer

Correspondence Coordinator
Office of the State Planner

Planning Group

Department of State Development, Infrastructure,
Local Government and Planning

*Microsoft teams – **meet now***

Sch. 4(4)(6) - Dis

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PO Box 15009, City East QLD 4002

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Page 120 redacted for the following reason:

s. 73(2) - Not relevant/ Out of scope

NRN (No Response Necessary) REQUESTS – 4 August 2022

Source Reference Number	Title	Author	Type of Response	Date received by MO	Date Due	Explanation for NRN	Division	SP decision – please remove all that do not apply
MC22/2968	Concerns regarding delay of approval for The Beachfront development at Buddina by Sunshine Coast Regional Council - Sch. 4(4)(6) - Dis Sch. 4(4)(6) - Disclosing pers	Sch. 4(4)(6) - Disclos	Chief of Staff	25 July 2022	8 August 2022	Departmental officer has contacted Sch. 4(4)(6) - and discussed Sch. concerns via email. Sch. 4(4)(6) - has advised that a formal response is no longer required. Copies of email exchanged are saved in MC22/2968.	PDS – South	Approved
								Approved Not approved DPO advice

From: [Paul Gleeson](#)
To: [Planning Correspondence](#)
Cc: [Jamaica Hewston](#)
Subject: RE: NRN approved - HPE Content Manager Ministerial Incoming Correspondence : MC22/2968 : Concerns regarding delay of approval for The Beachfront development at Buddina by Sunshine Coast Regional Council
Date: Thursday, 4 August 2022 8:58:00 AM

Thanks Meaghan

-----Original Message-----

From: Planning Correspondence <PlanningCorrespondence@dsdilgp.qld.gov.au>
Sent: Thursday, 4 August 2022 8:50 AM
To: Paul Gleeson <Paul.Gleeson@dsdilgp.qld.gov.au>
Cc: Jamaica Hewston <Jamaica.Hewston@dsdilgp.qld.gov.au>
Subject: NRN approved - HPE Content Manager Ministerial Incoming Correspondence : MC22/2968 : Concerns regarding delay of approval for The Beachfront development at Buddina by Sunshine Coast Regional Council
Sch. 4(4)(6) - Disclosing pers

Hi Paul

The NRN request for this one has been approved and the Source container has been updated.

Regards

Meaghan

Meaghan Dwyer
Correspondence Coordinator
Office of the State Planner
Planning Group
Department of State Development, Infrastructure, Local Government and Planning

Microsoft teams – meet now

Sch. 4(4)(6) - [REDACTED]

Level 13, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002

statedevelopment.qld.gov.au

-----Original Message-----

From: Paul Gleeson <Paul.Gleeson@dsdilgp.qld.gov.au>
Sent: Tuesday, 2 August 2022 10:24 AM
To: Planning Correspondence <PlanningCorrespondence@dsdilgp.qld.gov.au>
Cc: Jamaica Hewston <Jamaica.Hewston@dsdilgp.qld.gov.au>
Subject: HPE Content Manager Ministerial Incoming Correspondence : MC22/2968 : Concerns regarding delay of approval for The Beachfront development at Buddina by Sunshine Coast Regional Council
Sch. 4(4)(6) - Disclos



Principal Planning Officer
Department of State Development, Infrastructure,
Local Government and Planning

Sch. 4(4)(6) - Disclosing

Email paul.gleeson@dasilgp.qld.gov.au

Level 3, 12 First Avenue, Maroochydore QLD 4553

Hi Meaghan,

When preparing this corro I tried contacting the writer. [Sch] responded with a direct query (email) and I was able to answer [Sch] question. As stated in [Sch] email, my response satisfies [Sch] requirements and I have left [Sch] a number to follow up with me if needed. Can we close this corro out without the need for a more formal response. The email exchange is on the Source file attached.

Thanks

Paul

-----< HPE Content Manager record Information >-----

Record Number : MC22/2968

Title : Concerns regarding delay of approval for The Beachfront development at Buddina by Sunshine Coast Regional Council [Sch. 4(4)(6) - Disclosing perso

From: [Paul Gleeson](#)
To: [Leanne Simpson](#)
Subject: FW: Proposed Sunshine Coast planning scheme amendment
Date: Wednesday, 10 August 2022 10:12:00 AM
Attachments: [image001.png](#)
[D22 121411 Sunshine Coast Planning Scheme 2014 explanatory notes - MA22-00079.pdf](#)

From: Paul Gleeson
Sent: Wednesday, 10 August 2022 10:09 AM
To: Leanne Simpson <leanne.simpson@sunshinecoast.qld.gov.au>
Subject: Proposed Sunshine Coast planning scheme amendment

Leanne,
 Please fill out the following table, summarising the proposed amendments by locality and purpose of the amendment (refer to the 4 sub-headings)

Table 1 Summary of proposed amendments

Locality	Summary of proposed amendment
1. To reflect an existing development approval	
2. To reflect existing or desired future land use	
s. 73(2) - Not relevant/ Out of scope	
3. To respond to council property-related matters	
4. To respond to identified mapping anomalies	

Paul Gleeson

Explanatory Memorandum

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

State interest review version

May 2022



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 Editorial Matters.

2. Type of local planning instrument

The proposed amendment to the *Sunshine Coast Planning Scheme 2014* constitutes a 'major amendment' in accordance with Schedule 1 of the *Minister's Guidelines and Rules* (September 2020) made under the *Planning Act 2016*.

3. Entity making the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

The entity making the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* - *Site Specific and Editorial Matters*, is the Sunshine Coast Regional Council.

4. Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

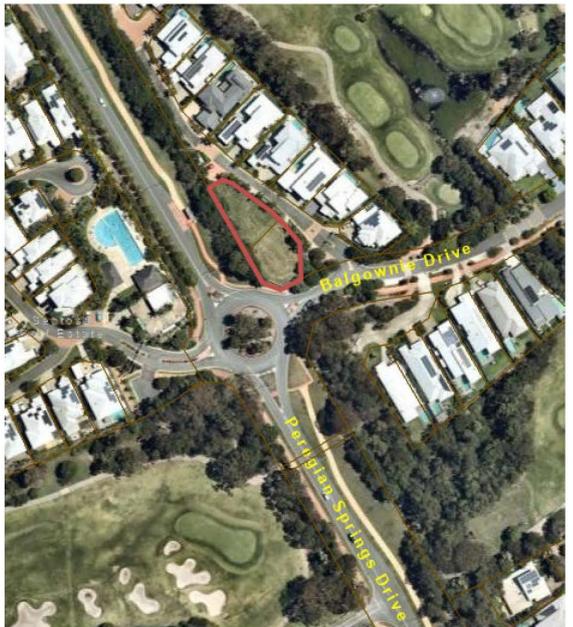
The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – *Site Specific and Editorial Matters*, applies to land described in **Table 4.1**.

Table 4.1 Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Buddina	<p>Lot 827 on B92942</p> <p>Lot 304, 305, 306, 307, 308, 309, 310 and 311 on B92911</p> <p>Lot 825 on B92942, Lot 78 on B92936, Lots 71 - 77 on B92931, Lot 170 on B92930, Lots 0 – 25 on BUP102060, Lots 0 – 25 on BUP102619 and Lots 0 – 25 on BUP102984</p> <p>Lot 826 on B92942</p> <p>Lots 281 – 289 on B92911, Lots 29, 32 – 36 on B92923, Lots 0 – 2 on BUP4659, Lots 0 – 2 on BUP9297 and Lots 0 – 2 on BUP4997</p>	<p>15 Bermagui Crescent, Buddina</p> <p>61, 63, 65, 67, 69, 71, 73, 75 Iluka Avenue, Buddina</p> <p>44, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 1N/143 – 25N/143, 145, 1C/145 – 25C/145, 147, 1S/147 – 25S/147 Lowanna Drive, Buddina</p> <p>4 Narooma Court, Buddina</p> <p>84, 85, 86, 87, 88, 89, 90, 91, 92, 116, 117, 1/117, 2/117, 118, 1/118, 2/118, 119, 120, 121, 122, 123, 124, 1/124, 2/124 and 126 Pacific Boulevard, Buddina</p> <p>2 and 6 Talinga Street, Buddina</p>	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
	<p>Lot 280 on B92911 and Lot 1 on RP201319</p> <p>Lots 813 - 816 on B92941</p>	2, 4, 6, 8 Tumut Street, Buddina		
Buderim	<p>Lots 30 and 31 on SP293861</p> <p>Lot 70 on SP310631</p>	Power Road, Buderim and Starling Street, Buderim	Private and Public	
Buderim	<p>Lots 13, 14, 15 and 16 on RP839362</p> <p>Lots 17, 18, 19, 20, 24, 25, 26 on RP843835</p> <p>Lot 21 on RP845434</p> <p>Lot 1 on RP897336</p> <p>Lot 2 on RP184019</p> <p>Lots 7, 8, 9, 10, 11 on RP810552</p>	<p>15-17, 19-21, 23-27, 29-35, 39, 43, 49-51, 53, 59, 60-64, 54-58 Jorl Court, Buderim</p> <p>5 Roms Court, Buderim</p> <p>108, 114, 120, 124-126, 128-130, 132 and 134 Stringybark Road, Buderim</p>	Private	
Buderim	<p>Lots 2 and 12 on RP90687</p> <p>Lot 8 on RP95934</p>	3, 6 and 31 Lavarack Crescent, Buderim	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Buderim	Lot 2 on RP183878	33 Quorn Close, Buderim	Council	
Buderim	Lot 11 on RP883261	22 Dixon Road, Buderim	Private	
Maroochydore	Lot 0 on SP151751 Lot 0 on SP100069	The Duporth Riverside 6 Wharf Street, Maroochydore Pier Ten 8-10 Wharf Street, Maroochydore	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Mooloolaba	<p>Lot 91 on RP73433</p> <p>Lot 0 on SP173707</p>	13 and 21 Smith Street, Mooloolaba	Private	
Mooloolaba	<p>Lot 142 on SP318724 and Lot 900 on SP318724</p>	52 and 52A Amarina Avenue, Mooloolaba	Council	
Peregian Springs	<p>Lot 58 on SP155890</p> <p>Lot 59 on SP155890</p>	<p>58/ 114 Peregian Springs Drive, Peregian Springs</p> <p>59/ 114 Peregian Springs Drive, Peregian Springs</p>	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Woombye	<p>Lots 68, 69, 70, 901 on SP311630</p> <p>Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620</p> <p>Lots 0, 1 and 2 on SP319218</p> <p>Lots 0, 1 and 2 on SP330299</p>	<p>49 Countryview Street, Woombye</p> <p>Bushland Park 2 Boomerang Court, Woombye</p> <p>3, 5, 6, 1/6, 2/6, 7, 8, 9, 10, 11, 12, 13 and 14</p> <p>Boomerang Court, Woombye</p> <p>29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 1/45, 2/45 and 46 Paynter Park Drive, Woombye</p>	Private and Council	
Yandina	<p>Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 32 and 33 on SP300553</p>	<p>1, 20 to 30, 32 and 34 Reo Place, Yandina</p>	Private and Council	
Yandina	<p>Lots 1 to 23 and 100 on SP327995</p>	<p>Honeysuckle Place, Yandina</p> <p>3 to 16, 18 and 20 Honeysuckle Place, Yandina</p> <p>1, 6, 8, 10, 12 and 14 Appleberry Place, Yandina</p>	Private and Council	

5. Purpose of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

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

- (a) Amend the zoning, maximum building height, local plan precincts/elements and/or planning scheme provisions relating to specific sites located in the Buderim, Kawana Waters, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina Local plan areas (described in **Table 4.1** and **Appendix 1**), to: -
 - (i) reflect an existing development approval;
 - (ii) better reflect existing or desired future land uses;
 - (iii) respond to Council property-related matters or a Council resolution; and
 - (iv) respond to identified mapping anomalies.
- (b) address other editorial 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] – Site Specific and Editorial Matters

Council has prepared the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – *Site Specific and Editorial Matters* in response to representations received from stakeholders seeking an amendment to the zoning, precincts or overlays relating to a number of specific sites and to address a range of editorial matters to improve the clarity and efficiency of the planning scheme.

The proposed amendment items have been carefully assessed and where involving a change to a zone and/or overlay, are considered appropriate and consistent with the prevailing zone/maximum building height for the applicable local plan area.

7. Details of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

The details of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – *Site Specific and Editorial Matters* are outlined in **Table 7.1** below and **Appendix 1**.

Table 7.1 provides a summary of those aspects 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.

Table 7.1 Summary of proposed planning scheme amendment

Planning Scheme Part	Summary of Amendment
Part 6 (Zones)	<ul style="list-style-type: none"> • Amend the reference to Precinct MAK LPP-3 (Maud Street/Sugar Road) to Precinct MAR LPP-5 (Maud Street/Sugar Road) in Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone) relating to Business activities, in Section 6.2.1 (Low density residential zone code), to reflect the correct precinct reference number as shown on the Maroochydore/Kuluin Local Plan Precincts Map (LPM22) and in the Maroochydore/Kuluin Local plan code. • Amend Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone) in Section 6.2.8 (Local centre zone code), to include provision for a Service station to be a potentially consistent use, where located in a local (not full service) activity centre and replacing an existing service station.
Part 7 (Local Plans)	<ul style="list-style-type: none"> • Amend Table 7.2.5.4.1 (Performance outcomes and acceptable outcomes for assessable development) in Section 7.2.5 (Buderim local plan code), to

Planning Scheme Part	Summary of Amendment
	<p>include specific provisions relating to reconfiguring a lot on Lot 11 on RP883261, 22 Dixon Road, Buderim.</p> <ul style="list-style-type: none"> • Amend Figure 7.2.5A (Buderim Local Plan Elements) of Section 7.2.5 (Buderim local Plan Code) to remove the greenspace designation over Lot 2 on RP183878. • Amend Performance Outcome PO38 in Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)) of Section 7.2.6 (Caloundra local plan code) to replace the reference to Key Site 5 (Kronks Motel) to Key Site 6 (Kronks Motel) to reflect the correct terminology. • Amend Section 7.2.14 (Kawana Waters local plan code) to include specific reference and provisions in relation to development in the medium density residential zone in Precinct KAW LPP-4 (Buddina Urban Village) to reflect the proposed change in zoning from the High density residential zone to the Medium density residential zone for land in Sub-precinct KAW LPSP-4a (Urban Village Residential). • Amend the extent of the 'Buddina Urban Village' noted on Figure 7.2.14A (Kawana Waters Local Plan Elements) – Buddina Inset to include Lots 0 – 25 on BUP102060, Lots 0 – 25 on BUP102619 and Lots 0 – BUP102984, to be consistent with the Buddina Urban Village precincts shown on Local Plan Map LPM35 (Kawana Waters Local Plan Precincts). • Amend the reference to Precinct MAR LPP-6 (Maud Street/Sugar Road) to Precinct MAR LPP-5 (Maud Street/Sugar Road) in Section 7.2.19.3 (Purpose and overall outcomes) of Section 7.2.19 (Maroochydore/Kuluin local plan code), to reflect the correct precinct reference number as shown on the Maroochydore/Kuluin Local Plan Precincts Map (LPM22). • Amend Figure 7.2.24A (Peregian South Local Plan Elements) of Section 7.2.24 (Peregian South Local Plan Code) to remove the greenspace designation over Lot 58 and Lot 59 on SP155890. • Amend Section 7.2.25 (Sippy Downs local plan code) to include specific provisions for development in Jorl Court in relation to drainage, road widening and the provision of indented parking in appropriate locations. • Amend Figure 7.2.25A (Sippy Downs Local Plan Elements) of Section 7.2.25 (Sippy Downs local plan code) to reflect the proposed zoning changes to Lots 30 and 31 on SP293861 and Lot 70 on SP310631. • Amend Figure 7.2.26A (Woombye Local Plan Elements) of Section 7.2.26 (Woombye Local Plan Code) to reflect the proposed zoning changes over Lots 68, 69, 70, 901 on SP311630, Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620, Lots 0, 1 and 2 on SP319218 and Lots 0, 1 and 2 on SP330299.
<p>Part 9 (Development Codes)</p>	<ul style="list-style-type: none"> • Amend Acceptable Outcome AO9 in 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 reflect Council's standard driveway drawings and to clearly reference the Australian Standards. • Amend the Caloundra Local Plan Area precinct number reference in the section header above Performance Outcome PO18 in 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) from Precinct CAL LPP-4 (Moffat Beach/ Shelly Beach/ Dicky Beach) to Precinct CAL LPP-2 (Moffat Beach/ Shelly Beach/ Dicky Beach) to reflect the correct precinct reference number as shown on the Caloundra Local Plan Precincts Map (LPM45).
<p>Schedule 2 (Mapping)</p>	<ul style="list-style-type: none"> • Amend the zone and where relevant the Urban Growth Management Boundary or Rural Residential Growth Management Boundary for several specific sites (refer to Appendix 1 for details of the proposed planning scheme amendment);

Planning Scheme Part	Summary of Amendment
	<ul style="list-style-type: none"> Amend the precinct boundary of MAR LPSP-1 (Ocean Street Food and Music Sub-precinct) on the Maroochydore/Kuluin Local Plan Precincts Map LPM22, to remove (Lot 0 on SP151751 and Lot 0 SP100069) (refer to Appendix 1 for details of the proposed planning scheme amendment); Amend the Height of buildings and structures overlay map to increase the maximum building height for 13 and 21 Smith Street, Mooloolaba and reduce the maximum building height for land included in the north-eastern section of Sub-precinct KAW LPSP-4a of the Buddina Urban Village, Kawana (refer to Appendix 1 for details of the proposed planning scheme amendment).

8. Compliance with the Planning Act 2016

In accordance with the Minister's Alignment Amendment Rules, the *Sunshine Coast Planning Scheme 2014* was amended for alignment with the *Planning Act 2016* on 3 July 2017. The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* 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: -

- (a) Section 20 (Amending planning schemes under the Minister's rules) of the *Planning Act 2016*; and
- (b) *Minister's Guidelines and Rules* (September 2020) made under the *Planning Act 2016*.

In accordance with Chapter 2, Part 4, section 17.2 of the *Minister's Guidelines and Rules*, the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters*: -

- (a) advances the purpose of the Act, in that it allows for an efficient and effective future use of the specific sites nominated in **Appendix 1**;
- (b) is consistent with section 16(1) of the Act in that it: -
 - (i) continues to identify strategic outcomes for housing supply and diversity, and economic growth within the Sunshine Coast local government area;
 - (ii) continues the inclusion of measures that facilitate the achievement of the strategic outcomes in the planning scheme for housing supply and diversity, and economic growth;
- (c) is consistent with the regulated requirements prescribed in the *Planning Regulation 2017*; and
- (d) is well drafted and articulated.

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.

The proposed amendment to the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* does not adversely affect the planning scheme's compliance with State planning instruments. A review of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* has confirmed that the proposed amendment complies with the relevant aspects of the new State planning instruments. In accordance with Schedule 3 (Required Material) of the *Minister's Guidelines and Rules*, particular aspects of the proposed amendment that have been identified as potentially relevant to State planning instruments are detailed in **Table 9.1** below.

Table 9.1 Compliance with State planning instruments

Aspect of Proposed Amendment	State Interest	Summary of Compliance
All site specific amendments	<i>ShapingSEQ South East Queensland Regional Plan 2017</i>	The subject sites are all currently included in the Urban footprint regional land use category under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i> . The proposed zoning changes are consistent with the intent of the <i>ShapingSEQ South East Queensland Regional Plan 2017</i> as they will provide opportunities for urban development within existing urban areas.
All site specific amendments	<i>State Planning Policy (September 2020) – Planning for liveable communities and housing</i>	The proposed amendment provides the opportunity for the redevelopment of land for residential and commercial development that is accessible and well-connected to services, employment and infrastructure and will contribute to creating liveable communities.
All site specific amendments	<i>State Planning Policy (September 2020) – Planning for economic growth</i>	The proposed amendment applies to land within existing urban areas and provides the opportunity for the redevelopment of land for residential and commercial development which supports economic growth of the region.
All site specific amendments	<i>State Planning Policy (September 2020) – Planning for environment and heritage</i>	The proposed amendment provides for the protection of significant environment areas and water quality through appropriate zoning and existing and proposed planning scheme provisions. The proposed amendment will not have any adverse impacts on the cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage.
All site specific amendments	<i>State Planning Policy (September 2020) – Planning for safety and resilience to hazards</i>	All proposed sites have been reviewed for safety and resilience to hazards and are considered suitable for inclusion in an urban zone, subject to site specific constraints being addressed through the existing provisions in the <i>Sunshine Coast Planning Scheme 2014</i> . It is considered that there is sufficient developable land available to all sites for the intended proposed use to avoid or mitigate against natural hazards.
All site specific amendments	<i>State Planning Policy (September 2020) - Planning for infrastructure</i>	The proposed amendment applies to land within existing urban areas and are capable of being efficiently serviced by existing infrastructure or via future -upgrades to existing services.

10. Consultation with government agencies

Consultation with representatives from the Department of State Development, Local Government, Infrastructure and Planning (DSDLGIP), in relation to the proposed amendment, is intended to be carried out during the State interest review process.

11. Public consultation

In accordance with the *Minister's Guidelines and Rules*, Council must undertake public consultation when making a 'major amendment' to the planning scheme.

In regard to public consultation about the proposed planning scheme amendment, the communication strategy is intended to include the following: -

- formal public consultation on the proposed amendment for a minimum of 20 business days;
- a notice in the Courier Mail (including the on-line version of the Sunshine Coast Daily) and on Council's website;
- written notice to affected landowners (including adjoining landowners), stating the purpose and general effect of the proposed amendment;
- release of an industry newsflash; and
- a copy of the proposed amendment material to be made available at Council's administration buildings in Nambour, Caloundra and Maroochydore and available for viewing and downloading on Council's website.

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

12. Consideration of public submissions

Following public consultation, Council will consider every properly made submission about the proposed amendment and may consider other submissions.

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] – Site Specific and Editorial Matters*.

14. Indicative timeframe

In accordance with the Minister's Guidelines and Rules Schedule 3, item 5 of the 'required material' for a proposed major amendment, an indicative timeframe for the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* is provided below:

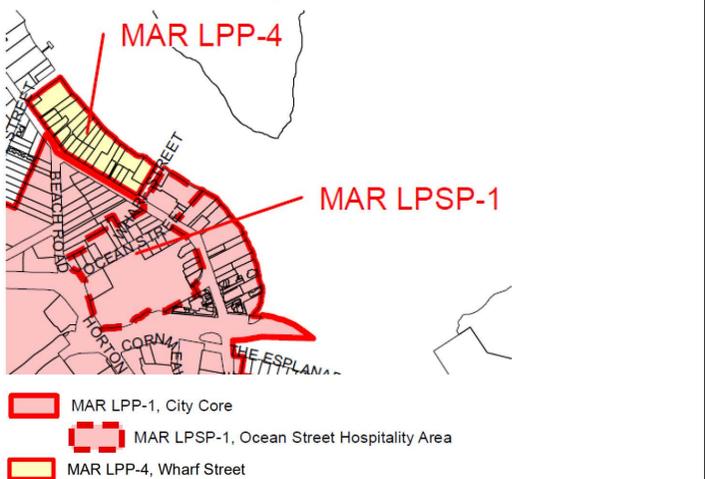
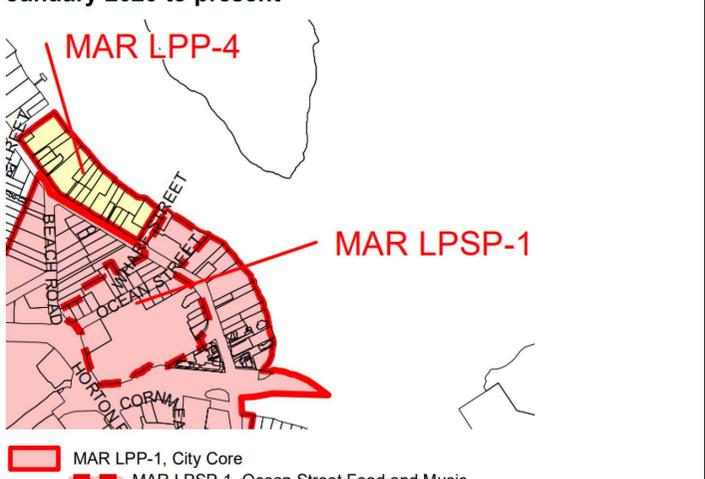
Amendment Stage	Indicative Timing
<i>Preparation</i>	April 2022
<i>First State Interest Review</i>	May 2022 – July 2022
<i>Public notification</i>	August 2022 – October 2022
<i>Consider and report on submissions</i>	November 2022 – February 2023

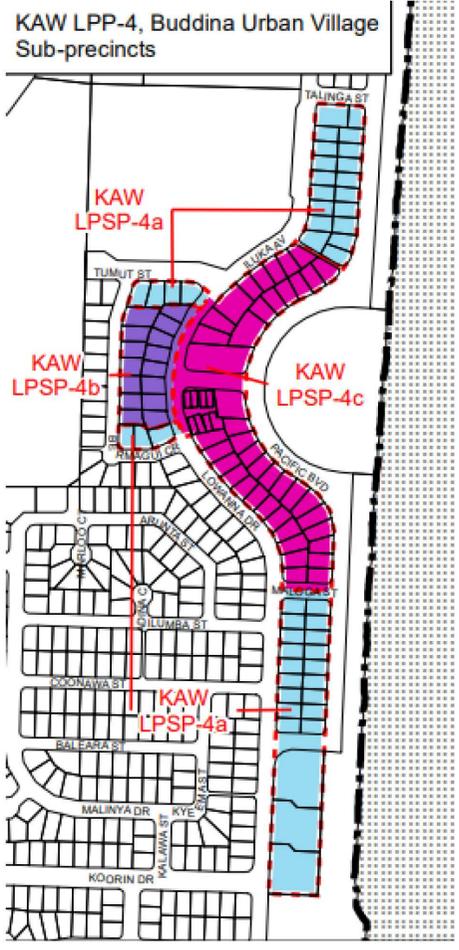
Amendment Stage	Indicative Timing
<i>Ministerial Review</i>	March 2023 – May 2023
<i>Adoption and commencement</i>	June 2023 – August 2023

It should be noted that this timeframe is indicative only and is heavily dependent upon several external factors, including the length of State Interest Reviews, the complexity of the public notification process and the number of submissions received.

Appendix 1: Details of Proposed Amendment (Site Specific)

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>The Duporth Riverside 6 Wharf Street, Maroochydore</p> <p>Pier Ten 8-10 Wharf Street, Maroochydore</p> <p>(Lot 0 on SP151751</p> <p>Lot 0 SP100069)</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current zoning</p>  <p>■ High Density Residential Zone ■ Principal Centre Zone</p> <p>Figure 2: Extract of the Maroochydore PRAC Master Planned Area Precincts and Sub-precincts Map OPM M4 – in effect from 21 May 2014 to 11 June 2018</p>  <p>▭ Maroochydore PRAC Master Planned Area Boundary ▨ Sub precincts for Maroochydore Central Precinct 6. Ocean Street Precinct 6a. Ocean Street – Hospitality Area Sub-Precinct</p>	<p>Council has received representation made on behalf of the Body Corporates and individual property owners from the Duporth Riverside and Pier Ten residential apartments, located at 6 and 8-10 Wharf Street, Maroochydore, objecting to their inclusion in the former Ocean Street Hospitality Area Sub-Precinct (now referred to as the Ocean Street Food and Music Sub-Precinct) in the Maroochydore/Kuluin Local plan area of the <i>Sunshine Coast Planning Scheme 2014</i> (the planning scheme).</p> <p>Under the planning scheme, the subject lots (legally described as Lot 0 on SP151751 and Lot 0 on SP100069) are currently included in the Principal centre zone (refer to Figure 1) and within the MAR LPSP-1, Ocean Street Food and Music Sub-Precinct and MAR LPP-1 City Core Precinct. The subject land is also included in the Maroochydore/Kuluin Local plan area.</p> <p>At the commencement of the planning scheme in 2014, Lot 0 on SP151751 and Lot 0 on SP100069 were subject to the Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan, which was included in Part 10 (Other Plans) of the planning scheme. Under the Maroochydore PRAC Structure Plan, the subject lots were included in Precinct 6 (Ocean Street Precinct) (refer to Figure 2).</p> <p>In June 2018, the Maroochydore PRAC Structure Plan was deleted from Part 10 (Other Plans) of the planning scheme and incorporated within the Maroochydore/Kuluin Local plan area and the remainder of the planning scheme (refer to the <i>Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14 – Maroochydore Principal Regional Activity Centre</i> (Version 14 of the planning scheme – gazetted on 11 June 2018)).</p> <p>Under Amendment No. 14 of the planning scheme, the subject lots were included in the Ocean Street Hospitality Area Sub-Precinct (MAR LPSP-1) (refer to Figure 3).</p> <p>In January 2020, Council adopted the <i>Sunshine Coast Planning Scheme Amendment No. 21 – Special Entertainment Precincts</i>. This amendment commenced on 28 January 2020 and resulted in the removal of the hospitality areas that were identified in the planning scheme. Under Amendment No. 21, the Ocean Street Hospitality Area Sub-</p>	<p>It is proposed to remove 6 Wharf Street (The Duporth Riverside) and 8-10 Wharf Street (Pier Ten), Maroochydore, from the MAR LPSP-1 (Ocean Street Food and Music Sub-precinct) on the Maroochydore/Kuluin Local Plan Precincts Map LPM22.</p>

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract of the Maroochydore/Kuluin Local Plan Area – Local Plan Precincts Map LPM22 in effect from 11 June 2018 to 28 January 2020</p>  <p>Figure 4: Extract of the Maroochydore/Kuluin Local Plan Area – Local Plan Precincts Map LPM22 in effect from 28 January 2020 to present</p> 	<p>Precinct in Maroochydore was renamed the Ocean Street Food and Music Sub-Precinct (refer to Figure 4).</p> <p>The representations received requested that the residential apartments be removed from the Ocean Street Sub-Precinct prior to the adoption of the Special Entertainment Precinct amendment (which was post-consultation at the time). Given that this amendment at the time, was substantially progressed through the amendment process, it was recommended that this matter be considered as part of a future amendment package.</p> <p>Inclusion in the Ocean Street Food and Music Sub-Precinct provides the opportunity for entertainment/hospitality activities to occur, subject to relevant development approvals. The Sub-Precinct also generally acts as a flag that entertainment uses, and some associated noise is to be expected in the area. The Body Corporates and individual property owners of the Duporth Riverside and Pier Ten residential apartments indicated that they were concerned that the inclusion of the residential apartments in the Sub-Precinct would adversely affect the residential status of their property and could result in more intensive entertainment uses occurring on their property.</p> <p>Restrictions on uses may be identified in the Strata By-Laws at the respective apartment complexes, which may lower the risk of more intensive hospitality/entertainment use being proposed and approved in the existing restaurant tenancy.</p> <p>However, having regard to the above, it is considered appropriate to realign the boundary to exclude the Duporth Riverside and Pier Ten residential apartments from the Ocean Street Food and Music Sub-precinct. This would still provide for the remainder of the Ocean Street Sub-Precinct to operate as intended.</p> <p>It is therefore proposed to amend the Ocean Street Food and Music Sub-Precinct boundary to exclude the Duporth Riverside and Pier 10 residential apartments at 6 and 8-10 Wharf Street, Maroochydore.</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>15 Bermagui Crescent, Buddina</p> <p>61, 63, 65, 67, 69, 71, 73, 75 Iluka Avenue, Buddina</p> <p>44, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 1N/143 – 25N/143, 145, 1C/145 – 25C/145, 147, 1S/147 – 25S/147</p> <p>Lowanna Drive, Buddina</p> <p>4 Narooma Court, Buddina</p> <p>84, 85, 86, 87, 88, 89, 90, 91, 92, 116, 117, 1/117, 2/117, 118, 1/118, 2/118, 119, 120, 121, 122, 123, 124, 1/124, 2/124 and 126</p> <p>Pacific Boulevard, Buddina</p> <p>2 and 6 Talinga Street, Buddina</p> <p>2, 4, 6, 8 Tumut Street, Buddina</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Local Plan Map LPM35 (Kawana Waters Local Plan Precincts)</p>  <p>KAW LPP-4, Buddina Urban Village Sub-precincts</p> <p>KAW LPSP-4a, Urban Village Residential</p> <p>KAW LPSP-4b, Bermagui Crescent/Iluka Avenue</p> <p>KAW LPSP-4c, Pacific Boulevard</p>	<p>Council received a petition, with 228 signatories (tabled at the Ordinary Meeting of Council held on 28 March 2019) and individual representations, seeking an amendment to the <i>Sunshine Coast Planning Scheme 2014</i> in relation to the Buddina Urban Village in the Kawana Waters local plan area (refer to Figure 1). The petition/representations requested that the zoning and maximum building height of land included in Sub-precinct KAW LPSP-4a (Urban Village Residential) be amended to maintain the low-medium density residential character of the local area and to include specific provisions in the planning scheme in relation to the erosion prone area, native wildlife and turtle nesting areas.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the land located within Sub-precinct KAW LPSP-4a (Urban Village Residential) is currently included in the High density residential zone (refer to Figure 2) and has a maximum building height of 12 metres and 21 metres (refer to Figure 3).</p> <p>Under the Kawana Water Local plan code, development in the Buddina Urban Village is intended to provide for higher density residential accommodation in the form of permanent and visitor accommodation buildings (with some retail and commercial activities) and provides an important link between the Kawana Shopping World and the Kawana Waters Surf Lifesaving Club.</p> <p>The Buddina Urban Village has been included in various planning schemes for the past 17 years. The first planning scheme to incorporate the concept of the Buddina Urban Village was the Draft Caloundra City Plan in 2003.</p> <p>Most of the land currently included in Sub-precinct KAW LPSP-4a (Urban Village Residential) has a maximum building height of 12 metres, with the exception of the northern part of the Sub-precinct adjoining Talinga Street, which has a maximum building height of 21 metres.</p> <p>To provide consistency between the height and zoning, it is considered appropriate for that part of the Sub-precinct with a maximum building height of 12 metres be included in the Medium density residential zone rather than the High density residential zone.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the zoning of all land in sub-precinct KAW LPSP-4a (Urban Village Residential) is amended from the High density residential zone to the Medium density residential zone; the maximum building height of land included in the north-eastern section of Sub-precinct KAW LPSP-4a (Urban Village Residential) is amended from 21 metres to 12 metres; specific provisions are included in the Kawana Waters Local plan code to reflect the proposed zoning change; and Figure 7.2.14A (Kawana Waters Local Plan Elements) in the Kawana Waters local plan code, is amended so the extent of the ‘Buddina Urban Village’ matches the extent of Precinct KAW LPP-4, Buddina Urban Village on the Kawana Waters Local Plan Precincts Map LPM35.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>(Lot 827 on B92942</p> <p>Lot 304, 305, 306, 307, 308, 309, 310 and 311 on B92911</p> <p>Lot 825 on B92942, Lot 78 on B92936, Lots 71 - 77 on B92931, Lot 170 on B92930, Lots 0 – 25 on BUP102060, Lots 0 – 25 on BUP102619 and Lots 0 – 25 on BUP102984</p> <p>Lot 826 on B92942</p> <p>Lots 281 – 289 on B92911, Lots 29, 32 – 36 on B92923, Lots 0 – 2 on BUP4659, Lots 0 – 2 on BUP9297 and Lots 0 – 2 on BUP4997</p> <p>Lot 280 on B92911 and Lot 1 on RP201319</p> <p>Lots 813 - 816 on B92941)</p>	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>4. Community use 6. Educational establishment 12. Place of worship</p>	<p>It is also proposed to amend the zoning and maximum building height of the land included in the north-eastern section of the Sub-precinct KAW LPSP-4a from the High density residential zone to the Medium density residential zone and from a maximum building height of 21 metres to 12 metres, to provide consistency throughout the Sub-precinct.</p> <p>It is also proposed to include specific provisions in the Kawana Waters Local plan code to reflect the proposed change in zoning.</p> <p>It is intended that a review of the provisions relating to native wildlife (including turtle nesting areas) and land within the erosion prone area (subject to the Coastal protection overlay) will be reviewed as part of the New Planning Scheme Project, having regard to the outcomes of Council's <i>Coastal Hazard Adaptation Strategy</i>.</p> <p>It is also noted that the extent of the 'Buddina Urban Village' noted on Figure 7.2.14A (Kawana Waters Local Plan Elements) – Buddina Inset (refer to Figure 4) is different to the extent of Precinct KAW LPP-4, Buddina Urban Village on the Kawana Waters Local Plan Area Precincts Map (refer to Figure 1). It is therefore proposed to amend the boundary of the Kawana Waters Local Plan Elements to be consistent with the Kawana Waters Local Plan Area Precincts Map.</p>	

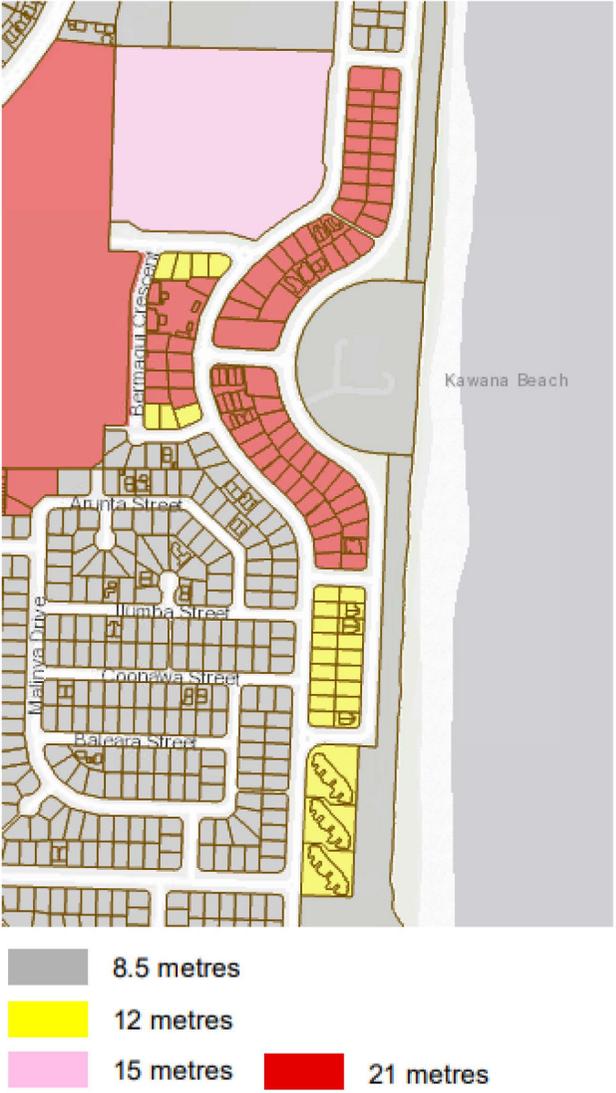
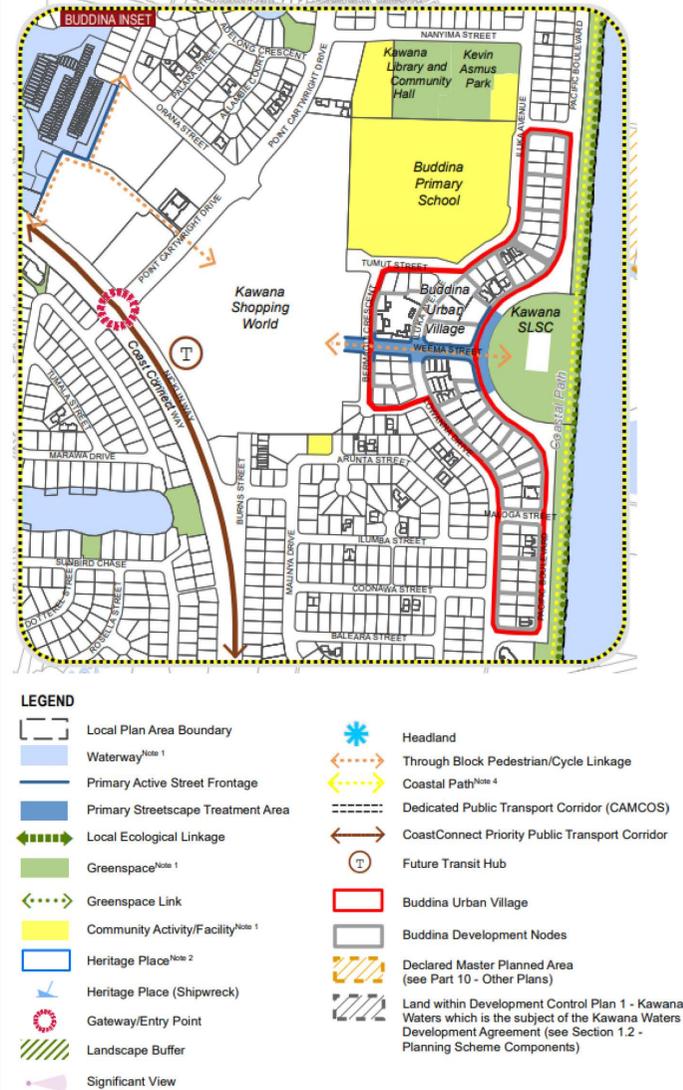
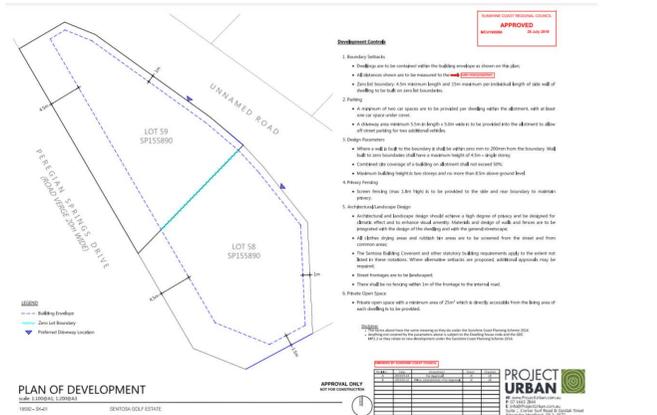
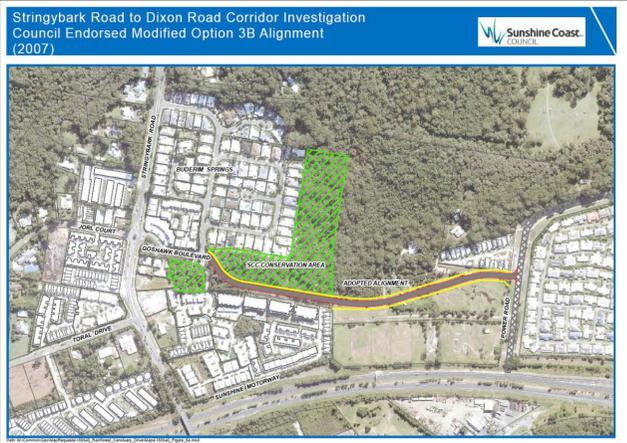
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="369 247 1059 303">Figure 3: Extract from the <i>Sunshine Coast Planning Scheme 2014</i> – Height of buildings and structures overlay</p>  <p data-bbox="369 1268 862 1412"> 8.5 metres 12 metres 15 metres 21 metres </p>		

Figure 4: Extract from the *Sunshine Coast Planning Scheme 2014 – Figure 7.2.14A Kawana Waters Local Plan Elements*

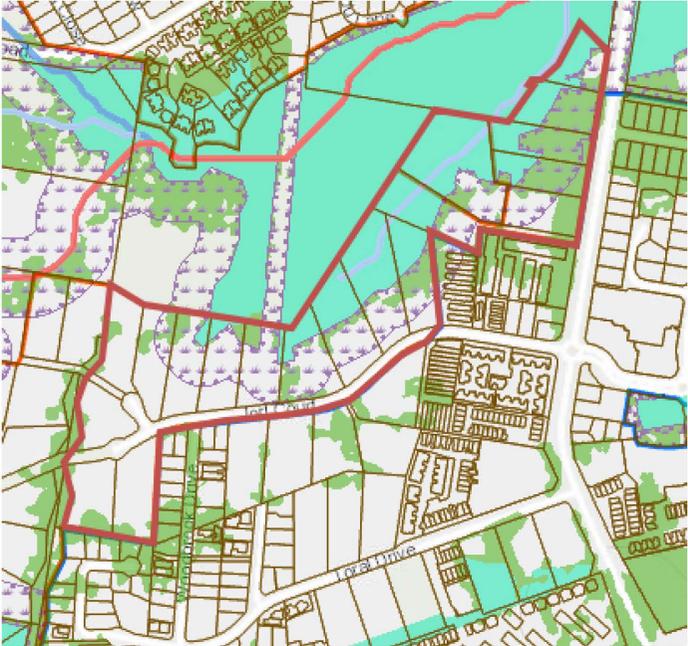
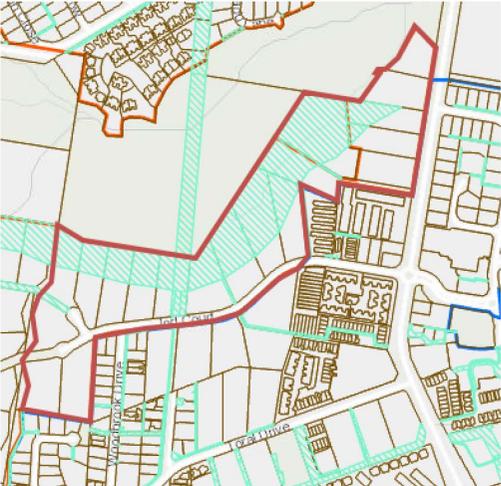


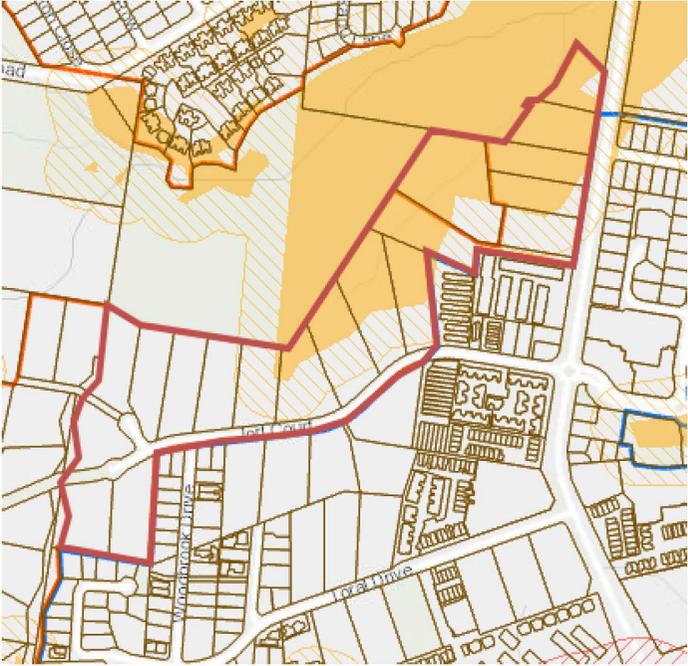
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>58/ 114 Peregian Springs Drive, Peregian Springs</p> <p>59/ 114 Peregian Springs Drive, Peregian Springs</p> <p>(Lot 58 on SP155890</p> <p>Lot 59 on SP155890)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p> Low Density Residential Zone Medium Density Residential Zone Sport and Recreation Zone </p>	<p>Council received a request on behalf of the landowners to amend the zoning of Lots 58 and 59 on SP155890 (58/114 and 59/114 Peregian Springs Drive, Peregian Springs) from the Sport and recreation zone to the Low density residential zone.</p> <p>The subject land has a total land area of 962m² and is located in the Peregian South Local plan area. The land is located on the corner of Peregian Springs Drive and Balgownie Drive and forms part of a residential community development (Sentosa Golf Estate). The land is freehold and does not form part of the Sentosa Estate common property.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Sport and recreation zone (refer Figure 1). This zoning reflects the former use of the land as a recreational centre and tennis court.</p> <p>The subject land is currently vacant. The Sentosa Golf Estate Community Titles Scheme (CTS 31985) included reference to the subject land being used either for residential purposes or for recreational purposes.</p> <p>On 25 July 2019, Council issued a Development Permit for a Material Change of Use of Premises to establish 2 Dwelling houses on the subject land (MCU19/0068). Refer to Figure 2 for a copy of the approved plan.</p> <p>Figure 2: Approved Plan (MCU19/0068)</p>  <p>Development Controls</p> <ol style="list-style-type: none"> Boundary Setbacks <ul style="list-style-type: none"> • Front setbacks to be consistent with the building setback line shown on the plan. • All boundary setbacks to be measured to the external face. • Side lot boundary: a five metre height and 10m maximum perpendicular length of side wall of dwelling to be set or parallel boundary. Driveway <ul style="list-style-type: none"> • A maximum of two car spaces are to be provided per dwelling within the allotment with at least one car space under cover. • A driveway may maximum 3.5m in length 3.5m wide to be provided into the allotment to allow all street parking for two additional vehicles. Depth of Dwelling <ul style="list-style-type: none"> • Where a wall is built to the boundary it shall be set back 200mm from the boundary wall built to the boundary wall unless a maximum height of 1.5m is achieved. • Conditions for coverage of a dwelling on allotment shall not exceed 50%. • Maximum building height to be 10m or less unless otherwise approved. Privacy Screening <ul style="list-style-type: none"> • Privacy screening 1.8m high to be provided to the side and rear boundaries to maintain privacy. Architectural and Landscape Design <ul style="list-style-type: none"> • Architectural and Landscape Design should achieve a high degree of privacy and be designed to blend with the surrounding landscape, including height of trees, shrub cover. • Conditions for coverage of a dwelling on allotment shall not exceed 50%. • All other design, construction and other statutory requirements apply to the subject lot based on these conditions. Where alternative setbacks are proposed, additional approval may be required. • Street frontages are to be landscaped. • Street frontages are to be landscaped. • Street frontages are to be landscaped. Private Open Space <ul style="list-style-type: none"> • Private open space with a maximum area of 20m² which is directly accessible from the living area of each dwelling to be provided. <p>APPROVAL ONLY</p> <p>PROJECT URBAN</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lots 58 and 59 on SP155890 be included in the Low density residential zone; and 2. Figure 7.2.24A (Peregian South Local Plan Elements) be amended to remove the mapped greenspace over the subject sites.

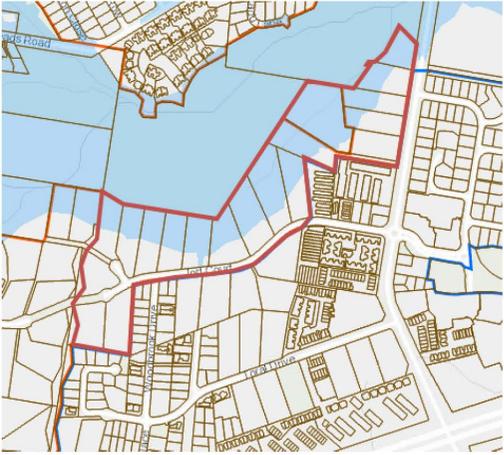
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>As such, it is considered appropriate to reflect the current development approval over the subject land, being Lots 58 and 59 on SP155890, and include this land in the Low density residential zone, which is consistent with the surrounding zoning. It is also proposed to amend Figure 7.2.24A (Peregian South Local Plan Elements) to remove the greenspace designation over the subject land.</p>	
<p>Power Road, Buderim and Starling Street, Buderim (Lots 30 and 31 on SP293861 Lot 70 on SP310631)</p>	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>15. Residential care facility/Retirement facility</p>	<p>Planning for the Goshawk Boulevard connection has been in place since the late 1990's. Council purchased the land in 2003 and adopted the Goshawk Boulevard extension at its Ordinary Meeting of September 2007 (see Figure 1).</p> <p>Figure 1: Endorsed Alignment</p>  <p>As part of the Goshawk Boulevard connection project, Council acquired land for the purpose of road reserve on Lot 3 on RP215630. The resumption created two new lots (Lots 30 and 31 on SP293861) and the road reserve. No reconfiguration application was assessed due to an exemption granted under Schedule 19 and 26 of the former <i>Sustainable Planning Act 2009</i>.</p> <p>The road reserve was finalised in a slightly different alignment to that shown in the indicative mapping used for the basis of a split zoning designated for the site during the drafting of the <i>Sunshine Coast Planning Scheme 2014</i>. This has created a</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. the zoning within the Goshawk Boulevard road alignment be removed; 2. the zoning of all of Lot 30 on SP293861 be included in the Limited development (landscape residential) zone; 3. the zoning of all of Lot 31 on SP293861 be included in the Medium density residential zone; 4. the Urban Growth Management Boundary be amended to reflect the new extent of urban development on the Sippy Downs Local Plan Area Zone Map ZM33; 5. Figure 7.2.25A (Sippy Downs Local Plan Elements) is amended to reflect the proposed zoning changes; and 6. consequential amendments be made to other parts of the

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>zoning anomaly in part of Lot 30, part of Lot 31 and in the new road reserve (see Figure 2).</p> <p>As part of the purchase agreement, it was determined that the whole of Lot 30 is to be included in the Limited development (Landscape residential) zone and the whole of Lot 31 in the Medium density residential zone.</p> <p>As part of the Goshawk Boulevard connection project, on 14 June 2019, Lot 69 on SP152235 was cancelled to create Lot 70 on SP310631 to provide for a road reserve connection between Goshawk Boulevard and the new established road reserve connecting to Power Road.</p> <p>Having regard to the above, it is proposed to remove the zoning over that part of Lot 70, Lot 30 and Lot 31 that is within the road reserve. It is also proposed to include all of Lot 30 in the Limited development (Landscape residential) zone and all of Lot 31 in the Medium density residential zone and amend the Urban Growth Management Boundary to reflect the proposed zoning changes. It is also proposed to amend Figure 7.2.25A (Sippy Downs Local Plan Elements) to reflect the proposed zoning changes and make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	<p>planning scheme for consistency with the above amendments.</p>

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>15-17, 19-21, 23-27, 29-35, 39, 43, 49-51, 53, 59, 60-64, 54-58 Jorl Court, Buderim</p> <p>5 Roms Court, Buderim (Lots 13, 14, 15 and 16 on RP839362</p> <p>Lots 17, 18, 19, 20, 24, 25, 26 on RP843835</p> <p>Lot 21 on RP845434)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>12. Place of worship</p>	<p>Council has received representations from residents on the northern side of Jorl Court and the western side of Stringybark Road, Buderim, seeking a change in the zoning of the land from the Rural residential zone to the Low density residential or Medium density residential zones.</p> <p>The subject area is located approximately 3km south of Buderim and approximately 1km north of the Sippy Downs town centre, the University of the Sunshine Coast, Siena Catholic College and Chancellor State College. It is bounded to the east by Stringybark Road, a local convenience centre and a mix of low to medium density housing. To the north, the subject area is adjacent to the Rainforest Sanctuary Bushland Reserve, which is traversed by Mountain Creek and adjoins the Rainforest Sanctuary Estate. To the west, the subject area is bounded by a drainage reserve and existing rural residential housing. Further to the south is the Sunshine Motorway.</p> <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject area is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject area is predominantly included in the Rural residential zone (refer to Figure 1) and is located within the Sippy Downs local plan area. The subject area is also affected by a number of overlays, including the Biodiversity, waterways and wetlands overlay (native vegetation area, waterways and wetlands) (refer to Figure 2), Bushfire hazard overlay (Medium Bushfire hazard and Medium Bushfire hazard buffer) (refer to Figure 3) and the Flood hazard overlay (refer to Figure 4).</p> <p>There are a variety of land uses in the Jorl Court/Toral Drive area, with Jorl Court being predominantly rural residential in nature and generally consists of large single detached dwellings located on the front portion of large lots ranging in size from approximately 4,000m² to 9,000m².</p> <p>Due to the size of the lots in the Jorl Court/Toral Drive area (generally 5,000m² and 6,000m²) and proximity to the Sippy Downs town centre, the University of the Sunshine Coast and schools, the Jorl Court/Toral Drive area has undergone significant transformation towards higher density residential development, particularly along Toral Drive and the southern</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. the rear of Lots 13, 14, and Lot 15 on RP839362 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easements H, J, and K on RP839362; 2. the rear of Lot 16 on RP839362 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easement L on RP839362, excluding that part that connects with Jorl Court; 3. the rear of Lot 17 on RP843835 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easement P, excluding that part that connects with Jorl Court; 4. the rear of Lots 18, 19 and Lot 20 on RP843835 be included in the Environmental management and

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Stream Order 1 – 2, Riparian Protection Area, Wetlands and Native vegetation)</p> 	<p>side of Jorl Court. This has placed increased pressure on the amenity of existing rural residential uses, the local road network, stormwater and drainage.</p> <p>As depicted in Figure 2, Figure 3 and Figure 4, the area to the north of Jorl Court and west of Stringybark Road is prone to flooding and inundation, is identified as a medium bushfire hazard area and is mapped as containing native vegetation, waterways and wetlands. Drainage easements (refer Figure 5) exist over the northern portion of the land. The purpose of these easements is to prohibit any activities or works that may obstruct or impede the flow of stormwater runoff unless prior approval from Council is provided. The front portions of the lots, on the north side of Jorl Court, are relatively unconstrained and may have some future development potential.</p> <p>Figure 5: Drainage easements</p>  <p>As the land along the southern side of Jorl Court is developed for low to higher density residential uses, traffic volumes are expected to increase, including on-street parking, which is likely to have an ongoing impact on the amenity and character of the existing rural residential uses along Jorl</p>	<p>conservation zone with the balance in the Low density residential zone, the boundary being Easements V, R, and S on RP843835;</p> <ol style="list-style-type: none"> 5. the rear of Lot 21 on RP845434 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easement W; 6. Lots 24, 25 and Lot 26 on RP843835 be included in the Low density residential zone; 7. the Urban Growth Management Boundary and Rural Residential Growth Management Boundary on Zone Map ZM33 be amended to reflect the above; 8. Specific provisions be included in the Sippy Downs local plan code in relation to road widening, indented parking and drainage; and 9. consequential amendments be made to other parts of the planning scheme for consistency with the above amendments.

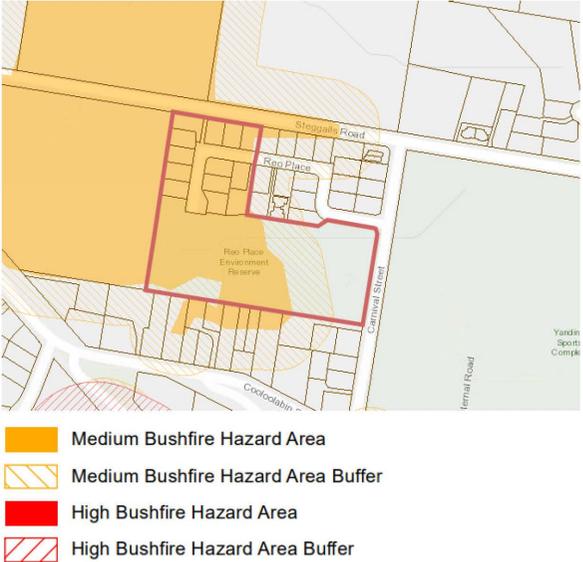
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium Bushfire Hazard Area and Medium Bushfire Hazard Area Buffer)</p>  <p> Medium Bushfire Hazard Area Medium Bushfire Hazard Area Buffer High Bushfire Hazard Area High Bushfire Hazard Area Buffer </p>	<p>Court. In this context, it may be appropriate for the existing Rural residential zoned lots with frontage to Jorl Court to be considered for inclusion in the Low density residential zone, which would complement the adjacent Low and Medium density residential zoned land.</p> <p>However, it is considered that the rear portion of the Rural residential zoned lots, on the northern side of Jorl Court, which are constrained by flooding, native vegetation, wetlands (including matters of state environmental significance) and drainage easements should be included in the Environmental management and conservation zone, to provide for the ongoing protection of this land for environmental and drainage purposes. It is intended that the boundary of the proposed Environmental management and conservation zone should follow the boundary of the drainage easement.</p> <p>It is also considered appropriate to include the properties at the end and south-west of Jorl Court (Lots 24, 25 and 26 on RP843835) in the Low density residential zone. These properties are not directly affected by flooding but are impacted by drainage issues and may require drainage easements to be taken. Therefore, it is recommended that specific provisions be included in the Sippy Downs Local plan code in relation to drainage on these lots.</p> <p>The lots along the western side of Stringybark Road are largely constrained by native vegetation, wetlands and drainage easements and are considered unsuitable for more intensive urban development. It is therefore considered appropriate that the zoning of these lots remain unchanged.</p> <p>Having regard to the above, it is proposed that the land in Jorl Court that is currently zoned Rural residential is amended to the Low density residential zone and the Environmental management and conservation zone. It is also proposed to amend the Urban Growth Management Boundary and Rural Residential Growth Management Boundary on the Sippy Downs Local Plan Area Zone Map ZM33, to reflect the proposed zoning changes.</p> <p>The land on the western side of Stringybark Road is to be retained in the current Rural residential and Limited development (Landscape residential) zones. It is also proposed to include specific provisions in the Sippy Downs</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4: Extract from the <i>Sunshine Coast Planning Scheme 2014 – Flood hazard overlay (Flooding and Inundation Area)</i></p>  <p>■ Flooding and Inundation</p>	<p>Local plan code in relation to road widening, indented car parking and drainage and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	
<p>49 Countryview Street, Woombye</p> <p>Bushland Park 2 Boomerang Court, Woombye</p> <p>3, 5, 6, 1/6, 2/6, 7, 8, 9, 10, 11, 12, 13 and 14 Boomerang Court, Woombye</p> <p>29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 1/45, 2/45 and 46 Paynter</p>	<p>Figure 1: Extract from the <i>Sunshine Coast Planning Scheme 2014 – Current Zoning</i></p>  <p>■ Low Density Residential Zone ■ Sport and Recreation Zone ■ Environmental Management and Conservation Zone ■ Rural Zone ■ Community Facilities Zone</p>	<p>Council has received representation, on behalf of the owners of land formerly known as Lot 67 on SP209138 at 49 Countryview Street and Lot 122 on SP114689 at 7 Paynter Park Drive Woombye, seeking a change in the zoning of the land from the Rural zone to the Low density residential zone and the Environmental management and conservation zone.</p> <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, former Lot 67 and Lot 122 are currently included in the Rural zone (refer to Figure 1) and located within the Woombye Local Plan Area.</p> <p>The subject land has a total area of 6.49 hectares. The land is adjacent to the Palmway Close Bushland and Conservation Reserve to the north, Paynter Creek to the south and the North Coast Rail Line to the west. The land further to the north and south contain lots with established dwelling houses within the Low density residential zone (refer to Figure 1).</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the zoning of the following lots be amended from the Rural zone to the Low density residential zone: <ul style="list-style-type: none"> • Lots 0, 1 and 2 on SP319218; • Lots 0, 1 and 2 on SP330299; and • Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24 on SP311620; and • Lots 68, 69, 70 on SP311630. the zoning of Lots 901 and 902 on SP311620 be amended from the

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Park Drive, Woombye</p> <p>(Lots 68, 69, 70, 901 on SP311630</p> <p>Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620</p> <p>Lots 0, 1 and 2 on SP319218</p> <p>Lots 0, 1 and 2 on SP330299)</p>		<p>In October 2017, Council issued a Development Permit to reconfigure a lot (1 lot into 24 residential lots and Reserve lots) over former Lot 122 on SP114689 (REC15/0209) and a Development Permit to reconfigure a lot (1 lot into 3 lots and Reserve) over former Lot 67 on SP209138 (REC15/0185) (refer Figure 2 and Figure 3 below). The lots have now been created with the related plan sealing and titling registered with the Titles Office on 15 October 2020. Development of these lots for residential purposes has also commenced.</p>	<p>Rural zone to the Environmental management and conservation zone;</p> <p>3. the zoning of Lot 903 on SP311620 be amended from the Rural zone to the Open space zone;</p> <p>4. the Urban Growth Management Boundary be amended to reflect the new extent of urban development on the Woombye Local Plan Area Zone Map ZM27;</p> <p>5. Figure 7.2.26A (Woombye Local Plan Elements) be amended to reflect the proposed zoning changes; and</p> <p>6. consequential amendments be made to other parts of the planning scheme for consistency with the above amendments.</p>
		<p>Figure 2: Approved Plans for Lot 67</p>	
		<p>Figure 3: Approved Plans for Lot 122</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>As such, it is considered reasonable that the planning scheme zoning appropriately reflects the development approval. As the development is approved for low density residential purposes, the rural zoning provisions are no longer appropriate, and as such, would result in onerous restrictions on the intended uses, such as dwelling houses or dual occupancies. It is proposed that the land intended to be developed for residential uses is included in the Low density residential zone, which is consistent with the prevailing zoning in the Woombye Local Plan Area.</p> <p>In relation to Lot 901 on SP311630 (within former Lot 67) and Lot 902 on SP311620 (within former Lot 122), which have been transferred to Council in fee simple for Bushland Park purposes, it is proposed that this land is included in the Environmental management and conservation zone.</p> <p>The balance of former Lot 122 (Lot 903 on SP311620) has been transferred to Council in fee simple for Drainage purposes. It is proposed to include this land in the Open space zone to best reflect the intended use of this land for drainage purposes.</p> <p>It is also proposed to amend the Urban Growth Management Boundary on the Woombye Local Plan Area Zone Map ZM27 and to amend Figure 7.2.26A (Woombye Local Plan Elements) to reflect the proposed zoning changes. It is also proposed to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>1, 20 to 30, 32 and 34 Reo Place, Yandina</p> <p>(Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 32 and 33 SP300553)</p>	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p> <p> Low Density Residential Zone Sport and Recreation Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone Rural Zone </p>	<p>A request has been made to amend the zoning of Lots 13 to 24, 32 and 33 on SP300553, Reo Place, Yandina, from the Limited development (Landscape residential) zone to the Low density residential zone and the Environmental management and conservation zone, to reflect the current use of the land.</p> <p>Lot 33 on SP300553 is under Council ownership and identified for an environmental purpose. The remaining other lots are privately owned and currently developed for low density residential uses.</p> <p>In September 2016, Council issued a Development Permit to Reconfigure a lot (1 into 32 Lots and Reserve) over Lot 344 on CG228 (the parent lot) (REC15/0158) (refer Figure 1 below). The lots have now been created and developed. The related plan sealing and titling was registered with the Titles Office on 19 September 2018.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 32 on SP300553 be included in the Low density residential zone; 2. Lot 33 on SP300553 be included in the Environmental management and conservation zone; 3. the Urban Growth Management Boundary be amended on the Yandina Local Plan Area Zone Map ZM8 to reflect the new extent of urban development in the Local Plan Area; and 4. consequential amendments be made to other parts of the planning scheme for consistency with the above amendments.
	<p>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 – 2)</p> <p> Stream Order 1 - 2 Stream Order 3 - 4 Riparian Protection Area Native Vegetation Area </p>	<p>Figure 1: Approved Plan (REC15/0158)</p> <p> <small> KAYMAK SURVEY PTY LTD COMPANY SURVEYORS 1000 MOUNT COTTELO ROAD YANDINA QLD 4576 PH: 07 5441 1111 www.kaymak.com.au </small> </p> <p> <small> Name: 1. Dimensions and areas are indicative only and may change on issue of final plan of survey. Surveyed: 2017 Drawn: 2017 Checked: 2017 Plan of Proposed Subdivision LOT 344 ON CG228 STEGGALLS ROAD, YANDINA. SHEET: 1 of 1 APPROVED 2 August 2017 SUNSHINE COAST REGIONAL COUNCIL </small> </p>	<p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject lots are currently included in the Limited development (Landscape residential) zone and partially included in the Low density residential zone (refer to Figure 2). The subject lots are located in the Yandina Local Plan</p>

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium bushfire hazard area, Medium bushfire hazard area buffer)</p> 	<p>Area and outside of the Urban Growth Management Boundary. The land is also subject to a number of overlays, most notably the Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 - 2) (refer to Figure 3) and Bushfire hazard overlay (Medium bushfire hazard area, Medium bushfire hazard area buffer) (refer to Figure 4).</p> <p>All matters relating to biodiversity and bushfire hazard have been appropriately addressed through the development assessment process.</p> <p>Many of the lots intended for residential purposes and in private ownership have already been cleared of vegetation and developed for dwelling houses or as a dual occupancy.</p> <p>As the development is approved for low density residential purposes, the Limited development (Landscape residential) provisions are no longer appropriate, and as such, would result in onerous restrictions on the existing uses.</p> <p>Having regard to the above, it is considered reasonable that the planning scheme appropriately reflects the development approval and the current use of the land for residential and environmental purposes.</p> <p>Therefore, it is proposed that Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 32 on SP300553 be included in the Low density residential zone, and Lot 33 on SP300553 be included in the Environmental management and conservation zone. It is also proposed that the Urban Growth Management Boundary on the Yandina Local Plan Area Zone Map ZM8 be amended to reflect the new extent of urban development in the Local Plan Area and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	

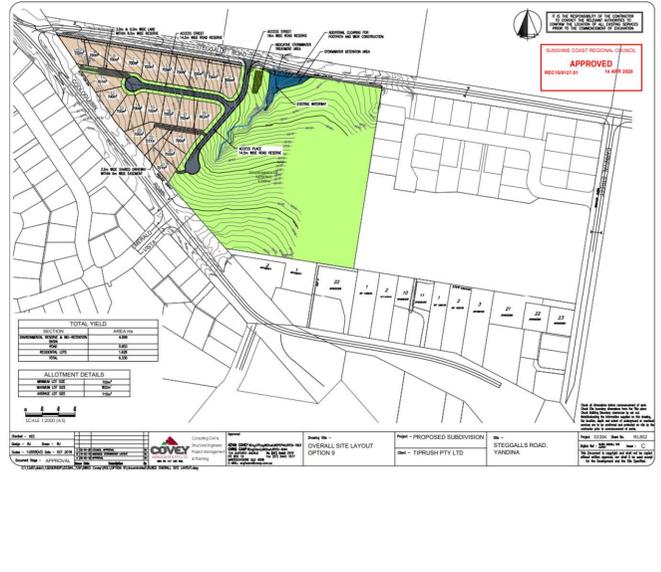
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Honeysuckle Place, Yandina 3 to 16, 18 and 20 Honeysuckle Place, Yandina 1, 6, 8, 10, 12 and 14 Appleberry Place, Yandina (Lots 1 to 23 and 100 on SP327995)</p>	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p> Low Density Residential Zone Sport and Recreation Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone Rural Zone </p>	<p>The zoning of Lots 1 to 23 on SP327995 and Lot 100 on SP 327995 is proposed to be amended from the Limited development (Landscape residential) zone to the Low density residential and environmental management and conservation zone to reflect an enacted development approval.</p> <p>The subject land totals 6.34 hectares. Land to the south and west consists of established dwelling houses. Land to the north is zoned for rural purposes. Lot 100 on SP327995 is under Council ownership and identified for an environmental purpose (bushland park). The remaining lots are privately owned.</p> <p>In April 2019, Council issued a Development Permit to Reconfigure a Lot (1 Lot into 23 Lots and Reserve) over Lot 343 on CG228 (parent lot) (REC15/0127) (refer Figure 1a and 1b below). The lots have now been created and the related plan sealing and titling was registered with the Titles Office on 25 October 2021.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lots 1 to 23 on SP327995 be included in the Low density residential zone; 2. Lot 100 on SP327995 be included in the Environmental management and conservation zone; 3. the Urban Growth Management Boundary on the Yandina Local Plan Area Zone Map ZM8 be amended to reflect the new extent of urban development in the Local Plan Area; and 4. consequential planning scheme amendments be made to other parts of the planning scheme for consistency with the above amendments.
		<p>Figure 1a: Approved Plans (REC15/0127)</p> 	

Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 – 2)



Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium bushfire hazard area)

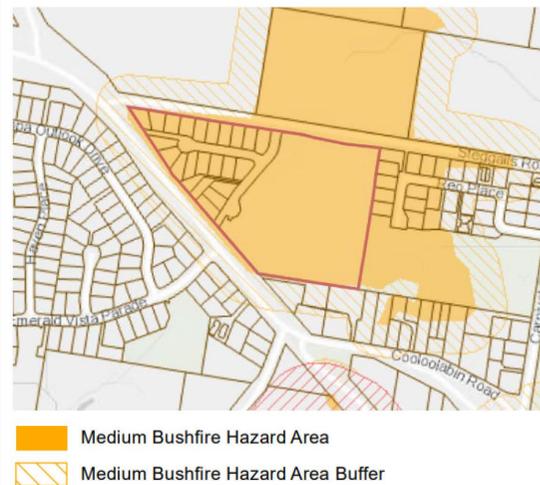


Figure 1b: Approved Plans (REC15/0127)



Under the *ShapingSEQ South East Queensland Regional Plan 2017*, the subject land is included in the Urban Footprint land use category.

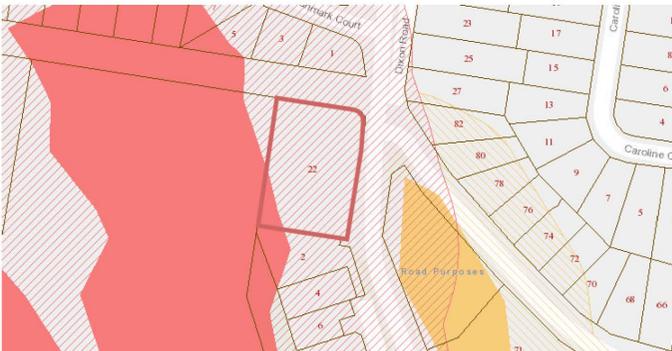
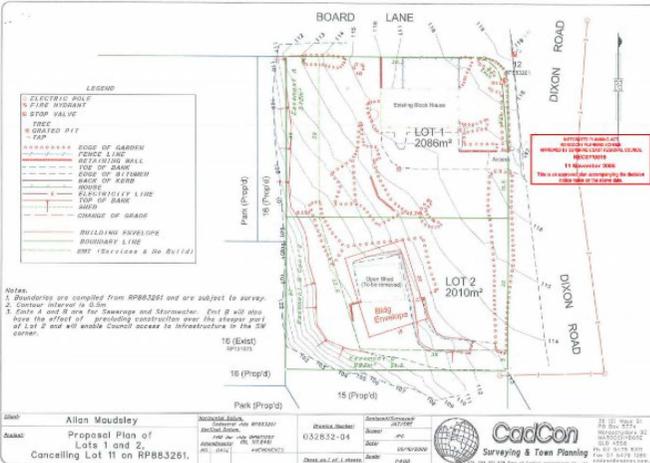
Under the *Sunshine Coast Council Planning Scheme 2014*, the subject land is currently included in the Limited development (Landscape residential) zone (refer to **Figure 2**) and is located in the Yandina Local Plan Area, outside of the Urban Growth Management Boundary.

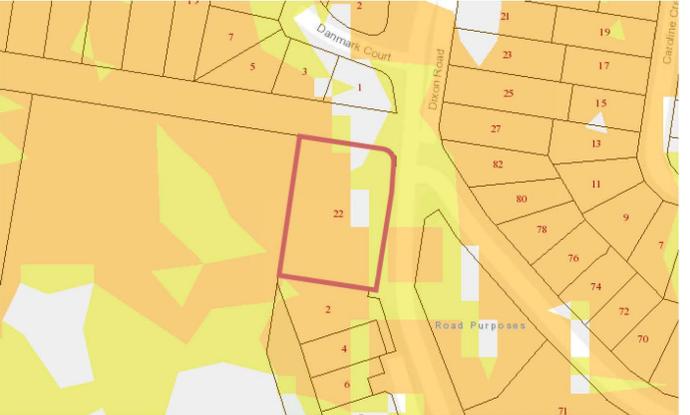
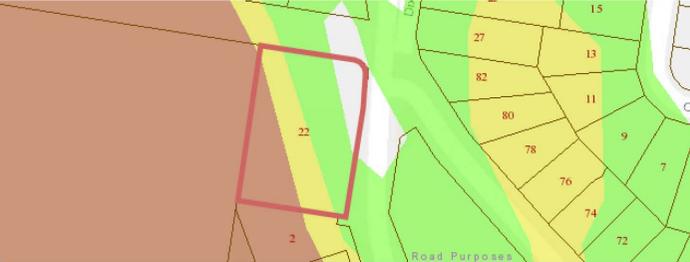
The land is also subject to a number of overlays, most notably the Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 - 2) (refer to **Figure 3**) and Bushfire hazard overlay (Medium bushfire hazard area) (refer to **Figure 4**).

All matters relating to biodiversity and bushfire hazard have been appropriately addressed through the development assessment process.

Many of the lots intended for residential purposes are in private ownership. Two (2) of the lots (Lots 1 and 18) have been approved for dual occupancies (MCU21/0033) and several private certifier development applications have been submitted to Council for dwelling houses.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>As the development is approved for low density residential purposes, the Limited development (Landscape residential) provisions are no longer appropriate.</p> <p>Given the above, it is considered reasonable that the planning scheme appropriately reflects the approved and intended land uses over the land.</p> <p>Therefore, it is proposed that Lots 1 to 23 on SP327995 be included in the Low density residential zone and Lot 100 on SP327995 be included in the Environmental management and conservation zone. It is also proposed that the Urban Growth Management Boundary on the Yandina Local Plan Area Zone Map ZM8 be amended to reflect the new extent of urban development in the Local Plan Area and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	
<p>22 Dixon Road, Buderim (Lot 11 on RP883261)</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) Sport and Recreation Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone Urban Growth Management Boundary</p>	<p>Council has received representation from the landowner of 22 Dixon Road, Buderim (Lot 11 on RP883261) seeking an amendment to the zoning of the land from the Limited development (Landscape residential) zone to a residential zone.</p> <p>The subject land is a rectangular shaped lot, with a total area of 4,096m². It has an established house positioned in the northern half of the lot and the land slopes away from Dixon Road with a south westerly aspect.</p> <p>The northern boundary adjoins the unconstructed Board Lane, while the southern boundary of the subject land adjoins land included in the Low density residential zone - Precinct LDR1 (Protected Housing Area), and the western boundary of the subject land adjoins land included in the Limited development (Landscape residential) zone, which is substantially vegetated and contains a single dwelling. The Dixon Road alignment adjoins the subject land to the east.</p> <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Limited development (Landscape residential) zone (refer to Figure 1) and is</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the zoning of Lot 11 on RP883261 be amended from the Limited development (landscape residential) to the Low density residential zone – Precinct LDR1 (Protected Housing Area); specific provisions be included in the Buderim local plan code in relation to development on Lot 11 on RP883261; the Urban Growth Management Boundary on the Buderim Local Plan Area Zone Map ZM32 be amended to reflect the new extent of urban development; and

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay</p>  <p>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay</p>  <p> Native Vegetation Area Medium Bushfire Hazard Area Medium Bushfire Hazard Area Buffer High Bushfire Hazard Area High Bushfire Hazard Area Buffer </p>	<p>located within the Buderim Local Plan Area, outside of the Urban Growth Management Boundary.</p> <p>The land is partially mapped as being subject to the Biodiversity, Waterways and Wetlands Overlay (Native Vegetation Area – western and southern portions) (refer to Figure 2), the Bushfire Hazard Overlay (High Bushfire Hazard Area and High Bushfire Hazard Area Buffer) (refer to Figure 3) and the Landslide Hazard and Steep Land Overlay (Moderate and High Hazard Areas and Slopes) (refer to Figure 4(a) and 4(b)).</p> <p>In November 2008, Council issued a Development Permit for Reconfiguring a lot (1 into 2 lots) under the former <i>Maroochy Plan 2000</i> (REC07/0019). This approval has since lapsed (refer to Figure 5).</p> <p>Figure 5: Lapsed approved subdivision</p>  <p>A Geotechnical Report prepared as part of the development application stated that <i>"the site is suitable for subdivision and that a suitable and stable house site is available on the site. The site is steep however good engineering practices are recommended to address the geotechnical and slope stability constraints on the site. These recommended practices should be more precisely defined by NCGC"</i>.</p> <p>Having regard to the above, it is considered appropriate to amend the zoning of the subject land from the Limited</p>	<p>4. consequential planning scheme amendments be made to other parts of the planning scheme for consistency with the above amendments.</p>

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4(a): Extract from the <i>Sunshine Coast Planning Scheme 2014</i> – Landslide hazard and steep land overlay map (Landslide)</p>  <p> Moderate Hazard Area High Hazard Area </p> <p>Figure 4(b): Extract from the <i>Sunshine Coast Planning Scheme 2014</i> – Landslide hazard and steep land overlay map (Steep land)</p>  <p> Slope 15-20% Slope 20-25% Slope >25% </p>	<p>development (Landscape residential) zone to a Low density residential zoning and to limit the subdivision of the land to a maximum of 2 lots, which is consistent with the former Development Permit. It is also considered that matters relating to landslide hazard and steep slopes, native vegetation and bushfire hazard can be appropriately addressed by the existing provisions in the planning scheme as part of any future development application.</p> <p>It is also noted that the subject land has access to existing services and changes to the proposed zoning to allow for further subdivision over part of the site would be consistent with surrounding lots to the south.</p> <p>It is therefore proposed that the zoning of the subject land be amended from the Limited development (landscape residential) zone to the Low density residential zone - Precinct LDR1 (Protected Housing), which is consistent with the prevailing residential zoning in the Buderim Local Plan Area. It is also proposed to include specific provisions in the Buderim Local Plan Code relating to subdivision on the subject land. It is also proposed that the Urban Growth Management Boundary on the Buderim Local Plan Area Zone Map ZM32 be amended to reflect the proposed zoning changes and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	

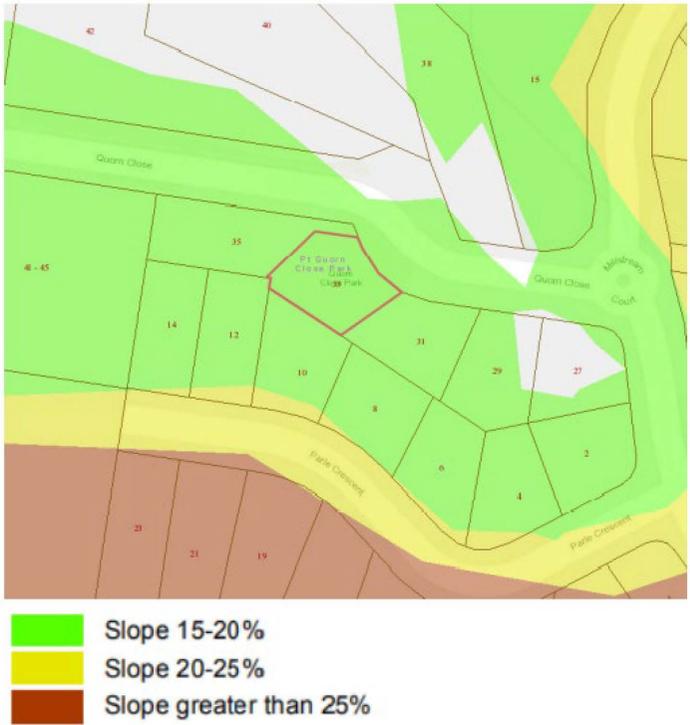
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>3, 6 and 31 Lavarack Crescent, Buderim</p> <p>(Lots 2 and 12 on RP90687</p> <p>Lot 8 on RP95934)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Legend:</p> <ul style="list-style-type: none"> Low Density Residential Zone Precinct LDR1 (Protected Housing Area) Medium Density Residential Zone Local Centre Zone Open Space Zone 	<p>At Council's Ordinary Meeting held on 17 October 2019, Council refused a development application (MCU18/0216) for a Material Change of Use for an extension to an existing service station located at 2-4 and 6 Lavarack Crescent, Buderim. In addition to refusing the subject development application, Council also resolved (Council resolution OM19/157, item (c)) to:</p> <p><i>“further consider the zoning of the land subject to the development application as part of the next planning scheme or major planning scheme review.”</i></p> <p>The land at 3 Lavarack Crescent and 31 Lavarack Crescent, Buderim has also been included in this review, given:</p> <ul style="list-style-type: none"> • its adjacency (to the east) of the land described above and (to the south) of land in the Local centre zone with frontage to Lavarack Lane (and King Street); and • the existing medical related businesses operating on this land. <p>2-4 Lavarack Crescent (legally described as Lot 1 on RP90687) is located on the corner of King Street and Lavarack Crescent and is currently occupied by a service station (Matilda Blue), a mechanic workshop (Buderim Mechanical) and a car wash (Buderim's Hand Car Wash and Detailing). 6 Lavarack Crescent (legally described as Lot 2 on RP90687) is located on the southern side of 2-4 Lavarack Crescent and contains a 2 storey dwelling and ancillary structures. Lot 1 has a total site area of 959m² and Lot 2 is 891m² in area.</p> <p>3 Lavarack Crescent (legally described as Lot 12 on RP90687) and 31 Lavarack Crescent (legally described as Lot 8 on RP95934) are located on the southern side of Lavarack Lane behind the existing business uses. Lot 12 on RP90687 is 891m² in area and currently occupied by Suncoast Christian Health Centre, QML pathology and a dwelling unit. Lot 8 on RP95934 is 789m² in area and currently occupied by a chiropractic business.</p> <p>The surrounding land with frontage to King Street primarily consists of multiple dwellings (i.e. townhouses) and dual occupancies, one to two storeys in height with some single dwelling sites. The surrounding land to the north and south primarily consists of low density residential dwellings with the</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. the zoning of Lot 2 on RP90687 (6 Lavarack Crescent, Buderim), Lot 12 on RP90687 (3 Lavarack Crescent, Buderim) and Lot 8 on RP95934 (31 Lavarack Crescent, Buderim) be amended from the Low density residential zone (Precinct LDR1 (Protected Housing Area)) to the Local centre zone; and 2. Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone) of Part 6.2.8 Local Centre zone code, be amended to include a service station to be a potentially consistent use, if replacing an existing service station and located in a local (not full service) activity centre.

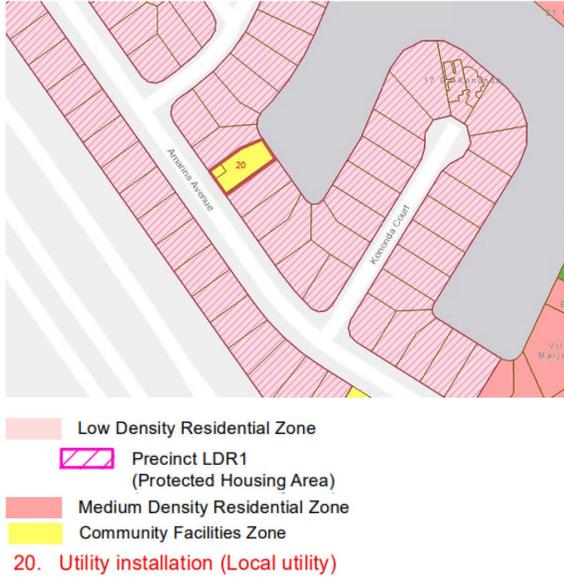
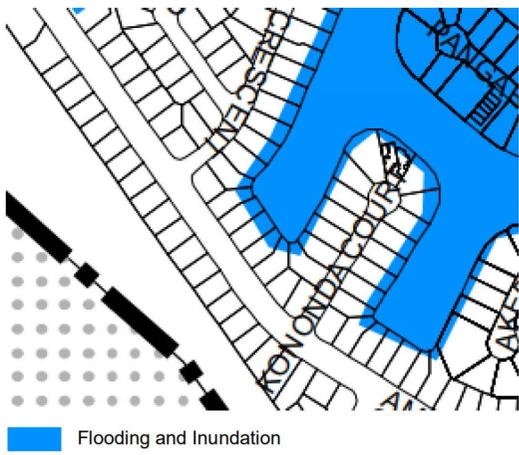
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>occasional dual occupancies. There are pockets of local business (i.e. primarily convenience shopping and medical uses) along King Street.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, Lot 1 on RP90687 is currently included in the Local centre zone and Lot 2 on RP90687, Lot 12 on RP90687 and Lot 8 on RP95934) are currently included in the Low density residential zone, Precinct LDR1 (Protected Housing Area) (refer Figure 1). The subject land is also included in the Buderim Local plan area.</p> <p>The existing centre uses at this location currently provide a local convenience function and is categorised as being a local (not full service) activity centre under the planning scheme's activity centre network (refer to Table 3.4.3.1 (Activity centre network) of the Strategic Framework).</p> <p>A review of the economic advice prepared in relation to MCU18/0216 indicates that there is a strong level of community, economic and planning need for an old style service station to become a more modern and competitive service station and that the economic impact upon other service stations and centre zoned land is not considered to be an issue. Having regard to this advice and to provide a logical extension of the existing service station use, it is considered appropriate for the zoning of Lot 2 on RP90687 (6 Lavarack Crescent, Buderim) to be amended from the Low density residential zone (Precinct LDR1 (Protected Housing Area)) to the Local centre zone to facilitate a new, more modern service station on the subject land.</p> <p>It is also considered appropriate to amend the zoning of 3 and 31 Lavarack Crescent (Lot 12 on RP90687 and Lot 8 on RP95934) from the Low density residential (Precinct LDR1 (Protected Housing Area)) to the Local centre zone to reflect the current use of this land for business uses. The inclusion of these sites in the Local centre zone will create a more contiguous local centre along King Street at Buderim and complements the proposal to amend the adjacent lot to the west being Lot 2 on RP90687 (6 Lavarack Crescent, Buderim) to also be included in the Local centre zone.</p> <p>Under the planning scheme, development for the purposes of a service station in the Local centre zone is currently subject</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>to Impact assessment and is an inconsistent use in a local (not full service) activity centre.</p> <p>To provide for the expansion or redevelopment of an existing service station where located within a Local centre zone and identified as a local (not full service) activity centre, it is proposed to amend the Local Centre zone code (i.e. Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone)) to include a service station as a potentially consistent use, if replacing an existing service station and located in a local (not full service) activity centre. Development for a service station in the Local centre zone (where in a local (not full service) activity centre will continue to be subject to an Impact assessable development application, which includes public consultation.</p> <p>These provisions are proposed to apply to all existing service stations, where located in the Local centre zone and identified as a local (not full service) activity centre. Examples of existing service stations located in the Local centre zone and identified as a local (not full service) activity centre include, Shell Buderim, BP Mooloolaba, Coles Express Mooloolaba, Caltex Sippy Downs, General Store Conondale, BP Mapleton, Peachester Store, 7 Eleven Warana, BP Bokaraina, 7 Eleven Wurtulla, Ampol Moffat Beach and 7 Eleven Mountain Creek.</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
33 Quorn Close, Buderim (Lot 2 on RP183878)	<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 Open Space Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone </p>	<p>33 Quorn Close, Buderim (legally described as Lot 2 on RP183878) is currently under Council ownership and has been identified as being underutilised and surplus to Council's requirements.</p> <p>Council previously resolved to dispose of the property. Prior to the disposal it is intended that the zoning of the subject site is amended to generally reflect the previous residential zoning and the prevailing zoning in the local plan area, and to enable the land to be more easily developed for a residential use in the future.</p> <p>The subject site is 808m² in area and is identified as Pt Quorn Close Park. The subject site is surrounded by established dwelling houses on land included either in the Low density residential zone (Precinct LDR1 (Protected Housing Area)) or the Limited development (Landscape residential) zone (refer to Figure 1). A drainage easement (refer Figure 2) and sewage infrastructure are located along the north-western boundary of the site.</p> <p>Figure 2: Drainage easement</p>  <p>Under the former <i>Maroochy Plan 2000</i>, the subject site was included in the Buderim Scarp Residential (Neighbourhood Residential) Precinct.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject site is currently included in the Open space zone (refer to Figure 1) of the Buderim Local plan area. The</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> Lot 2 on RP182878 be included in the Low density residential zone in Precinct LDR1 (Protected Housing Area) on Zone Map ZM32 (Buderim Local Plan Area); and Figure 7.2.5A (Buderim Local Plan Elements) of the Buderim Local Plan Code is amended to remove the greenspace designation over Lot 2 on RP182878.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3(a): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (i) (Landslide)</p>  <p> Moderate Hazard High Hazard Very High Hazard </p>	<p>subject site is also identified as 'greenspace' on Figure 7.2.5A (Buderim Local Plan Elements) of Section 7.2.5 (Buderim Local Plan Code), which is reflective of its Open space zoning.</p> <p>The subject site is also designated as a Recreation - Amenity Reserve in Council's Open Space Network. There are no park assets on the site. The upper Quorn Close entry to the Buderim Forest Park and Falls, which includes a memorial garden, picnic/barbeque facilities, toilets and parking, is located approximately 60 metres to north of the subject site. Given this, and the apparently limited utilisation of the land for amenity or recreation purposes, removing the Open space zoning from this land would likely have a negligible impact on the amenity of the local area and the integrity of Council's Open Space Network more broadly.</p> <p>The site is also subject to a number of planning scheme overlays, most notably the Landslide hazard and steep land overlay, which indicates that the north-eastern half of the site is identified as a moderate landslide hazard and the south-western half of the site is identified as a high landslide hazard area, with a slope of 15-20% (refer to Figure 3(a) and 3(b)).</p> <p>A Slope Stability Risk Assessment, undertaken in March 2020, indicates that the risk to property and to properties adjacent to the site is "low" provided that the recommendations made within the report relating to hillside construction and long-term stability are implemented.</p> <p>Development of the subject site would require the preparation of a site-specific geotechnical assessment report as part of any future development application, which would be assessed against the planning scheme's Landslide hazard and steep land overlay code as well as other relevant parts of the planning scheme (e.g. Dwelling house code).</p> <p>Having regard to the above it is considered appropriate to amend the zoning of Lot 2 on RP183878 at 33 Quorn Close, Buderim from the Open space zone to the Low density residential zone (Precinct LDR-1 (Protected Housing Area)), which is consistent with the previous zoning under the former <i>Maroochy Plan 2000</i> and the prevailing zoning of adjoining land. It is also proposed to amend Figure 7.2.5A (Buderim Local Plan Elements) of the Buderim Local Plan Code, to</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="362 236 1070 322">Figure 3(b): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (ii) (Steep land)</p>  <p data-bbox="371 944 743 1056"> Slope 15-20% Slope 20-25% Slope greater than 25% </p>	<p data-bbox="1079 236 1751 290">remove the 'greenspace' designation over Lot 2 on RP182878.</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
52 and 52A Amarina Avenue, Mooloolaba (Lot 142 and Lot 900 on SP318724)	<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 Community Facilities Zone 20. Utility installation (Local utility)</p>	<p>52 Amarina Avenue, Mooloolaba (legally described as Lot 142 on SP318724) is currently under Council ownership and has been identified as being underutilised and surplus to Council's requirements. Lot 142 has a site area of 644m² and a drainage easement is located along the southern boundary.</p> <p>Council previously resolved to dispose of the property. Prior to the disposal it is intended that the zoning of the subject site is amended to generally reflect the previous residential zoning and the prevailing zoning in the local plan area, and to enable the land to be more easily developed for a residential use in the future.</p> <p>52A Amarina Avenue, Mooloolaba (legally described as Lot 900 on SP318724) is currently under the ownership of the Northern SEQ Distributor-Retailer Authority. Lot 900 has a site area of 63m² and currently houses Unitywater infrastructure in the form of a sewage pump station.</p> <p>The combined total land area is 707m² and has canal frontage to the Mooloolah River. Surrounding properties in the local area consist primarily of dwelling houses, which are included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)).</p> <p>Under the former <i>Maroochy Plan 2000</i>, the subject land was included in the Mooloolaba Waters (Neighbourhood Residential) Precinct.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Community facilities zone and annotated 20. Utility installation (Local utility) (refer to Figure 1). The land is also subject to a number of planning scheme overlays, most notably the Flood hazard overlay (refer to Figure 2). Any future development on Lot 142 would require assessment against the relevant provisions in the planning scheme, including the Flood hazard overlay code.</p> <p>The lot size of 644m² for Lot 142 is generally consistent with surrounding residential lots included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)). It is noted however, that with the easement along the eastern boundary of the site, and the potential for flooding at the rear of the lot, the developable area of the land may be reduced to approximately 342m². Notwithstanding, it is considered suitable for Lot 142 to be utilised for low density residential</p>	<p>It is proposed that Lot 900 on SP318724 is retained in the Community facilities zone (annotated 20. Utility installation (Local utility) and Lot 142 on SP318724 be included in the Low density residential zone in Precinct LDR1 (Protected Housing Area) on Zone Map ZM34 (Mooloolaba / Alexandra Headland Local Plan Area).</p>
	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Flood hazard overlay</p>  <p>Flooding and Inundation</p>		

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>purposes. Therefore, it is proposed that Lot 142 on SP318724 be included in the Low density residential zone (Precinct LDR-1 (Protected Housing Area)), which is consistent with the previous zoning under the former <i>Maroochy Plan 2000</i> and the prevailing zoning of surrounding land. It is proposed that Lot 900 is retained in the Community facilities zone and annotated 20. Utility installation (Local Utility).</p>	
<p>13 and 21 Smith Street, Mooloolaba</p> <p>Lot 91 on RP73433</p> <p>Lot 0 on SP173707</p>	<p>Figure 1: Extract from the Height of buildings and structures overlay</p> 	<p>Council has received a request on behalf of the landowner of 13 Smith Street, Mooloolaba (legally described as Lot 91 on RP73433), seeking an increase in the maximum building height from 18 metres to 37.5 metres.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject site is currently included in the District centre zone in the Mooloolaba/Alexandra Headland Local plan area and has a maximum building height of 18 metres (refer to Figure 1).</p> <p>The subject site has a total site area of 690m². The northern side boundary of the subject site adjoins the Brisbane Road Car Park, which currently has a maximum building height of 45 metres. To the south is the Pandanus Mooloolaba Apartments, located at 21 Smith Street (legally described as Lot 0 on SP173707). This site currently has a maximum building height of 18 metres. Land to the south-east and north-west currently has a maximum building height of 25 metres.</p> <p>Having regard to the existing maximum building heights for development in the surrounding area, it is considered appropriate for an increase in the maximum building height for 13 and 21 Smith Street, from 18 metres to 25 metres. Therefore, it is proposed to amend the Height of buildings and structures overlay to include 13 and 21 Smith Street in the 25 metre height category.</p>	<p>It is proposed to amend the maximum building of 13 Smith Street (Lot 91 on RP73433) and 21 Smith Street (Lot 0 on SP173707) from 18 metres to 25 metres.</p>

From: [Leanne Simpson](#)
To: [Paul Gleeson](#)
Subject: RE: Proposed Sunshine Coast planning scheme amendment - summary table
Date: Wednesday, 10 August 2022 1:56:00 PM
Attachments: [image002.png](#)
[image004.png](#)
[image001.png](#)
[image008.png](#)
[image009.png](#)

Hey Paul,

Hopefully this is what you're after. Let me know if you need any changes / more info, etc.

Table 1 Summary of proposed amendments

Locality	Summary of proposed amendment
1. To reflect an existing development approval	
s. 73(2) - Not relevant/ Out of scope	

s. 73(2) - Not relevant/ Out of scope

2. To reflect existing or desired future land use

s. 73(2) - Not relevant/ Out of scope

Buddina

- Amend the zoning of all land within sub-precinct KAW LPSP-4a (Urban Village Residential) from the High density residential zone to the Medium density residential zone.
- Amend the maximum building height of land in the north-eastern section of sub-precinct KAW LPSP-4a (Urban Village Residential) from 21m to 12m.
- Consequential amendments to the Kawana Waters local plan mapping and code provisions to reflect zoning and building height changes and to .
- These amendments are in response to community concerns regarding the character of the local area and other matters (ie. erosion prone areas, native wildlife and turtle nesting) – note these 'other matters' are intended to be reviewed as part of the New Planning Scheme Project currently underway.

s. 73(2) - Not relevant/ Out of scope

Page 170 redacted for the following reason:

s. 73(2) - Not relevant/ Out of scope

Regards,

Leanne Simpson

Senior Planning Officer

SEQ North, Planning and Development Services

Department of State Development, Infrastructure,
Local Government and Planning

Microsoft teams – meet now

Sch. 4(4)(6) - Dis

12 First Avenue, Maroochydore QLD
PO Box 1129, Maroochydore QLD 4558

statedevelopment.qld.gov.au

From: Paul Gleeson <Paul.Gleeson@dsdilgp.qld.gov.au>
Sent: Wednesday, 10 August 2022 10:12 AM
To: Leanne Simpson <Leanne.Simpson@dsdilgp.qld.gov.au>
Subject: FW: Proposed Sunshine Coast planning scheme amendment

From: Paul Gleeson
Sent: Wednesday, 10 August 2022 10:09 AM
To: Leanne Simpson <leanne.simpson@sunshinecoast.qld.gov.au>
Subject: Proposed Sunshine Coast planning scheme amendment

Leanne,
Please fill out the following table, summarising the proposed amendments by locality and purpose of the amendment (refer to the 4 sub-headings)

Table 1 Summary of proposed amendments

Locality	Summary of proposed amendment
1. To reflect an existing development approval	

From: [Leanne Simpson](#)
To: [Paul Gleeson](#)
Subject: State Agency Comments - SCC major amendment
Date: Monday, 15 August 2022 1:42:00 PM
Attachments: [Attachment 6 - Appendix 1 - State Agency Comments.docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hey Paul,

Let me know if this is sufficient for your purposes or any further changes required...thanks!

Regards,

Leanne Simpson

Senior Planning Officer

SEQ North, Planning and Development Services

Department of State Development, Infrastructure,
Local Government and Planning

Microsoft teams – meet now

Sch. 4(4)(6) - Dis

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Appendix 1 – MA-00079 – Sunshine Coast Planning Scheme (Major Amendment) – Round 7 – State Agency Comments

The proposed amendment was issued to the technical agencies for review on ?? May 2022. The agencies were advised that any comments on the proposed amendment were due on ?? August 2022. The below table details the responses received on the proposed amendment and where required, the actions and assessment taken.

State Interest Response Table			
Liveable communities and housing			
Relevant State Interest	Department	Comments	Assessment
Housing supply and diversity – affordable housing and housing supply	Department of Housing and Public Works (DHPW)	DHPW has no comment on the proposed amendment.	No further action required.
Housing supply and diversity – diverse housing options	Department of State Development, Manufacturing, Infrastructure and Planning (DSDILGP)	<p>The Buddina Urban Village is centrally located and proximate to essential urban infrastructure, services and facilities, including frequent public transport. The location presents an ideal and efficient opportunity for redevelopment and provision of more diverse housing options in an accessible and well-serviced location.</p> <p>The proposed reduction / 'down-zoning' of building height and residential densities within the Buddina Urban Village (by approximately half) is not in alignment with the State interest of providing a diverse and comprehensive range of housing options in accessible and well-serviced locations.</p>	<p>DSDILGP believes that the amendment regarding Buddina Urban Village should be removed from the current amendment package as it would be more appropriate to consider these significant changes as part of the new planning scheme review, rather than as an ad hoc, location specific amendment.</p> <p>In this manner, council can better consider the holistic implications of reducing the choice of housing options within established, well-serviced urban centres in the context of population growth and housing demand in this locality and, in particular, within the Caloundra to Maroochydore corridor overall.</p>
Liveable communities – efficient use of established infrastructure and services	Department of State Development, Manufacturing, Infrastructure and Planning (DSDILGP)	<p>The Buddina Urban Village is centrally located and proximate to essential urban infrastructure, services and facilities, including frequent public transport. The location represents an ideal opportunity for provision of higher density housing that is accessible and well-serviced. Urban consolidation in this area will maximise the efficient and effective use of existing urban infrastructure and will allow for increased transport and land use integration in an area already identified for future for mass transit.</p> <p>The proposed reduction / 'down-zoning' of residential densities within the Buddina Urban Village (by approximately half) is not in alignment with the State interest of creating and diverse communities that meet lifestyle needs by facilitating:</p> <ul style="list-style-type: none"> - appropriate, responsive and proactive zoning - higher density development in accessible and well-serviced locations - efficient use of established infrastructure and services. 	<p>DSDILGP believes that the amendment regarding Buddina Urban Village should be removed from the current amendment package as it would be more appropriate to consider these significant changes as part of the new planning scheme review, which is currently underway.</p> <p>In this manner, council can better consider the holistic implications of reducing urban densities within established, well-serviced urban centres in the context of population growth and housing demand in this locality and, in particular, within the Caloundra to Maroochydore corridor overall.</p>
Liveable communities – affordable living, neighbourhood centres and safety	Department of Housing and Public Works (DHPW)	DHPW has no comment on the proposed amendment.	No further action required.
Liveable communities – transport infrastructure program delivery, local knowledge planning transport network and corridors, active transport modelling and demographics	Department of Transport and Main Roads (DTMR)	DTMR has no requirements	No further action required.
Environment and heritage			
Biodiversity – all areas relevant to biodiversity	Department of Environment and Science (DES)	The proposed rezoning and local plan code provisions for Jorl Court, Buderim incorporate site design considerations for adjacent natural hazards and stormwater management. However, the MSES values, being protected by the new environmental management and	The planning scheme has adequate provisions to ensure protection of the significant vegetation and wetland areas that are proposed to be included in the Environmental management and conservation zone. This includes the ability to impose vegetation covenants and/or land dedication as part of any future residential subdivision, along with regulation of building envelopes to ensure that future

		<p>conservation zone areas have potential to be impacted by exemptions to clear for safety (such as bushfire hazard).</p> <p>Council should consider adding similar provisions to ensure MSES is protected (and properties are also protected from bushfire hazards) through site design which ensures fire safety buffers are contained wholly within the low density residential zone and do not encroach into the environmental management and conservation zoning.</p>	<p>dwelling on created lots are adequately set back from the mapped vegetation in order to avoid future exempt clearing.</p> <p>The lots within this amendment area are already occupied by large dwelling houses and are unlikely to be redeveloped in the short to medium term. In any case, if an individual dwelling is removed and a new dwelling rebuilt on an existing lot, the new dwelling (and any associated buildings such as garages, carports or sheds) would be subject to the provisions of the planning scheme regarding setbacks to waterways (10m setback) and wetlands (25m setback). Any exempt clearing for a new dwelling or associated building must be demonstrated as "necessary clearing for infrastructure".</p> <p>In the absence of subdivision of these lots, it is not considered appropriate to impose greater restrictions on the existing lots than what currently applies under the planning scheme and <i>Planning Regulation 2017</i>.</p> <p>Therefore, no further action is required in relation to this amendment.</p>
Coastal environment – coastal resources and processes	Department of Environment and Science (DES)	DES does not have any comments regarding the coastal environment state interest with this amendment.	No further action required.
<i>Safety and resilience to hazards</i>			
Natural hazard, risk and resilience – natural hazards (bushfire, flood, landslide)	Department of State Development, Manufacturing, Infrastructure and Planning (DSDILGP)	DSDILGP does not have any comments regarding the natural hazard, risk and resilience state interest as the planning scheme adequately incorporates state interests with respect to these matters.	No further action required.
Natural hazard, risk and resilience – coastal hazards	Department of Environment and Science (DES)	DES does not have any comments regarding the natural hazards state interest with this amendment.	No further action required.
<i>Infrastructure</i>			
Transport infrastructure – state transport infrastructure	Department of Transport and Main Roads (DTMR)	DTMR has no requirements.	No further action required.
<i>ShapingSEQ</i>			
Regional planning	Department of State Development, Manufacturing, Infrastructure and Planning (DSDILGP)	<p>A review was undertaken of the proposed amendment which identified some concerns regarding the goals, elements and strategies of <i>ShapingSEQ</i> with respect to efficient land use, housing diversity and integrated planning for the Buddina Urban Village locality.</p> <p>Specifically, the proposed amendment seeks to reduce building height and residential densities in a central location, proximate to essential urban infrastructure, services and facilities, including frequent public transport.</p> <p>DSDILGP does not support an ad hoc approach to reducing / 'down zoning' individual areas that have been well document as part of an identified growth corridor (Caloundra to Maroochydore) and future mass transit infrastructure.</p>	<p><i>ShapingSEQ</i> identifies the Sunshine Coast Regional Council area as being part of the northern sub-region. <i>ShapingSEQ</i> characterises the northern sub-region as involving diverse living opportunities, including seaside and inland urban centres, suburban, rural residential and rural (including hinterland) living with a strong focus on consolidation around major urban centres and along planned coastal passenger transport corridors.</p> <ul style="list-style-type: none"> • <i>Goal 1: Grow – Element 1: Efficient land use and Element 2: Focusing residential density</i> <p>The proposed amendment seeks to reduce residential densities in an area that is centrally located and well serviced by essential urban infrastructure, services and facilities, including frequent public transport. The Buddina locality is within an existing identified growth corridor extending from Caloundra to Maroochydore, and is proximate (within 400m) to the Kawana district activity centre. The proposed reduction in urban densities for the Buddina Urban Village appears to have been considered in isolation of the overall investigation, planning and delivery of urban consolidation targets along this growth corridor. It is DSDILGP's view that planning for the future of this growth corridor should occur more holistically in order to determine the most appropriate locations for increased and/or reduced densities in the context of population growth and urban infrastructure capacity.</p> <ul style="list-style-type: none"> • <i>Goal 1: Grow – Element 4: Housing diversity</i> <p>By reducing building height and residential density, the proposed amendment would consequentially reduce housing choice and diversity by reducing the opportunity to deliver a mix of dwelling types and sizes in an identified consolidation area.</p>

			<ul style="list-style-type: none">• <i>Goal 3: Connect – Element 3: Integrated Planning</i> <p><i>ShapingSEQ</i> seeks to coordinate and integrate the planning and delivery of infrastructure, particularly transport infrastructure, based on a consistent set of regional plan growth assumptions, including the 2041 dwelling supply benchmarks. For council to consider an ad hoc reduction or 'down zoning' of an individual sub-precinct within a wider growth corridor without demonstrating how this will integrate holistically with the remainder of the corridor and future mass transit opportunities is inappropriate and does not align with the regional plan outcomes or best planning practice.</p> <p>DSDILGP believes that the amendment regarding Buddina Urban Village should be removed from the current amendment package and instead be considered as part of the new planning scheme review, which is currently underway. In this manner, council can more appropriately consider the holistic implications of reducing urban densities within established, well-serviced urban centres in the context of population growth and housing demand in this locality and the Caloundra to Maroochydore corridor overall.</p>
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From: [Paul Gleeson](#)
To: [Jamaica Hewston](#)
Subject: Minister's condition draft
Date: Tuesday, 16 August 2022 4:12:00 PM
Attachments: [Attachment 4 \(ENC for Attachment 5\) - Ministerial condition.docx](#)
[image001.png](#)
[Attachment X - Amendment Instrument - Site Specific and Editorial Matters - amended in response to Cr resolution at April OM State interest review version.pdf](#)

Hi Jamaica,
Please review
thanks



Paul Gleeson

Principal Planning Officer
Department of State Development, Infrastructure,
Local Government and Planning

Sch. 4(4)(6) - Disclos

Email paul.gleeson@dsdilgp.qld.gov.au
Level 3, 12 First Avenue, Maroochydore QLD 4553

Ministerial condition

Pursuant to Section 20 of the *Planning Act 2016*

Pursuant to Section 20 of the *Planning Act 2016*, I hereby advise the Sunshine Coast Regional Council (the council) that it may proceed to public consultation of the Major Amendment – Site Specific and Editorial Matters Amendment) to the *Sunshine Coast Planning Scheme 2014* (the proposed amendment) subject to the following condition:

CONDITION	TIMING
<p>Regulatory requirements under Chapter 2, part 4, section 17.2(a) of Minister’s Guidelines and Rules (MGR); State Planning Policy 2017 (SPP) State interest – Housing supply and diversity and liveable communities; South East Queensland Regional Plan (<i>ShapingSEQ</i>) – Goal 1 Grow</p>	
<p>1. The council must remove all parts of the proposed amendment related to the Buddina Urban Village from the proposed amendment.</p> <p><u>Reason:</u> To achieve compliance with:</p> <ul style="list-style-type: none"> • the requirements of Chapter 2, part 4, section 17.2(a) the MGR, in that the Buddina Urban Village elements of the proposed amendment do not advance the purpose of the Planning Act, the Buddina Urban Village amendments do not facilitate the achievement of ecological sustainability. • the SPP housing supply and diversity state interest, policy (3) in that the proposed amendment reduces opportunities to provide diverse, affordable and comprehensive range of housing options in an accessible and well-serviced location. • the SPP liveable communities, policy (2) in that the proposed amendment reduces higher density development in an accessible and well-serviced location and does not result in an efficient use of established infrastructure and services. • <i>ShapingSEQ</i> Goal 1: Grow – element 1, efficient land use, element 2, focusing residential density, element 4, housing diversity and Goal 3: Connect – element 3, integrated planning in that the proposed amendments to the Buddina Urban Village will reduce housing diversity and is not considered to be an efficient use of well serviced land. 	<p>Prior to the council proceeding to public consultation</p>

Dated this day of 2022

Deputy Premier
Minister for State Development, Infrastructure, Local Government and Planning and Minister assisting the Premier on Olympic Infrastructure

Amendment Instrument

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

State interest review version

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

This amendment has effect on and from [to be inserted]



1. Short title

This amendment instrument may be cited as the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – Site Specific and Editorial Matters.

2. Commencement

This amendment instrument has effect on and from [to be inserted].

3. Purpose

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

- (a) Amend the zoning, overlays, local plan precincts/elements and/or planning scheme provisions relating to several specific sites located in the Buderim, Kawana Waters, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina Local plan area, in order to: -
 - (i) reflect an existing development approval;
 - (ii) better reflect existing or desired future land uses;
 - (iii) respond to Council property-related matters or a Council resolution; and
 - (iv) respond to identified mapping anomalies.
- (b) address other editorial matters to improve the clarity and efficiency of the planning scheme.

4. Amendment table

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

Table 1 **Amendment table**

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 6 (Zones)	Section 6.2.1 (Low density residential zone code), Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone).	Amend as shown in Appendix A
Part 6 (Zones)	Section 6.2.8 (Local centre zone code), Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.5 (Buderim local plan code), Section 7.2.5.4 (Performance outcomes and acceptable outcomes), Table 7.2.5.4.1 (Performance outcomes and acceptable outcomes for assessable development).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.5 (Buderim Local Plan Code), Figure 7.2.5A	Amend as shown in Appendix B

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	(Buderim Local Plan Elements).	
Part 7 (Local Plans)	Section 7.2.6 (Caloundra local plan code), Section 7.2.6.4 (Performance outcomes and acceptable outcomes), Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.14 (Kawana Waters local plan code), Section 7.2.14.3 (Purpose and overall outcomes) and Section 7.2.14.4 (Performance Outcomes and acceptable outcomes), Table 7.2.14.4.1 (Performance outcomes and acceptable outcomes for assessable development).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.14 (Kawana Waters local plan code), Figure 7.2.14A (Kawana Waters Local Plan Elements).	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.19 (Maroochydore/Kuluin local plan code), Section 7.2.19.3 (Purpose and overall outcomes).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.24 (Peregian South local plan code), Figure 7.2.24A (Peregian South Local Plan Elements).	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.25 (Sippy Downs local plan code), Section 7.2.25.4 (Performance outcomes and acceptable outcomes), Table 7.2.25.4.1 (Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.25 (Sippy Downs local plan code), Figure 7.2.25A (Sippy Downs Local Plan Elements).	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.26 (Woombye local plan code), Figure 7.2.26A (Woombye Local Plan Elements).	Amend as shown in Appendix B
Part 9 (Development Codes)	Section 9.3.6 (Dwelling house code), Section 9.3.6.3	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	(Performance outcomes and acceptable outcomes), Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).	
Schedule 2 (Mapping)	Zone Map ZM8 (Yandina Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM10 (Peregian South Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM27 (Woombye Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM32 (Buderim Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM33 (Sippy Downs Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM35 (Kawana Waters Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Local Plan Map LPM22 (Maroochydore/Kuluin Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area) – Height of Buildings and Structures Overlay Map	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM35 (Kawana Waters Local Plan Area) – Height of Buildings and Structures Overlay Map	Amend as shown in Appendix B

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

Table 2 Consequential amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 3 (Strategic Framework), Schedule 2 (Mapping)	<ul style="list-style-type: none"> Strategic Framework Map SFM1 (Land Use Elements) Strategic Framework Map SFM2 (Economic Development) 	Amend, where relevant, the Urban Growth Management Boundary, Rural Residential Growth Management Boundary, Urban Area land use

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Elements) <ul style="list-style-type: none"> • Strategic Framework Map SFM3 (Transport Elements) • Strategic Framework Map SFM4 (Infrastructure Elements) • Strategic Framework Map SFM6 (Community Identity, Character and Social Inclusion Elements) 	category, Rural Residential Area land use category, Coastal Urban Setting and Rural Town Setting to align with the proposed amendments to: <ul style="list-style-type: none"> • Zone Map ZM8 (Yandina Local Plan Area); • Zone Map ZM27 (Woombye Local Plan Area); • Zone Map ZM32 (Buderim Local Plan Area); and • Zone Map ZM33 (Sippy Downs Local Plan Area).
Part 9 (Development Codes), Section 9.4.8 (Transport and parking code)	<ul style="list-style-type: none"> • Figure 9.4.8A (Functional Transport Hierarchy) • Figure 9.4.8B(i) (Strategic Network of Pedestrian and Cycle Links (Pathways)) • Figure 9.4.8B(ii) (Strategic Network of Pedestrian and Cycle Links (On Road Cycleways)) • Figure 9.4.8C (Strategic Network of Public Transport Links) 	Amend the Urban Area and Rural Residential Area land use categories to align with the proposed amendments to: <ul style="list-style-type: none"> • Zone Map ZM8 (Yandina Local Plan Area); • Zone Map ZM27 (Woombye Local Plan Area); • Zone Map ZM32 (Buderim Local Plan Area); and • Zone Map ZM33 (Sippy Downs Local Plan Area).
Schedule 2	Height of Buildings and Structures Overlay Map OVM8H (Yandina Local Plan Area)	Amend to reflect current DCDB subdivision
Schedule 2	Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)	Amend to reflect current DCDB subdivision
Schedule 2	Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)	Amend to reflect amendment to zones as shown in Appendix B
Schedule 3 (Local Government Infrastructure Plan (LGIP) Mapping and Tables)	LGIP Map PIA32 (Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend to reflect amendment to zones as shown in Appendix B

Appendix A Amendment schedule (text)

Part 6 (Zones), Section 6.2.1 (Low density residential zone code)

- (g) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- (h) development incorporates a high level of residential amenity, personal health and safety, protection for property and appropriately meets the needs of people of all abilities;
- (i) development for residential activities adjacent to rural land does not interfere with the existing or ongoing use of rural land for productive agricultural purposes;
- (j) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (k) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (m) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (n) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (o) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone)** to occur in the Low density residential zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.1.2.1** to occur in the Low density residential zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.1.2.1** is an inconsistent use and is not intended to occur in the Low density residential zone.

Table 6.2.1.2.1 Consistent uses and potentially consistent uses in the Low density residential zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Community residence</i> (b) <i>Dual occupancy</i> (where not located in Precinct LDR 1 (Protected Housing Area)) (c) <i>Dwelling house</i> (d) <i>Dwelling unit</i> (e) <i>Residential care facility</i> (where not located in Precinct LDR 1 (Protected Housing Area)) (f) <i>Retirement facility</i> (where not located in Precinct LDR 1 (Protected Housing Area))	(a) <i>Relocatable home park</i> (b) <i>Rooming accommodation</i> (c) <i>Tourist park</i>
Business activities	
(a) <i>Home based business</i> (where other than a high impact home based activity) (b) <i>Office</i> (where located in an existing building in Maroochydore/Kuluin local plan area Precinct MARK LPP-35 – Maud Street/Sugar Road) (c) <i>Sales office</i> (d) <i>Shop</i> (where a <i>corner store</i>)	None
Community activities	
(a) <i>Community care centre</i>	<i>Child care centre</i>

Part 6

Part 6 (Zones), Section 6.2.8 (Local centre zone code)

Table 6.2.8.2.1 Consistent uses and potentially consistent uses in the Local centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) Caretaker's accommodation (b) Community residence (c) Dual occupancy (where forming part of a mixed use development) (d) Dwelling unit (e) Multiple dwelling (f) Rooming accommodation (g) Short-term accommodation	(a) Residential care facility (b) Retirement facility
Business activities	
(a) Agricultural supplies store (b) Bar (where located in a local (full service) activity centre or where for a prescribed rooftop use) (c) Car wash (where located in a local (full service) activity centre) (d) Food and drink outlet (other than where incorporating a drive-through facility or where for a high volume convenience restaurant) (e) Function facility (f) Funeral parlour (g) Garden centre (other than where exceeding a gross leasable floor area of 300m ²) (h) Hardware and trade supplies (other than where exceeding a gross leasable floor area of 300m ²) (i) Health care services (j) Home based business (other than where involving a high impact home based business activity) (k) Hotel (where located in a local (full service) activity centre or where for a prescribed rooftop use) (l) Market (m) Office (n) Sales office (o) Service station (where located in a local (full service) activity centre) (p) Shop (other than where involving a department store or discount department store) (q) Shopping centre (other than where involving a department store or discount department store) (r) Veterinary services	(a) Bar (other than as specified in column 1) (b) Theatre (other than a multiplex cinema) (b)(c) <u>Service station (where located in a local (not full service) activity centre and replacing an existing service station)</u>
Industrial activities	
(a) Low impact industry (where involving the mechanical repair and servicing of motor vehicles, lawn mowers or the like in a rural town or rural village) (b) Service industry	None
Community activities	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Place of worship	None
Sport and recreation activities	
(a) Club (where not exceeding a gross leasable floor area of 300m ²) (b) Indoor sport and recreation (c) Outdoor sport and recreation (where for a prescribed rooftop use) (d) Park	None
Other activities	
(a) Parking station (b) Utility installation (where a local utility)	None

Part 7 (Local Plans), Section 7.2.5 (Buderim local plan code)

Performance Outcomes		Acceptable Outcomes	
Development in the Low Density Residential Zone			
PO12	Development for reconfiguring a lot in the Low density residential zone provides for comparatively large lot sizes that maintain the low density character and amenity of neighbourhoods.	AO12	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m ² in area.
PO13	Development maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.	AO13	Development in the Low density residential zone in Precinct BUD LPP-1 (Gloucester Road South) where identified on Local Plan Map LPM32:- (a) does not provide for the creation of any additional lots; (b) provides for all buildings and structures to be set back at least 10 metres from Gloucester Road; and (c) blends development into the landscape so as to retain the integrity of the open <i>streetscape</i> in this part of Buderim.
Development in the Low Density Residential Zone in Precinct LDR1 (Protected Housing Area) (22 Dixon Road, Buderim (Lot 11 RP883261))			
PO14	<u>Reconfiguring a lot in the Low density residential zone in Precinct LDR1 (Protected Housing Area) at 22 Dixon Road, Buderim (Lot 11 RP883261) provides for a maximum of two (2) lots.</u>	AO14	No acceptable outcome provided.
Development in the Emerging Community Zone (Lot 46 C31729, Endota Street)			
PO145	Development in the Emerging community zone on Lot 46 C31729, situated at Endota Street, Buderim:- (a) provides for an integrated development outcome over the whole of the <i>site</i> ; (b) minimises the visual impact of development on the Buderim escarpment; (c) preserves native <i>vegetation</i> areas and escarpment areas as undeveloped land; (d) restores escarpment areas which have previously been subject to vegetation clearing; (e) includes native <i>vegetation</i> areas and escarpment areas in <i>public open space</i> or another appropriate form of protective tenure; (f) provides for low intensity development only at a maximum density of 4 <i>equivalent dwellings</i> per hectare; and (g) provides for development to be clustered or otherwise configured in a manner that minimises the need for <i>vegetation clearing</i> or landform modification and blends development into the landscape such that there is only minimal exposure of built form elements when the <i>site</i> is viewed from other local plan areas.	AO145	No acceptable outcome provided.

Part 7 (Local Plans), Section 7.2.6 (Caloundra local plan code)

Performance Outcomes		Acceptable Outcomes	
	and/or other land for community purposes in Caloundra Centre.		
Development on Key Site 6 (Kronks Motel)			
PO38	<p>Development provides for Key Site 56 (Kronks Motel) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) to be redeveloped as an integrated <i>mixed use development</i> incorporating the following:-</p> <ul style="list-style-type: none"> (a) a range of residential, business, community and indoor sport, recreation and entertainment uses; (b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises coastal sub-tropical and sustainable design; (c) a building form which:- <ul style="list-style-type: none"> (i) provides for slim line towers above one or more podiums with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes; (ii) steps down in height towards Kalinga Street, Orsova Terrace, Ormuz Avenue and Osterley Avenue to protect the amenity of surrounding low-rise development in this area; and (iii) recognises and promotes a relationship with the Events Centre, Bill Vernados Park and Key Site 5 (Town Square Redevelopment); (d) active street <i>frontages</i> to Minchinton Street and Ormuz Avenue as indicated on Figure 7.2.6B (Caloundra local plan elements - Inset); (e) mid block pedestrian linkages providing improved site permeability and connectivity as indicated conceptually on Figure 7.2.6B (Caloundra local plan elements - Inset); and (f) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas. 	AO38	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6S (Key Site 6 (Kronks Motel)) provides illustrations of design outcomes for Key Site 6 (Kronks Motel).</p>
Development in the Major Centre Zone (Future transit station site) (Lots 18, 19 and 20 on RP53738, Omrah Avenue)			
PO39	<p>Development of the future transit station site (Lots 18, 19 and 20 on RP53738, Omrah Avenue):-</p> <ul style="list-style-type: none"> (a) facilitates the efficient and effective provision of a transit station to support the proposed Maroochydore to Caloundra 	AO39	No acceptable outcome provided.

Part 7

Part 7 (Local Plans), Section 7.2.14 (Kawana Waters local plan code)

Cartwright Drive and adjoining residential areas. Development provides safe and efficient vehicular access and enhances pedestrian connectivity.

- (g) Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) provides for high quality *mixed use development* which enhances the amenity of the area and recognises the existing amenity of adjoining residential areas to the north and west. Development in this precinct provides an attractive and publicly accessible interface to Kawana Waters Canal and maintains public views to the waterway. Active or semi-active street *frontages* are provided at the ground *storey* to encourage movement and interaction between private development, the adjacent waterway and surrounding streets. Such development is supported by resident and visitor accommodation above the ground *storey*.
- (h) Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) provides for predominantly *office* and health related uses with limited retail uses in accordance with **Table 7.2.14.4.2 (Kawana Waters supplementary table of consistent uses and potentially consistent uses in the District centre zone)**. Development presents an attractive appearance to Kawana Waters Canal, adjoining residential areas and all road *frontages*, especially Nicklin Way.
- (i) Development in the Local centre zone supports the role and function of the local business areas, including those located at nodes along the Nicklin Way, and in Buddina, and Hideaway Waters, as local (not full service) activity centres servicing the basic convenience needs of residents and visitors. Development in the Local centre zone provides for the expansion and enhancement of business uses; however such development does not extend beyond the boundaries of this zone.
- (j) Development in the Specialised centre zone provides for improved and expanded comparison shopping functions predominantly in the form of *showrooms* and bulky goods retailing.
- (k) Development in the Specialised centre zone and Local centre zone provides for a high standard of building and landscape design quality which minimises building bulk, improves pedestrian connectivity, promotes community interaction and provides a high quality presentation to Nicklin Way and other local roads.
- (l) Development in Precinct KAW LPP-4 (Buddina Urban Village) provides for the creation of the Buddina Urban Village linking Kawana Shoppingworld to Kawana Waters Surf Lifesaving Club by a public pedestrian way and providing active *frontages* which encourage movement and interaction between the district activity centre and the adjacent foreshore areas. Development in the High density residential zone and Tourist accommodation zone at this location provides for higher density residential accommodation in the form of permanent and visitor accommodation buildings and *multiple dwellings*. Development in the Medium density residential zone at this location provides for medium density residential accommodation in the form of permanent and visitor accommodation buildings and multiple dwellings. In response to the fragmented nature of existing land holdings, medium and higher density residential development is sited within large, integrated development nodes.
- (m) Development in the Medium density residential zone:-
- (i) provides for a range of housing choices located at nodes with convenient access to centres and/or local business areas, public transport and community facilities; and
- (ii) contributes to a high level of residential amenity and design quality consistent with the scale and character of the *streetscape* and surrounding development.
- (n) Development in the Medium density residential zone at Nicklin Way, Warana and Regatta Boulevard, Wurtulla provides a high quality presentation to Nicklin Way and is designed to ensure the acoustic, visual and traffic impacts of Nicklin Way are minimised.
- Note—Precinct KAW LPP-6 (Regatta Boulevard Wurtulla) is strategically located on the Nicklin Way transit corridor and is recognised as a potential key development area.
- (o) Brightwater continues to be developed as an integrated residential community. Development contributes to the establishment of a walkable, integrated residential community providing a mix of dwelling types supported by a local (full service) activity centre providing convenience shopping and local commercial uses, as well as a range of community facilities and large areas of open space.

Performance Outcomes		Acceptable Outcomes	
	<p>views to Kawana Waters Canal, particularly from Nicklin Way;</p> <p>(b) complements the amenity of adjoining uses fronting Kawana Waters Canal;</p> <p>(c) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow; and</p> <p>(d) ensures vehicle access and parking areas are screened from adjoining residential uses, Kawana Waters Canal and roads.</p>		<p>permeability through the <i>site</i> to maintain views to Kawana Waters Canal from Nicklin Way;</p> <p>(b) underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</p> <p>(c) car parking below ground level in a <i>basement</i> structure(s) or sleeved behind buildings;</p> <p>(d) vehicle access points along Nicklin Way to have a minimum spacing of 60 metres; and</p> <p>(e) loading docks and service areas that are located and screened so as to be visually unobtrusive from adjoining residential uses, roads and Kawana Waters Canal.</p>
Development in the Local Centre Zone			
PO18	<p>Development in the Local centre zone supports the role and function of:-</p> <p>(a) the Brightwater Local Centre as a local (full service) activity centre providing a range of convenience goods and services to local residents; and</p> <p>(b) other local centres as local (not full service) activity centres providing basic convenience goods and services.</p>	AO18	No acceptable outcome provided.
PO19	<p>Development in the Local centre zone provides:-</p> <p>(a) a coherent and attractive streetfront address and achieves a high level of visual amenity;</p> <p>(b) a high level of comfort and convenience to pedestrians; and</p> <p>(c) functional and integrated car parking and access arrangements that do not dominate the street.</p>	AO19	<p>Development in the Local centre zone:-</p> <p>(a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</p> <p>(b) reduces the dominance of signage elements, particularly along Nicklin Way;</p> <p>(c) has building openings overlooking the street;</p> <p>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(f) provides on-site car parking at the rear or to one side of the development, integrated with other vehicle movement areas.</p>
Development in Precinct KAW LPP-4 (Buddina Urban Village) Generally			
PO20	<p>Development in Precinct KAW LPP-4 (Buddina Urban Village) identified on Local Plan Map LPM35:-</p> <p>(a) contributes to the creation of a focal <i>mixed use development</i> which effectively links Kawana Shoppingworld to the Kawana Surf Club and foreshore areas; and</p> <p><u>(b) provides for higher density residential accommodation in the form of accommodation buildings and multiple dwellings, in the High density residential zone and Tourist accommodation zone; and</u></p>	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	(b) (c) provides for medium density residential accommodation in the form of accommodation buildings and multiple dwellings, in the Medium density residential zone.		
PO21	Development in Precinct KAW LPP-4 (Buddina Urban Village):- (a) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots; (b) ensures that amalgamated lots do not isolate excluded lots; (c) maximises site area and minimises site cover to maintain residential amenity; (d) is designed to exhibit a high standard of architectural design; (e) provides functional and integrated car parking arrangements that do not dominate the street; and (f) promotes pedestrian priority along Pacific Boulevard by minimising vehicular site access from this road.	AO21.1	Development amalgamates lots to create a minimum development site of 3,000m ² in Sub-precincts KAW LPSP-4a and KAW LPSP-4b and 3,400m ² in Sub-precinct KAW LPSP-4c, in accordance with the development nodes identified on Figure 7.2.14A (Kawana Waters local plan elements) .
		AO21.2	Development ensures that the amalgamated lots do not isolate excluded lots.
		AO21.3	Development ensures that each development site includes a minimum width of 30 metres to street frontages as follows:- (a) for Sub-precincts KAW LPSP-4a and KAW LPSP-4c - to Pacific Boulevard, Iluka Avenue and Lowanna Drive; and (b) for Sub-precinct KAW LPSP-4b - to Iluka Avenue and Lowanna Drive.
		AO21.4	Development provides for primary vehicle access to be from:- (a) a street other than Pacific Boulevard for Sub-precinct KAW LPSP-4a; and (b) Iluka Avenue or Lowanna Drive for Sub-precincts KAW LPSP-4b and KAW LPSP-4c.
		AO21.5	Development includes underground car parking, and for Sub-precincts KAW LPSP-4a and KAW LPSP-4c, the basements do not protrude more than one metre above ground level at the Pacific Boulevard frontage of the site.
Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c (Buddina Urban Village)			
PO22	Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c identified on Local Plan Map LPM35 :- (a) improves pedestrian connectivity by providing a direct public pedestrian link between Kawana Shoppingworld and the Kawana Surf Club and foreshore; (b) creates vibrant, active and attractive street frontages to primary streets and pedestrian connections; and (c) provides a high level of comfort and convenience for pedestrians including continuous weather protection.	AO22.1	Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c contributes to the provision of a pedestrian way connecting Kawana Shoppingworld with the Kawana Surf Club and foreshore as follows:- (a) in Sub-precinct KAW LPSP-4b, dedicates to the Council a 10 metre strip of land linking the eastern boundary of Kawana Shoppingworld to Iluka Avenue / Lowanna Drive at the intersection with Weema Street for a pedestrian way where identified on Figure 7.2.14A (Kawana Waters local plan elements) ; (b) in Sub-precinct KAW LPSP-4c, provides pedestrian connections between Iluka Avenue/Lowanna Drive and Pacific Boulevard where identified on Figure 7.2.14A (Kawana Waters local plan elements) ; and (c) contributes, via infrastructure agreement, a proportional monetary

Part 7 (Local Plans), Section 7.2.19 (Maroochydore/Kuluin local plan code)

- (iii) provides for the establishment of key transit nodes at major intersections along Aerodrome Road; and
 - (iv) provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochydore Principal Regional Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.
- (t) Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive):-
- (i) comprises a mix of uses including medium intensity residential activities, business activities (including smaller scale *showroom* uses) as well as other supporting activities and infrastructure necessary to service the Maroochydore Principal Regional Activity Centre;
 - (ii) provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival to the Maroochydore Principal Regional Activity Centre;
 - (iii) provides for Maroochy Boulevard and Dalton Drive to be established as landscaped boulevards incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; and
 - (iv) reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage, and the quality of landscape treatments both within the road reserve and within development sites.
- (u) Development in the Local centre zone supports the role and function of the local business areas as local (not full service) activity centres servicing the convenience needs of residents and visitors to the local plan area.
- (v) With the exception of the two local business areas situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street that are not intended to increase their building footprint or *gross floor area*, development in the Local centre zone provides for the expansion and enhancement of business uses.
- (w) Development in the Local centre zone provides for small scale uses, active street *frontages* and other urban elements that create vibrant streets and places.
- (x) Development in the Specialised centre zone provides for the progressive refurbishment of sites along Wisers Road and Sugar Road with buildings, landscaping and integrated signage that improve the visual appearance and the continuity of the *streetscape* along these *major roads*.
- (y) Development in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) provides for predominantly high density residential uses. Limited *office* uses may be established in the precinct as part of mixed use premises, where the residential amenity of the area is maintained.
- (z) Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) provides for the establishment of business uses (being *offices*) in existing dwellings in a manner that maintains the amenity of existing residential uses and improves the visual appearance and continuity of the *streetscape* along these *major roads*. Whilst the conversion of existing dwelling stock is supported, new custom built *offices* are not developed in Precinct MAR LPP-65 (Maud Street/Sugar Road).
- (aa) Development improves local connectivity and access by providing identified public road links including links between Martins Drive and Fishermans Road, Pikki Street and Primary School Court, Southern Drive and Amaroo Street, Millwell Road East and Southern Drive and required road links into the Maroochydore City Centre Priority Development Area.
- (bb) Development in the Emerging community zone provides for the continued development of Sunshine Cove as an integrated residential community, providing a mix of dwelling types and live/work buildings in a waterside setting, supported by large areas of open space, a walkable waterfront and extensive cycle and pedestrian pathway networks connecting the development to the Maroochydore Principal Regional Activity Centre and other adjoining neighbourhoods.

Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.

Part 7 (Local Plans), Section 7.2.25 (Sippy Downs local plan code)

Performance Outcomes		Acceptable Outcomes	
			(f) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.
Development in the Specialised Centre Zone			
PO14	Development in the Specialised centre zone provides for:- (a) existing retail showroom uses to not be expanded so as to protect the role and function of the Sippy Downs Town Centre; and (b) the total <i>gross leasable floor area</i> for all proposed, existing and approved retail uses to not exceed a total of 8,500m ² .	AO14	No acceptable outcome provided.
PO15	Development in the Specialised centre zone is located, designed and effectively screened such that it is not recognisable from the Sunshine Motorway.	AO15	No acceptable outcome provided.
Development in the Low Density Residential Zone (Toral Drive and Jorl Court)			
PO16	Development in the Low density residential zone in Toral Drive and Jorl Court provides for the amalgamation of lots to create development sites which:- (a) are of a sufficient size to ensure the coordinated and orderly development of sites; and (b) provides for a lot and street layout which avoids or minimises the creation of culs-de-sac and <i>rear lots</i> .	AO16.1 AO16.2	Development in the Low density residential zone in Toral Drive and <u>south of Jorl Court</u> :- (a) provides for the amalgamation of lots to create a minimum development <i>site</i> of 1 hectare; and (b) avoids the creation of <i>rear lots</i> and culs-de-sac. <u>Development in the Low density residential zone north of Jorl Court</u> :- (a) provides for the amalgamation of lots to create a minimum development <i>site</i> (excluding any land in the Environmental management and conservation zone) of 5,000m ² ; and (a)(b) avoids the creation of <i>rear lots</i> and culs-de-sac.
PO17	<u>Development in the Low density residential zone in Toral Drive and Jorl Court</u> :- (a) is sited and designed in a manner which is responsive to local flooding and drainage constraints; and (b) provides adequate drainage and management of stormwater.	AO17.1 AO17.2	<u>In partial fulfilment of Performance outcome PO17</u> <u>Development in the Low density residential zone on Lots 25 and 26 RP843835</u> :- (a) provides a drainage system, that conveys all stormwater runoff west to a lawful point of discharge; and (b) preserves or provides infrastructure or earthworks on the western boundary of Lot 25 RP843835, that contains flood flows to the western drain. <u>Development in the Low density residential zone on the northern side of Jorl Court</u> :- (a) provides a drainage system that drains north directly to Mountain Creek through the existing drainage easements within the Environmental management and conservation zone; and (b) results in the land areas covered by the existing drainage easements

Part
7

Performance Outcomes		Acceptable Outcomes	
			<p><u>being transferred to Council as drainage reserve.</u></p> <p><u>Editor's note—the Planning scheme policy for development works provides guidance and specifies standards in relation to the provision of drainage infrastructure.</u></p>
PO18	<p><u>Development in the Low density residential zone in Toral Drive and Jorl Court provides for transport infrastructure, including road reserve widening where necessary, on-street parking and active transport, to safely and efficiently service development and improve traffic flow, consistent with the operation of a Neighbourhood collector street.</u></p>	AO18	<p><u>Development in the Low density residential zone in Toral Drive and Jorl Court provides for:-</u></p> <p><u>(a) a footpath on the northern Jorl Court verge and a footpath on both sides of Toral Drive;</u></p> <p><u>(b) indented on-street parking to create sufficient carriageway width to accommodate on-street parking on both sides of Toral Drive and Jorl Court, whilst maintaining at least one moving vehicle lane in between; and</u></p> <p><u>(c) regular through-vehicle passing opportunities along Toral Drive and Jorl Court.</u></p> <p><u>Editor's note—the Planning Scheme Policy for the transport and parking code and the Planning scheme policy for development works provides guidance and specifies standards in relation to the provision of transport infrastructure.</u></p>
Development in the Medium Density Residential Zone			
PO17	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of a range of medium density housing types, including long and short term accommodation in close proximity to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities;</p> <p>(b) contributes positively to local <i>streetscape</i> character;</p> <p>(c) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and</p> <p>(d) provides strong pedestrian links to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities.</p>	AO17	No acceptable outcome provided.
PO18	Development provides a minimum 20 metre wide landscaped <i>buffer</i> to the electricity substation at Power Road.	AO18	No acceptable outcome provided.
Development in the Emerging Community Zone (Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha)			
PO19	<p>Development in the Emerging community zone on Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha, provides for the following:-</p> <p>(a) any commercial/retail development to be limited to small scale local convenience goods and services only;</p> <p>(b) the total <i>gross leasable floor area</i> for business uses to not exceed:-</p>	AO19	No acceptable outcome provided.

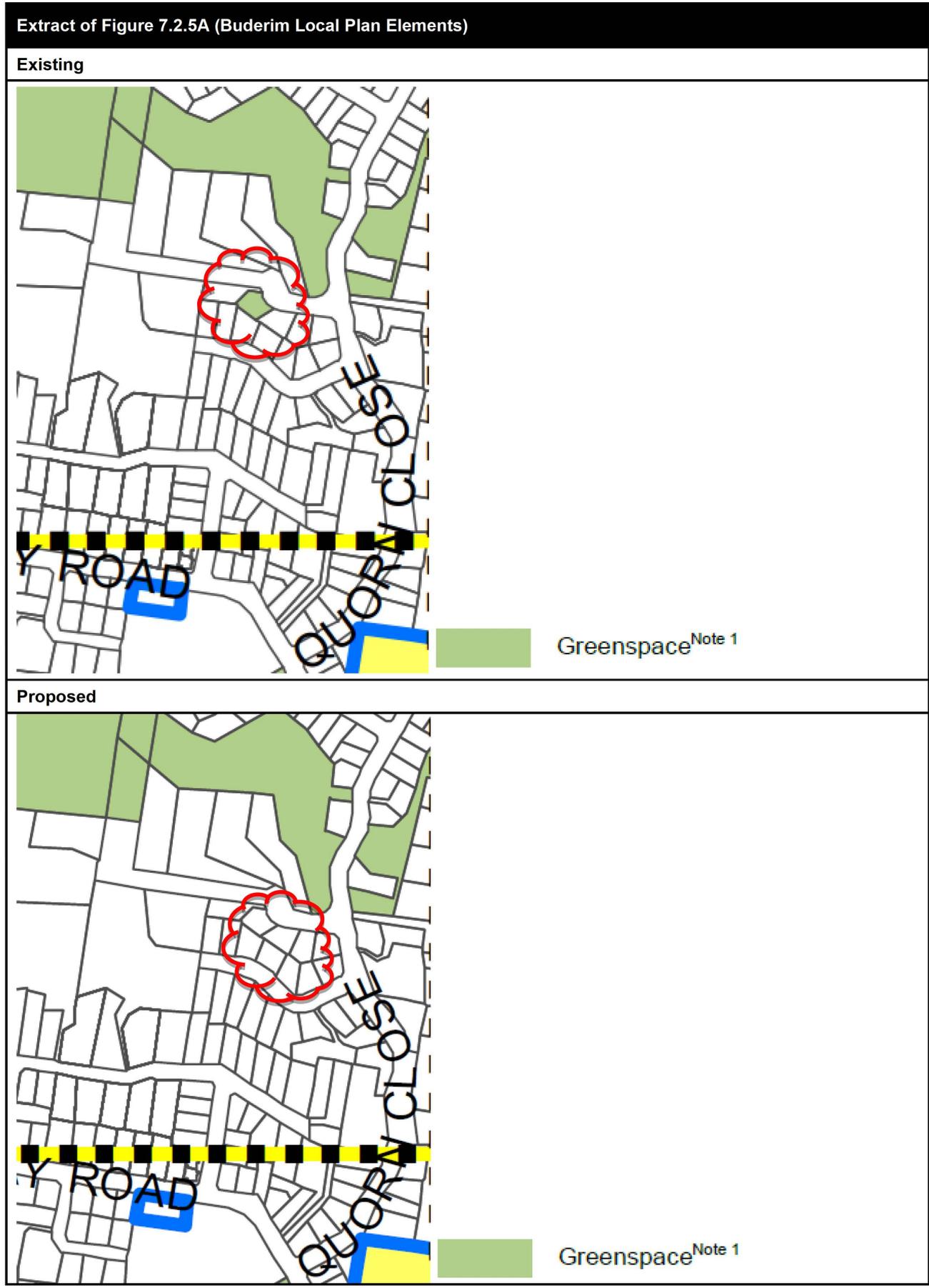
Part 9 (Development Codes), Section 9.3.6 (Dwelling house code)

Performance Outcomes		Acceptable Outcomes	
			provided with a rainwater collection tank that:- (a) has a minimum capacity of 45,000 litres; and (b) is plumbed so that water from the rainwater tank is available for household use.
Access and Car Parking			
PO8	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO8	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
PO9	The design and management of access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	AO9	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ RS-049, RS-050 and RS-056 as applicable; and (b) AS/NZ 2890.1 - 2004 <i>Parking facilities – Off-street parking</i> .
Tennis Courts and Sports Courts			
PO10	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	AO10.1	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		AO10.2	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		AO10.3	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
Secondary Dwellings			
PO11	Where located in an <i>urban zone</i> , the <i>secondary dwelling</i> is located on a 'traditional lot' in order to:- (a) protect neighbourhood character; (b) provide an acceptable level of amenity to occupants of the <i>site</i> and neighbouring <i>dwellings</i> ; and	AO11	Where located in an <i>urban zone</i> and there is no approved plan of development (nominating lots for <i>secondary dwellings</i>), the <i>secondary dwelling</i> is located on a lot which:- (a) has a minimum area of 600m ² ; and (b) is regular in shape (i.e. square or

Performance Outcomes		Acceptable Outcomes	
	surrounding premises.		less than 200mm. OR Filling and/or excavation is confined to within the plan area of the <i>dwelling house</i> with ground level being retained around external walls of the building. OR Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> for the <i>site</i> . Editor's note—drainage deficient areas are identified on Figure 8.2.7 (Drainage deficient areas) of the Flood hazard overlay code .
Additional Requirements for Dwelling Houses in Certain Areas and Precincts			
Blackall Range Local Plan Area			
PO16	The <i>dwelling house</i> :- (a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up; (b) has exterior surfaces that allow the <i>dwelling house</i> to blend in with the natural and rural landscape; and (c) incorporates roof forms that are consistent with traditional rural or rural village setting.	AO16.1 AO16.2 AO16.3 AO16.4	The height of the <i>dwelling house</i> does not exceed 2 <i>storeys</i> . The total footprint of the <i>dwelling house</i> , including any associated garage, carport or shed, does not exceed 280m ² . The exterior colour of the <i>dwelling house</i> is characterised by muted earth/environmental tones that blend with the hinterland rural and natural environment. Note—appropriate colours will depend on the existing native <i>vegetation</i> and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown and blue grey. The <i>dwelling house</i> incorporates one of the following roof designs:- (a) gable roof; (b) hip roof; (c) Dutch gable; (d) pitched roof with skillion at rear; or (e) multiple gable roof.
Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32			
PO17	The <i>dwelling house</i> is designed and sited such that it maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.	AO17	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> at least 10 metres from Gloucester Road. Note—AO17 alternative provision to QDC.
Caloundra Local Plan Area (Precinct CAL LPP-42 (Moffat Beach/Shelly Beach/Dicky Beach) on Local Plan Map LPM45			
PO18	The <i>dwelling house</i> preserves the amenity of adjacent land and <i>dwelling houses</i> and does not dominate the <i>streetscape</i> having regard to:- (a) building character and appearance; (b) views and vistas; and	AO18	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> a minimum of 6 metres from the primary street <i>frontage</i> . Note—AO18.1 alternative provision to QDC.

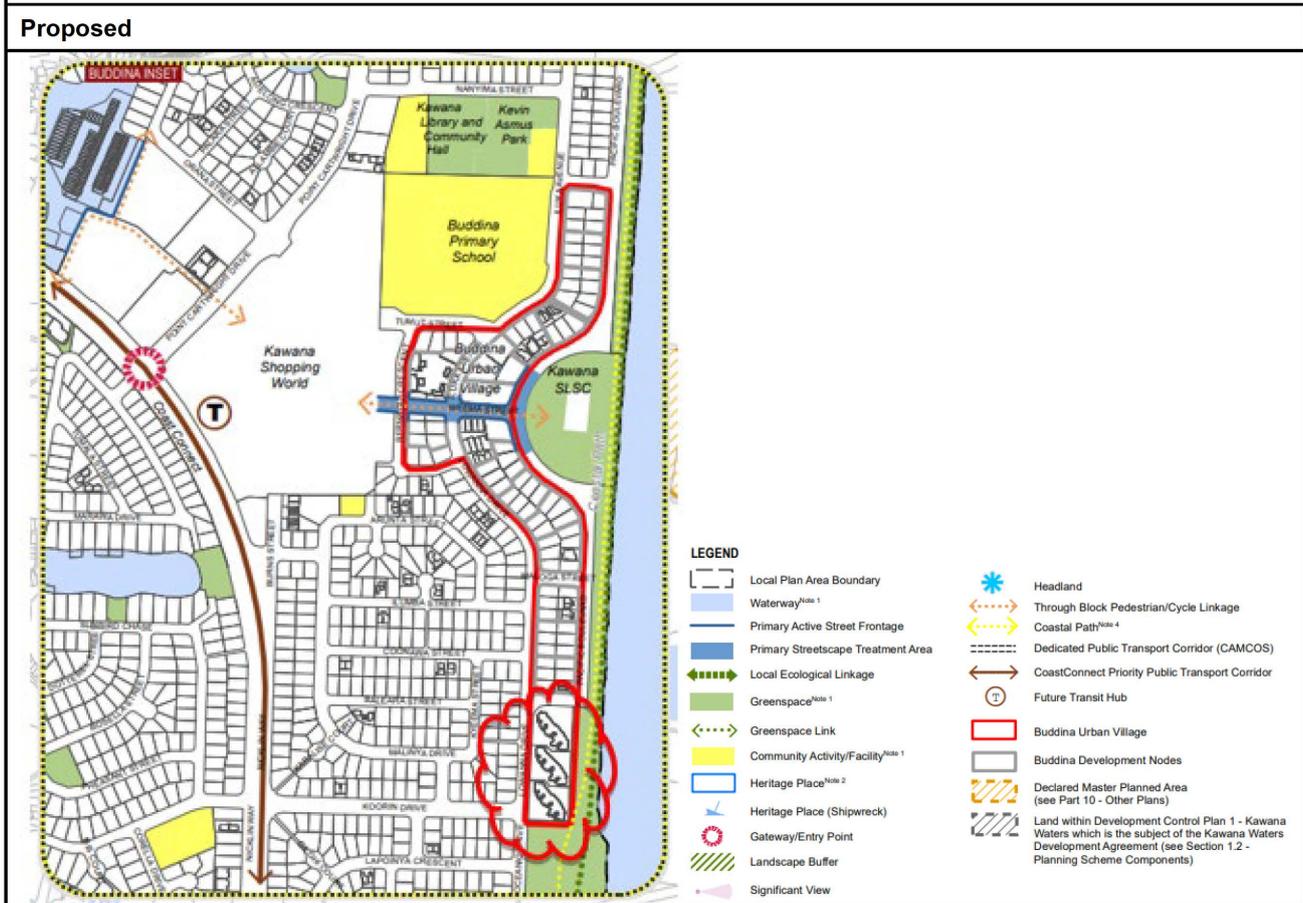
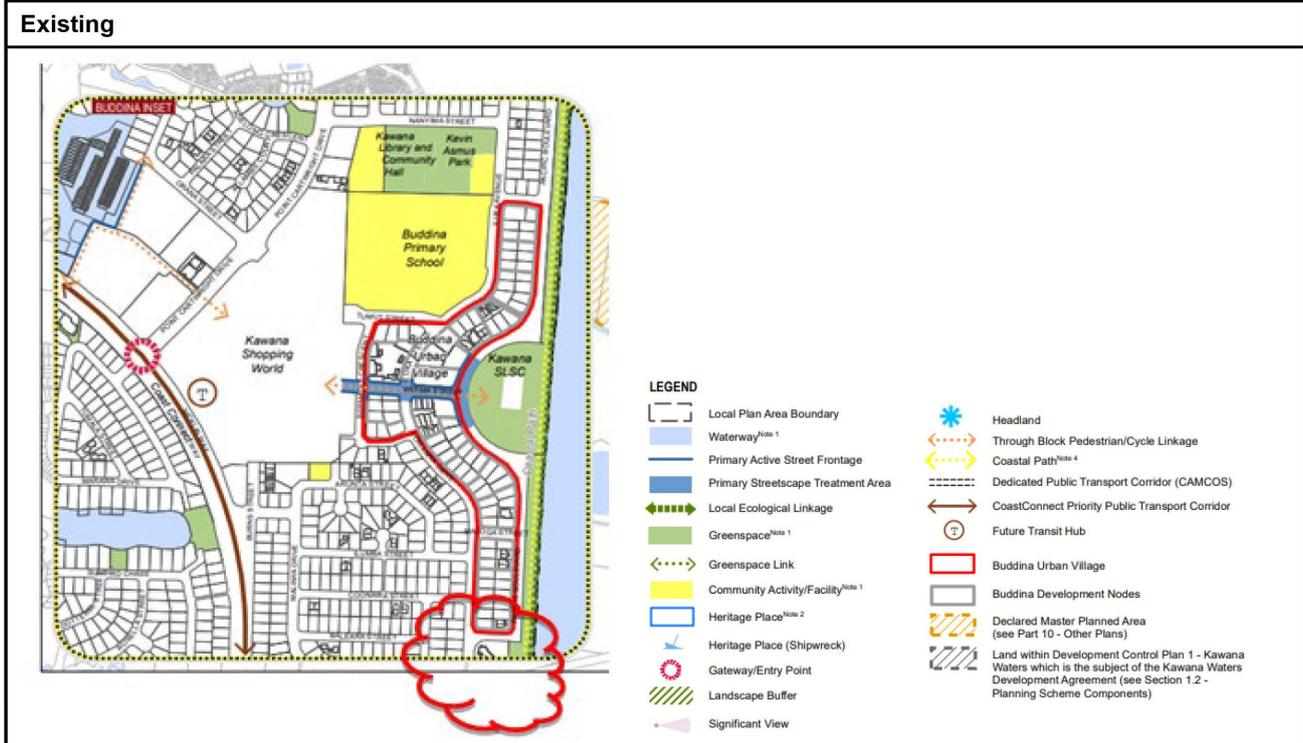
Appendix B Amendment schedule (mapping)

Section 7.2.5 (Buderim Local Plan Code)



Section 7.2.14 (Kawana Waters local plan code)

Extract of Figure 7.2.14A (Kawana Waters Local Plan Elements)

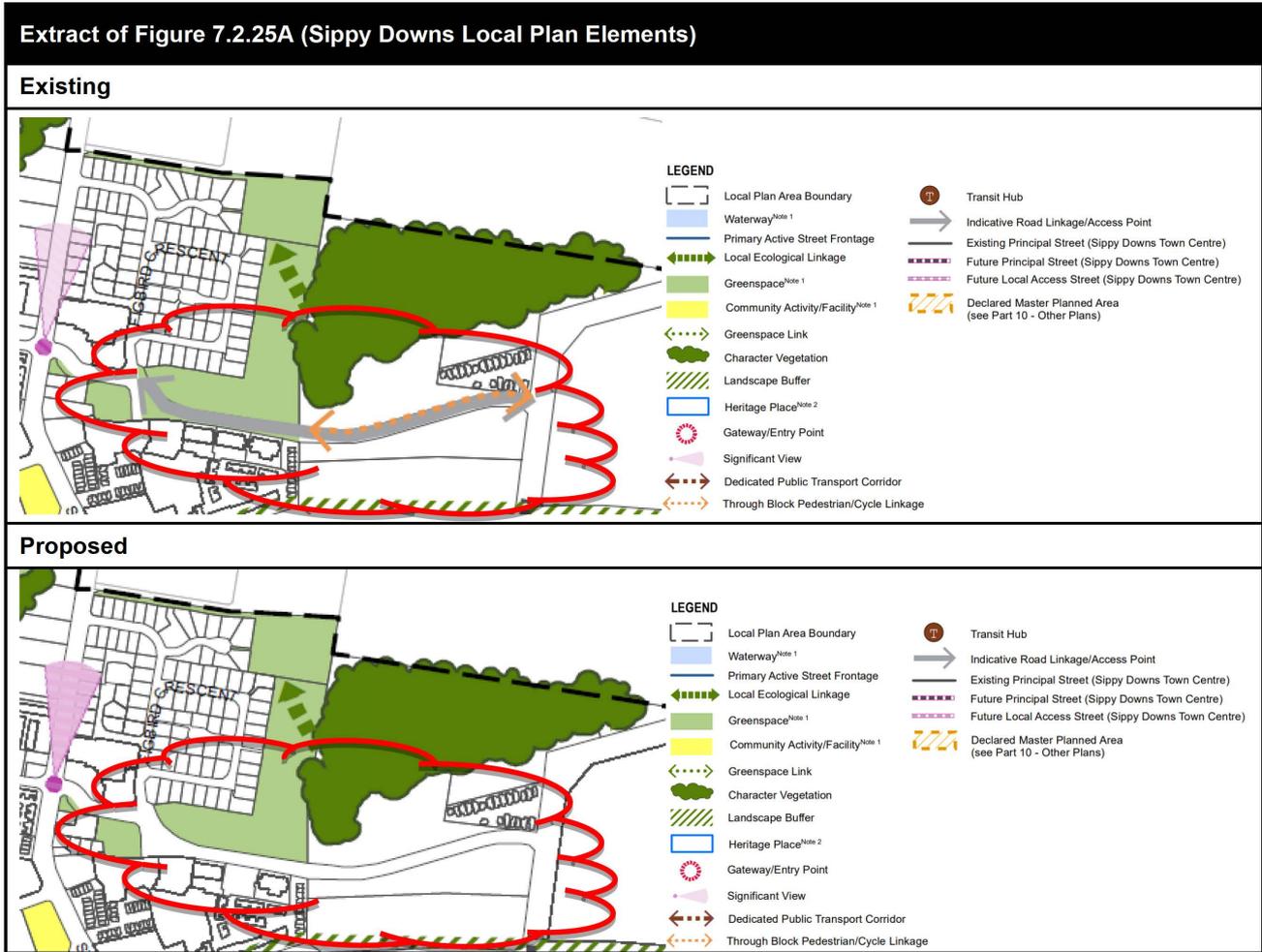


Section 7.2.24 (Peregian South local plan code)

Extract of Figure 7.2.24A (Peregian South Local Plan Elements)

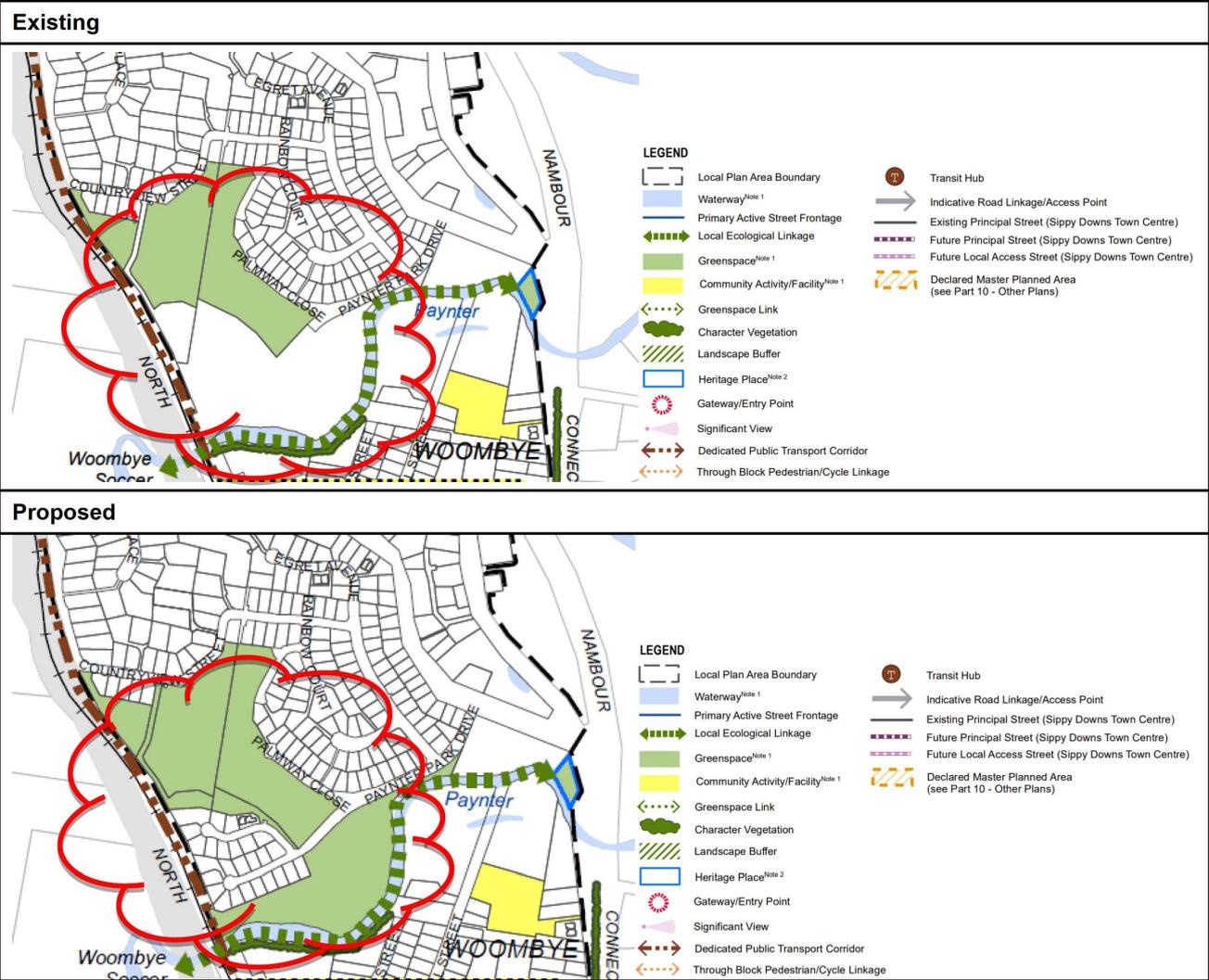


Section 7.2.25 (Sippy Downs local plan code)

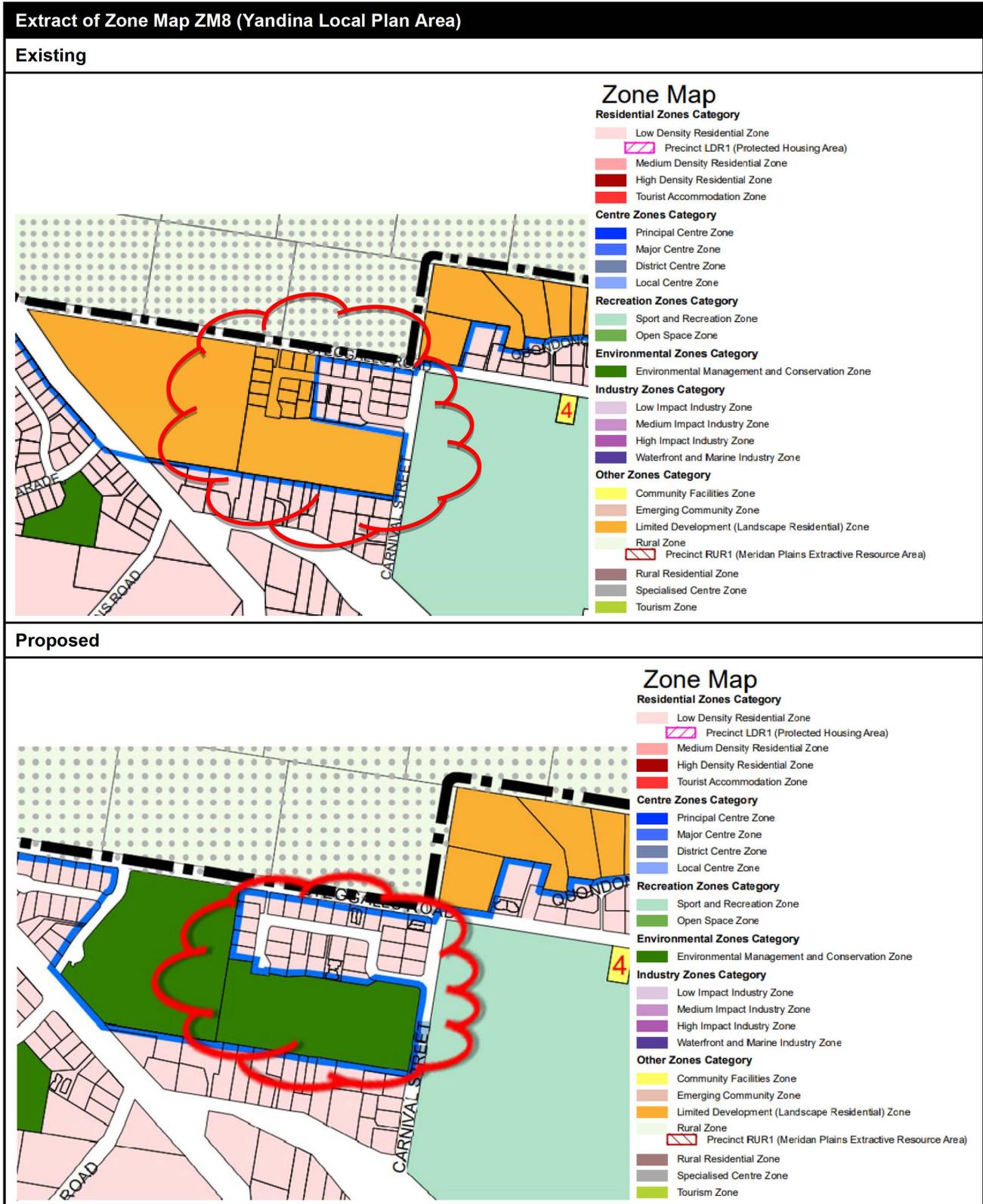


Section 7.2.26 (Woombye local plan code)

Extract of Figure 7.2.26A (Woombye Local Plan Elements)

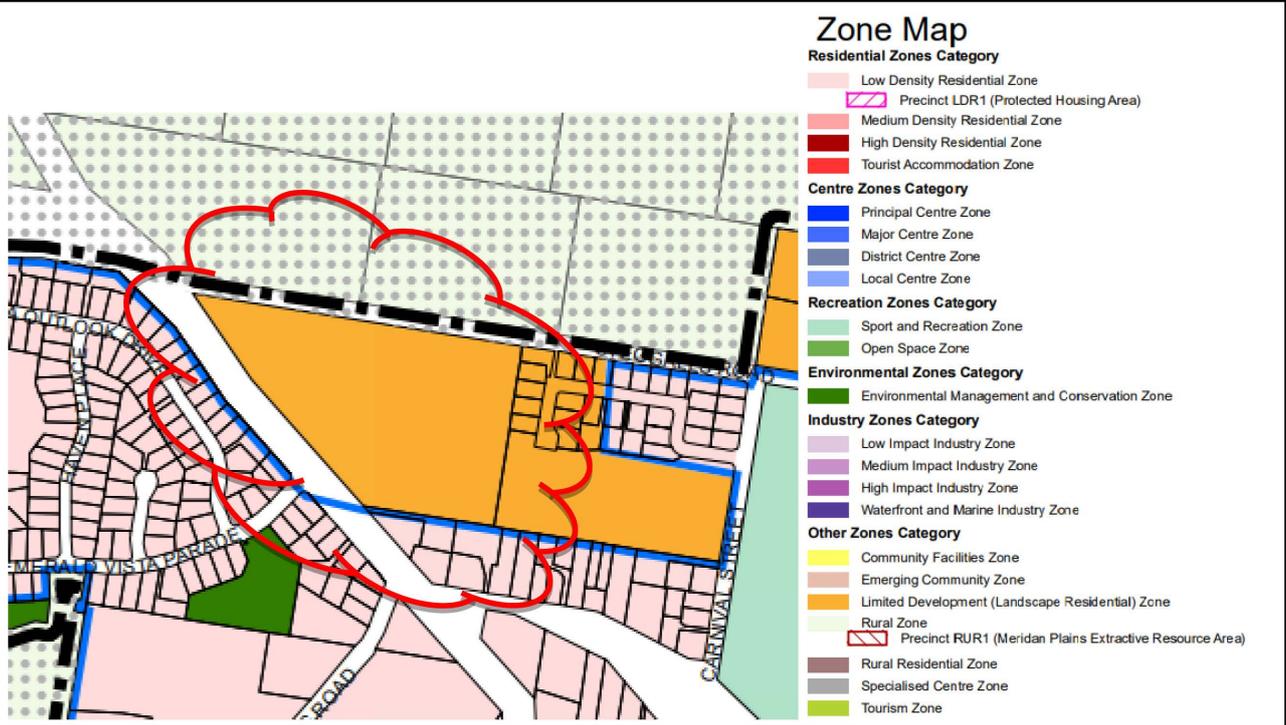


Schedule 2 (Mapping) – Zone maps

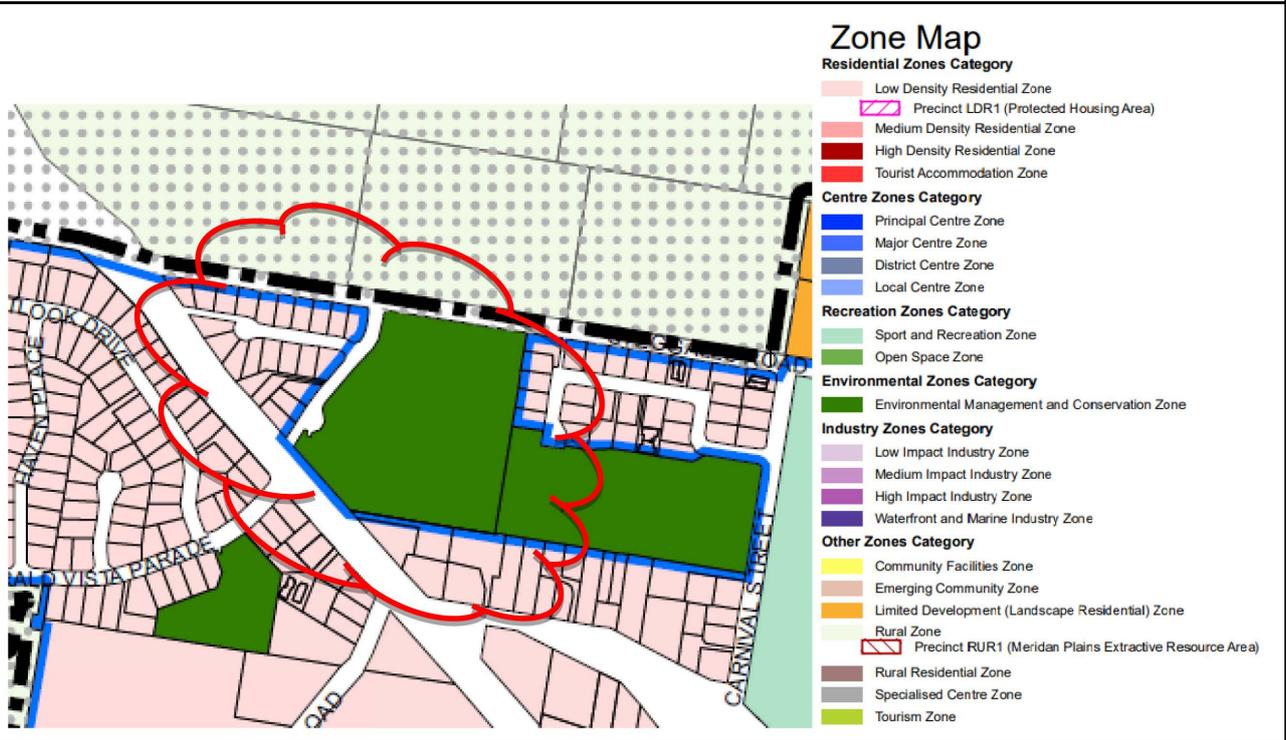


Extract of Zone Map ZM8 (Yandina Local Plan Area)

Existing



Proposed

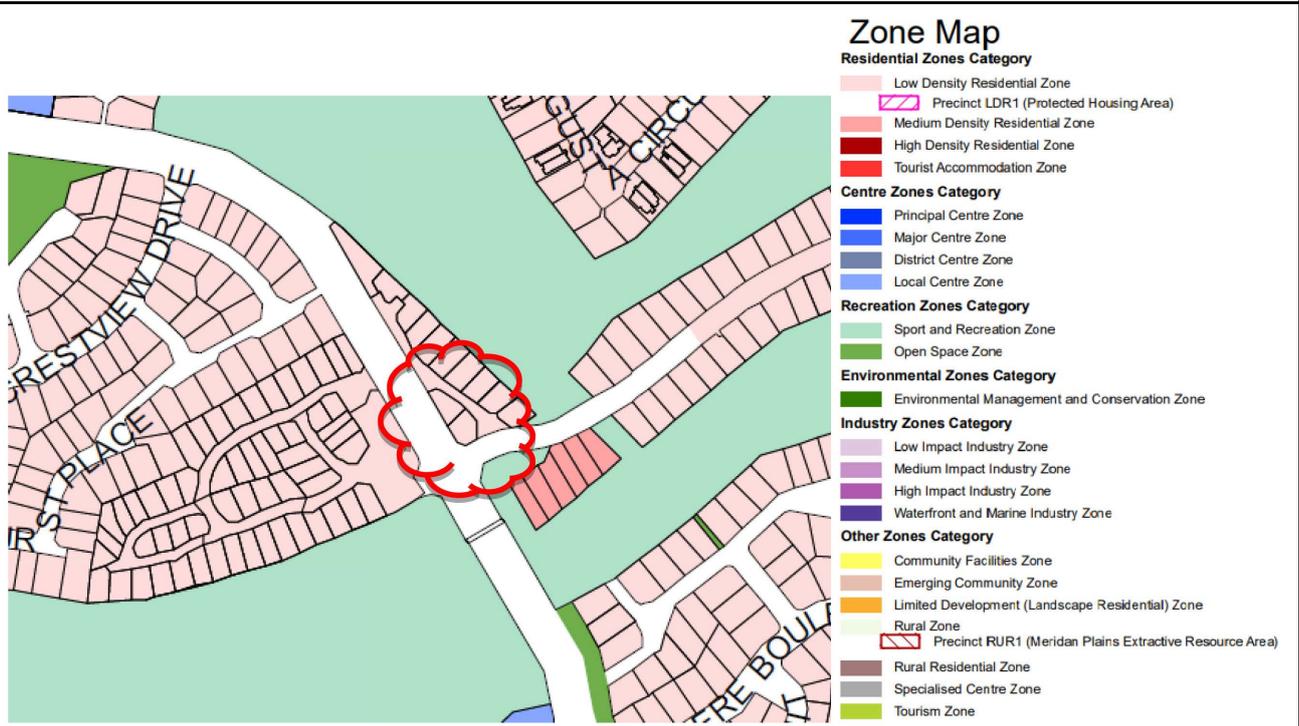


Extract of Zone Map ZM10 (Peregian South Local Plan Area)

Existing

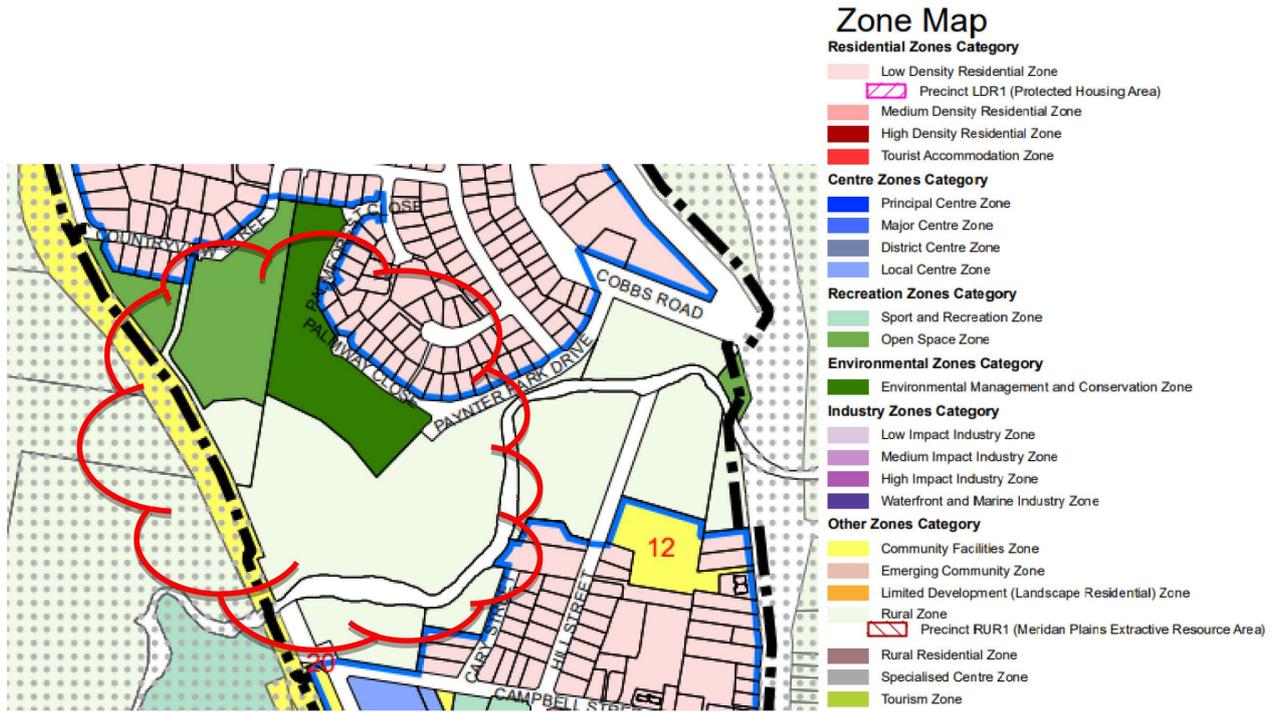


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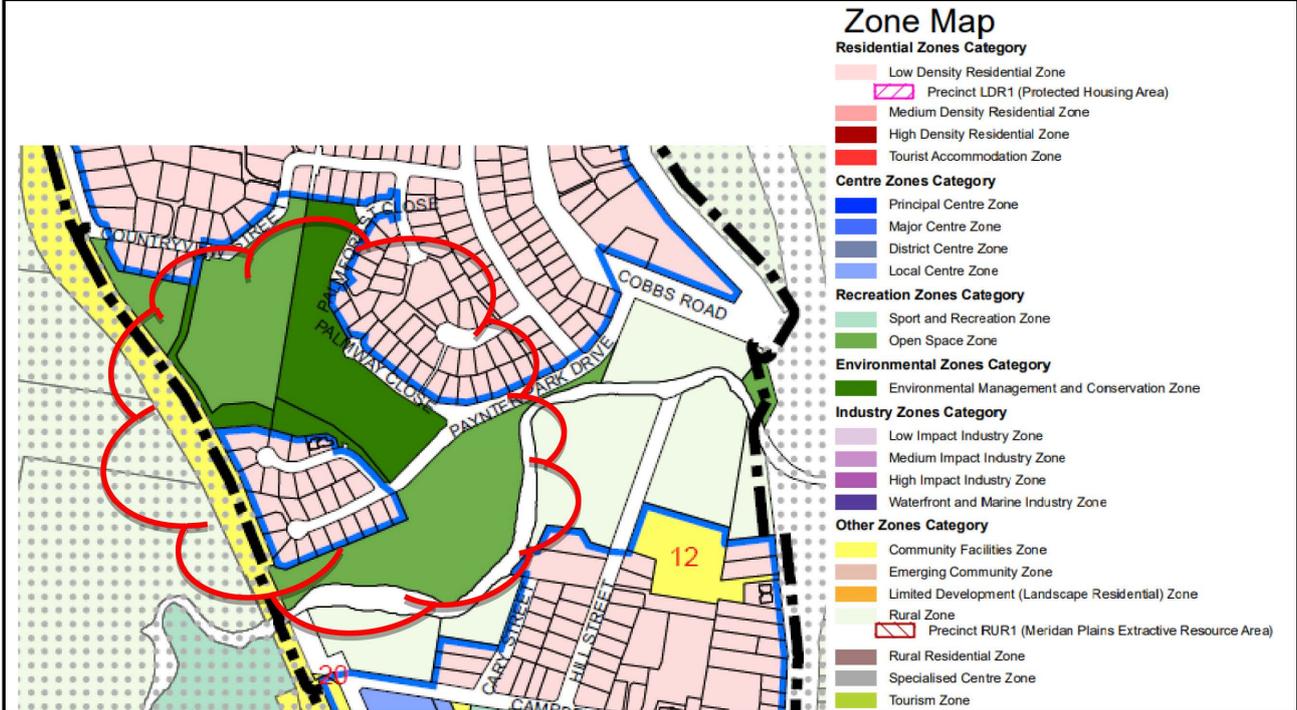


Extract of Zone Map ZM27 (Woombye Local Plan Area)

Existing

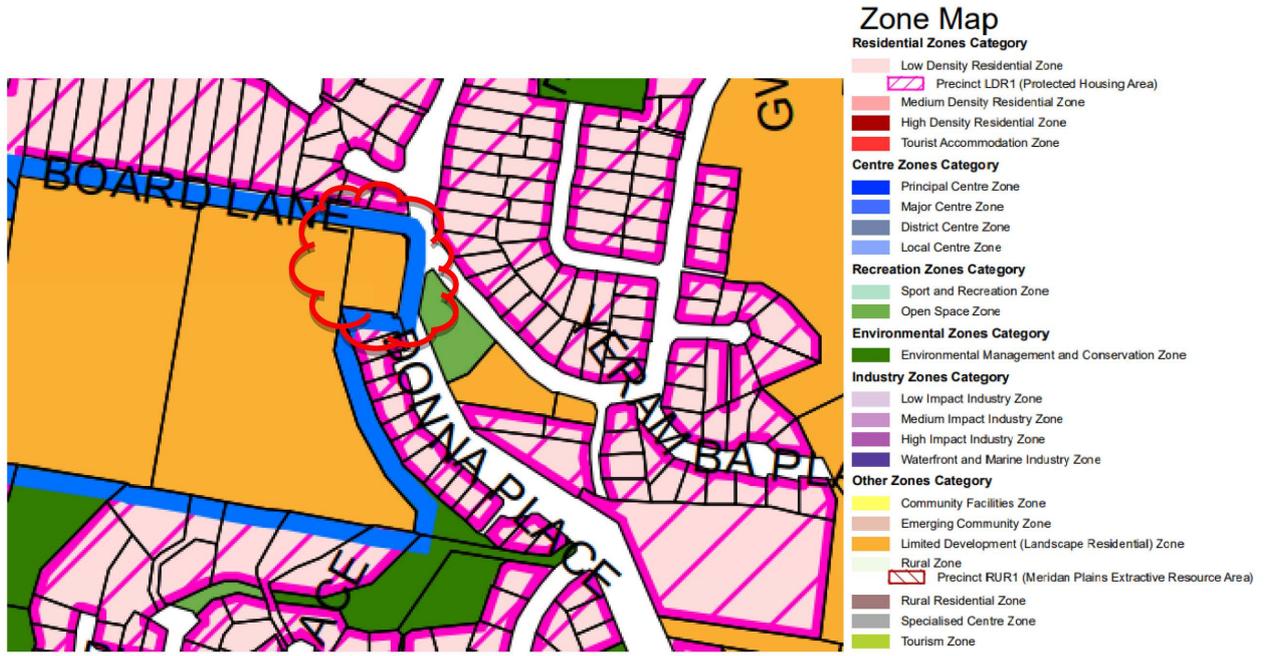


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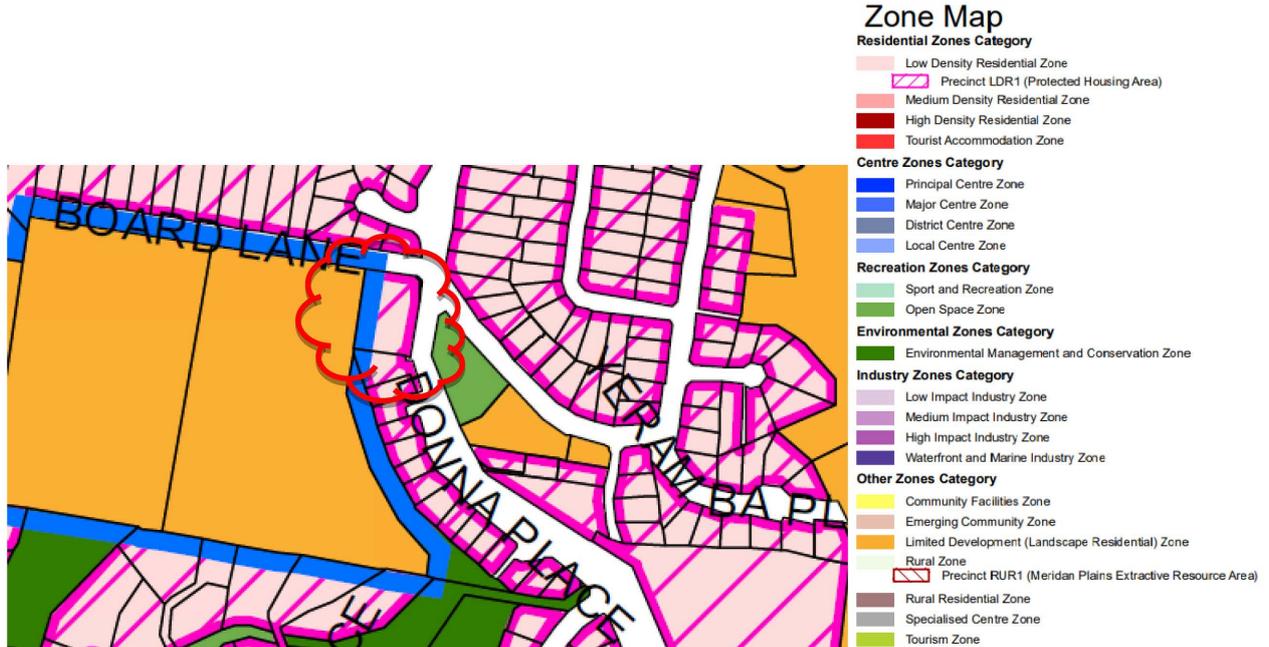


Extract of Zone Map ZM32 (Buderim Local Plan Area)

Existing

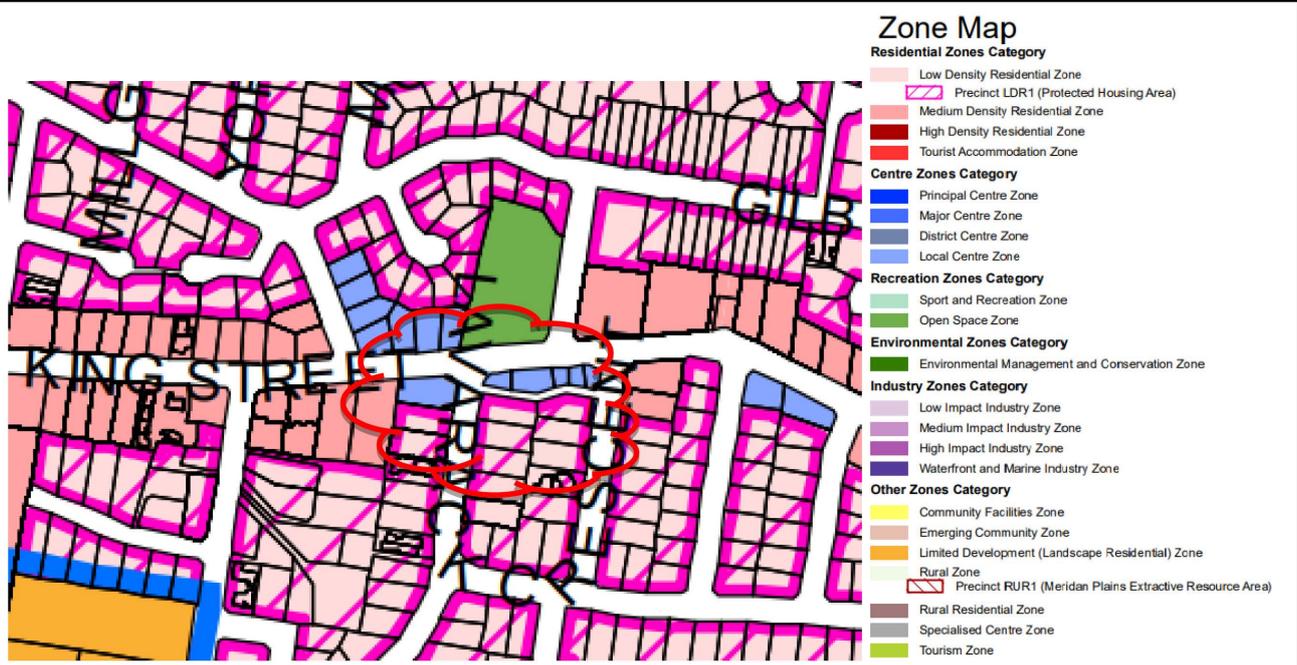


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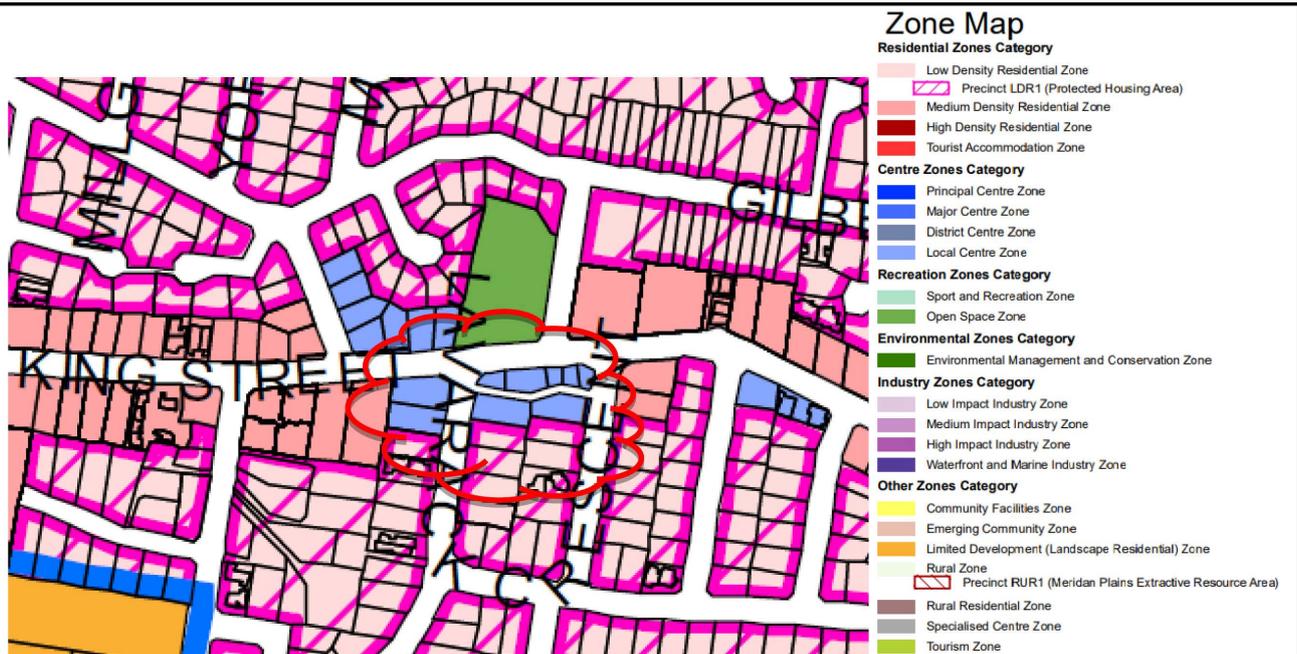


Extract of Zone Map ZM32 (Buderim Local Plan Area)

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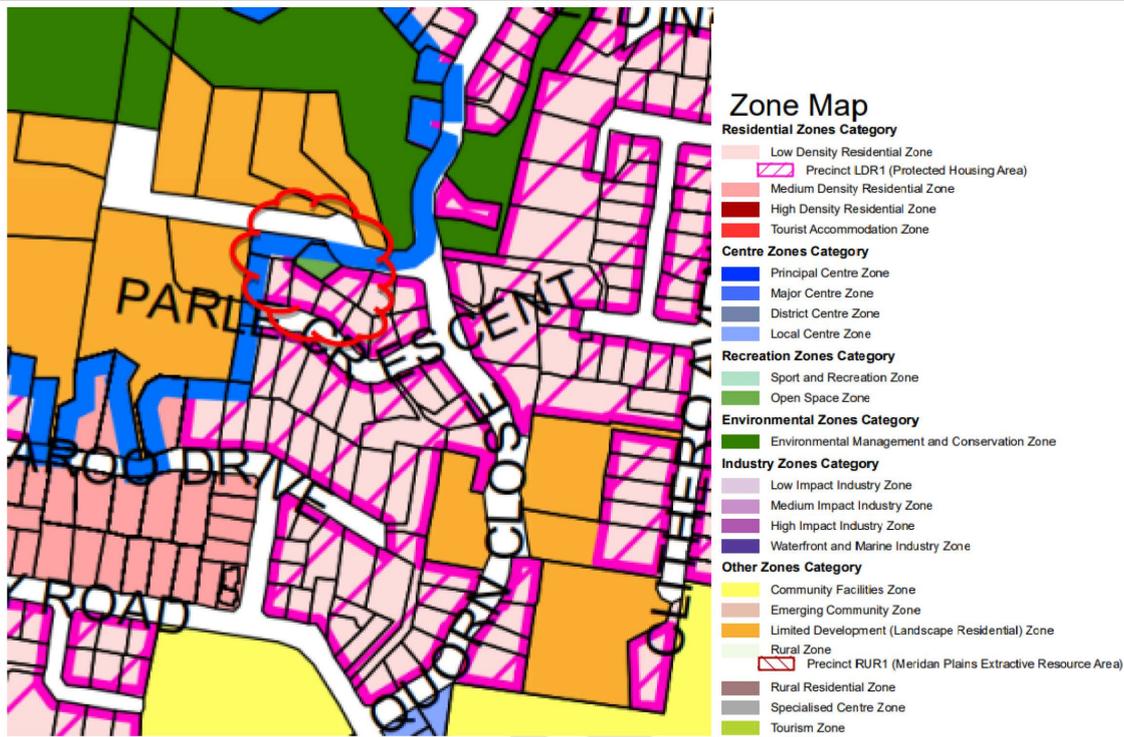


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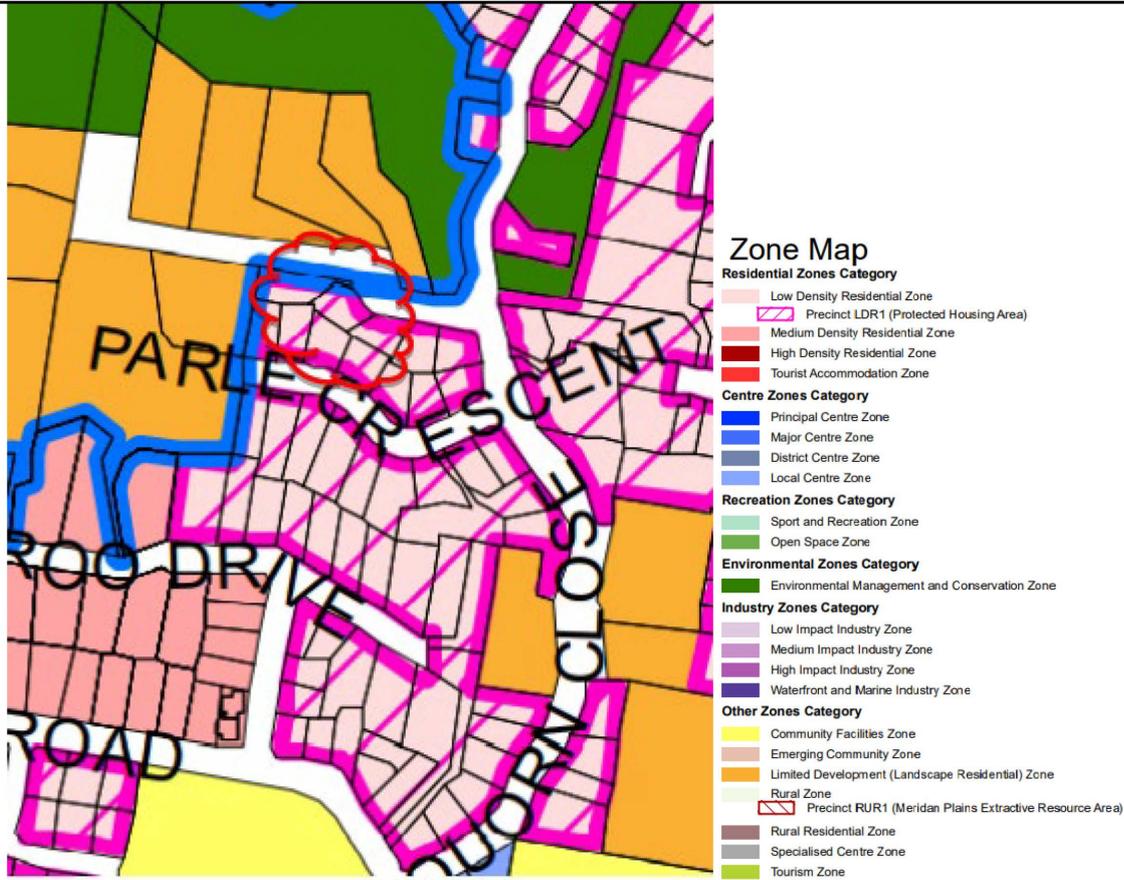


Extract of Zone Map ZM32 (Buderim Local Plan Area)

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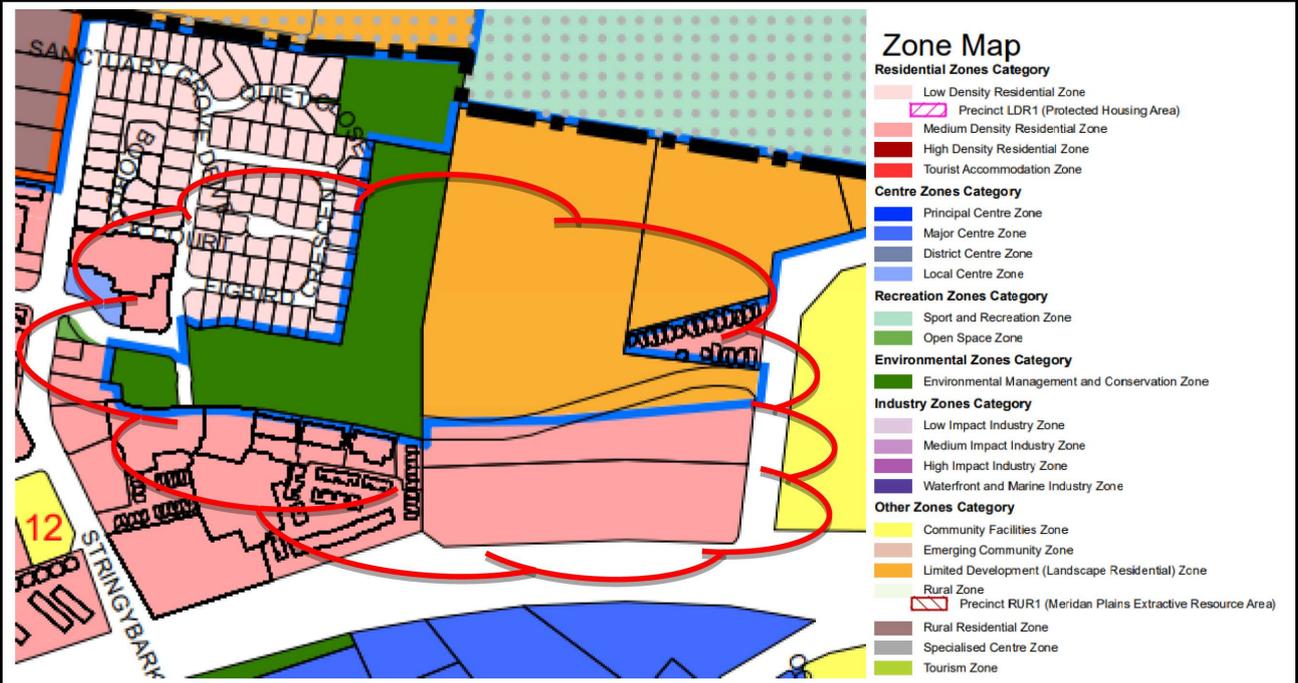


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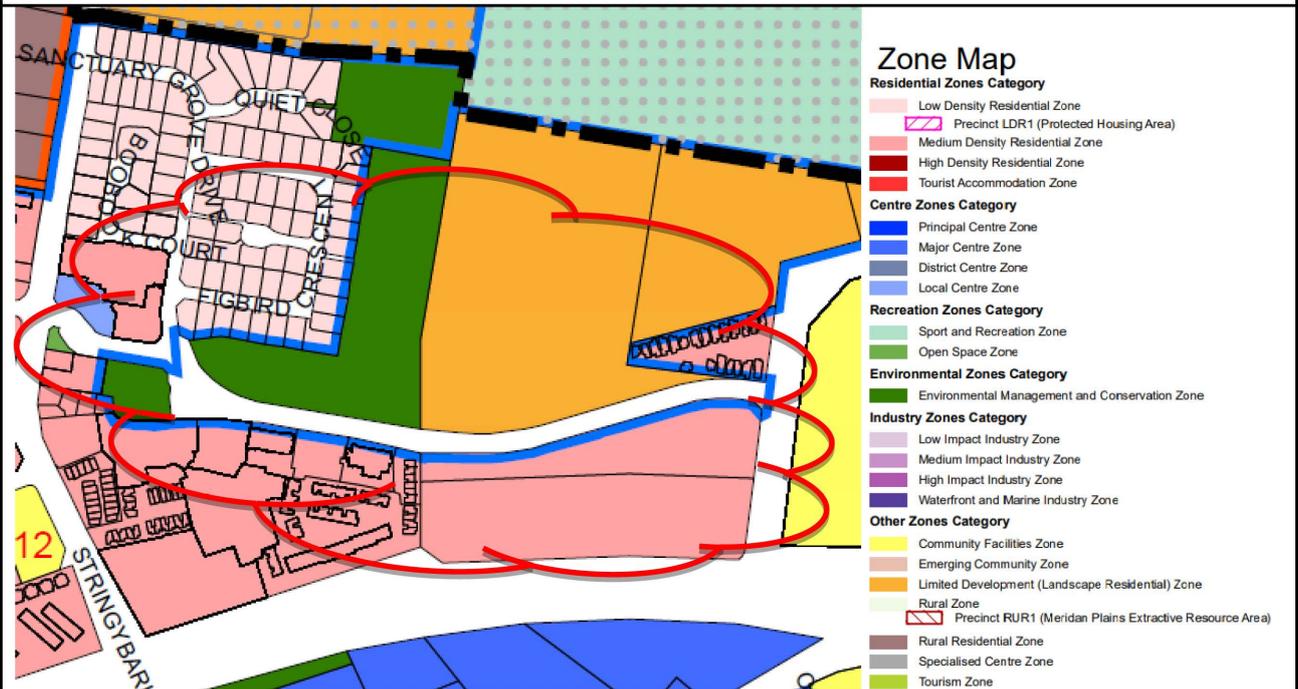


Extract of Zone Map ZM33 (Sippy Downs Local Plan Area)

Existing

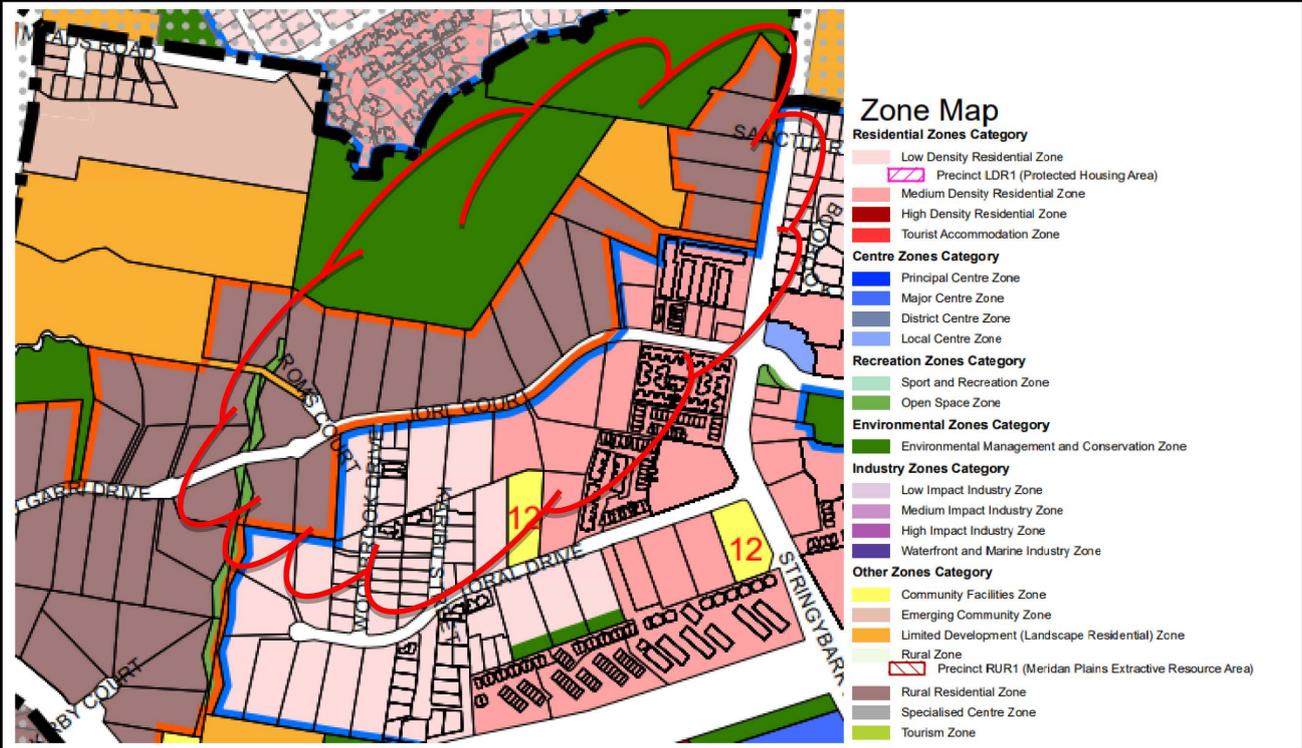


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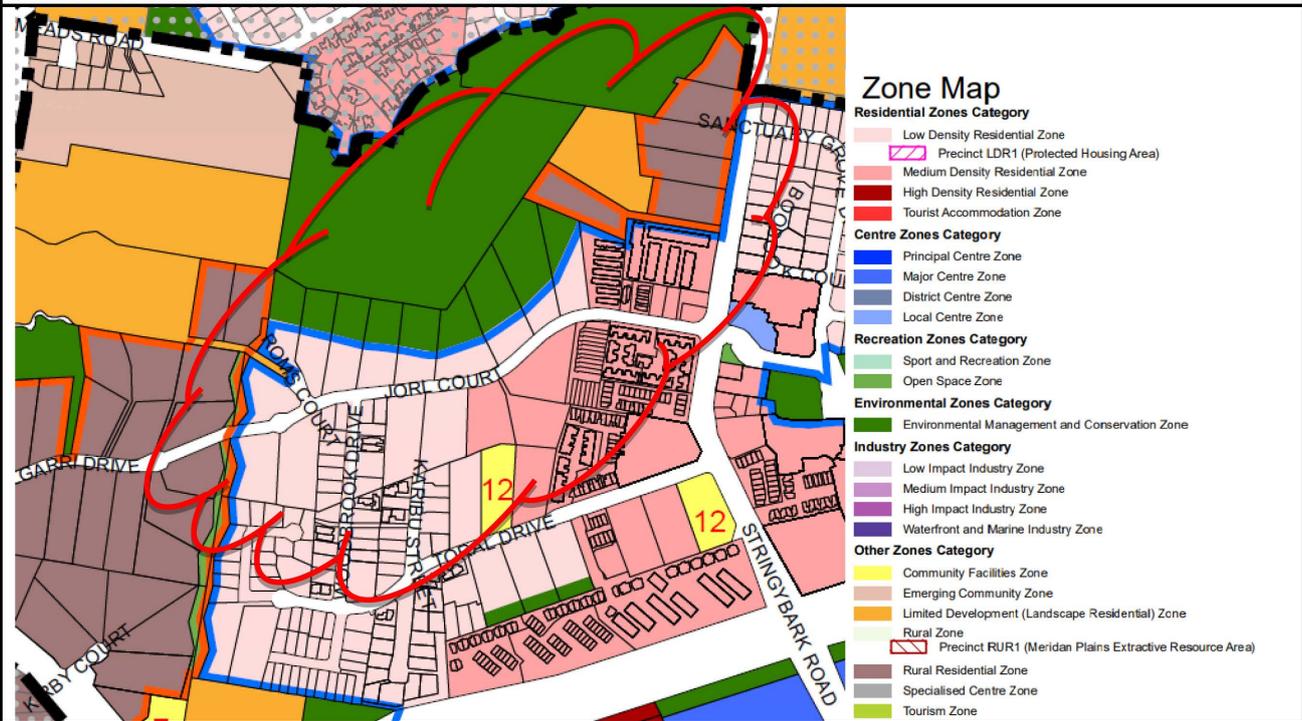


Extract of Zone Map ZM33 (Sippy Downs Local Plan Area)

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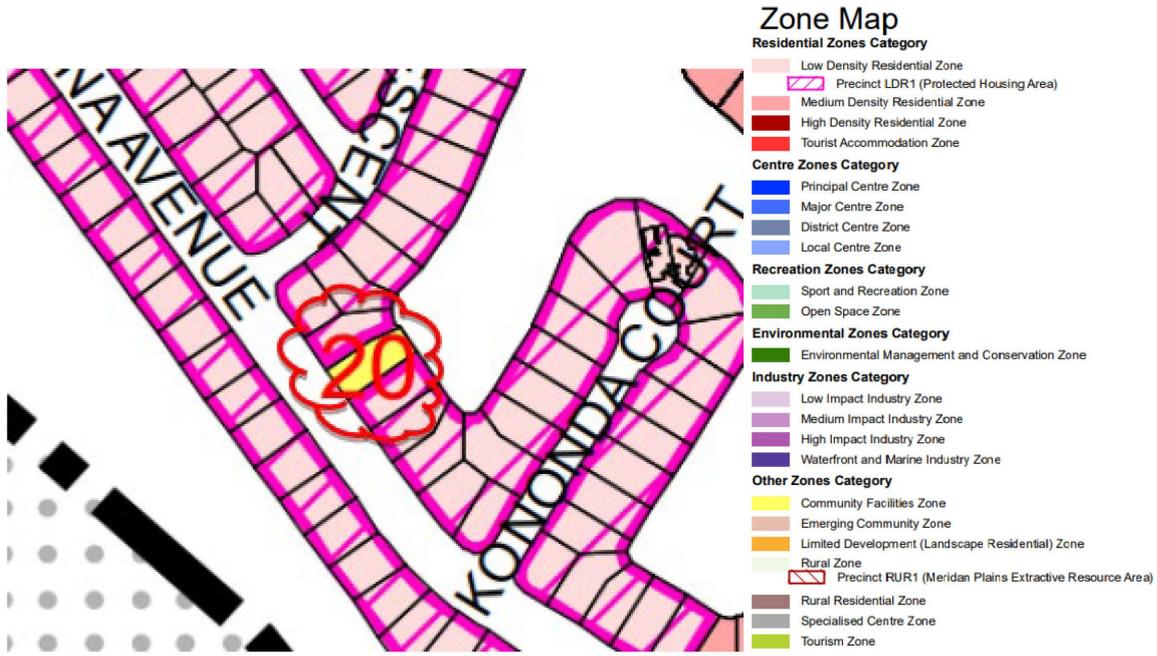


Proposed



Extract of Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)

Existing



Proposed

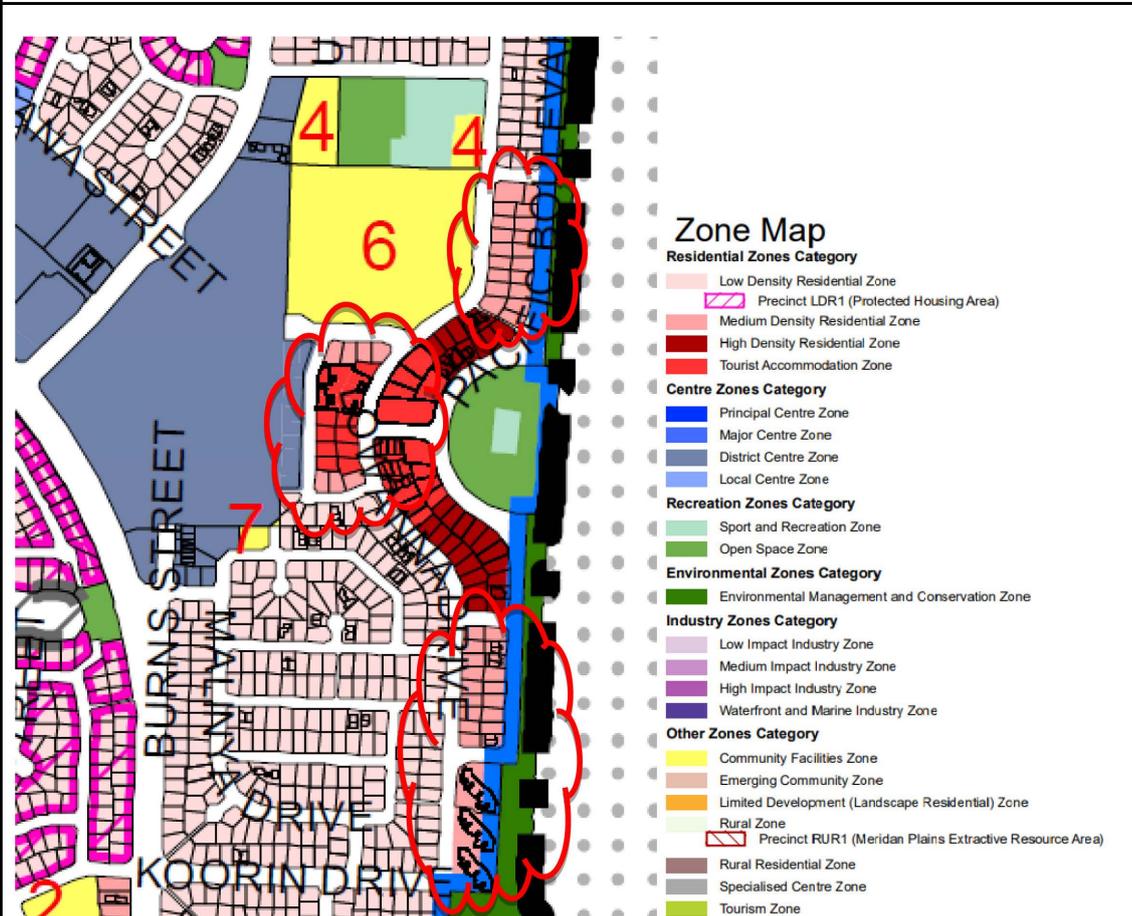


Extract of Zone Map ZM35 (Kawana Waters Local Plan Area)

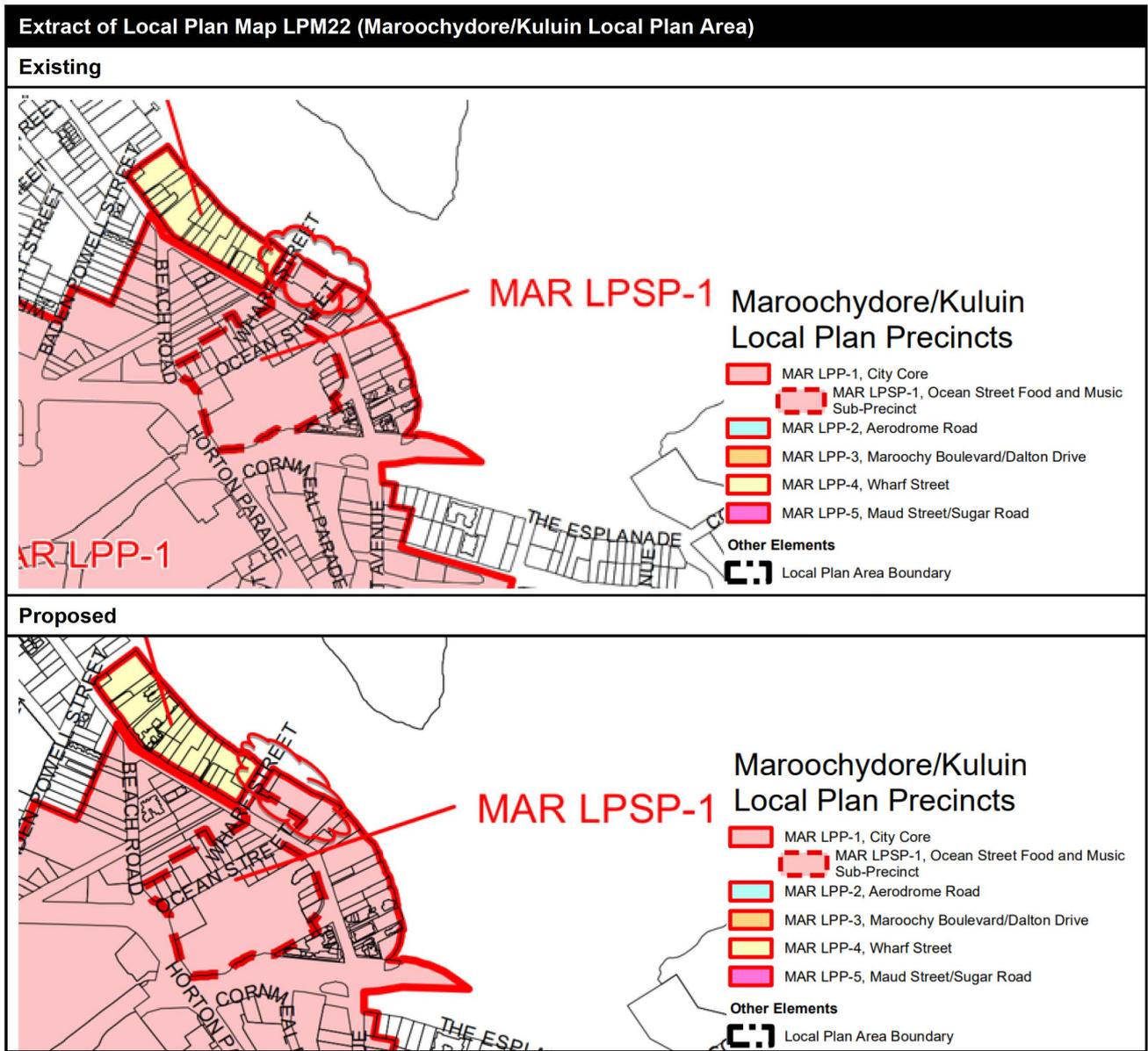
Existing



Proposed

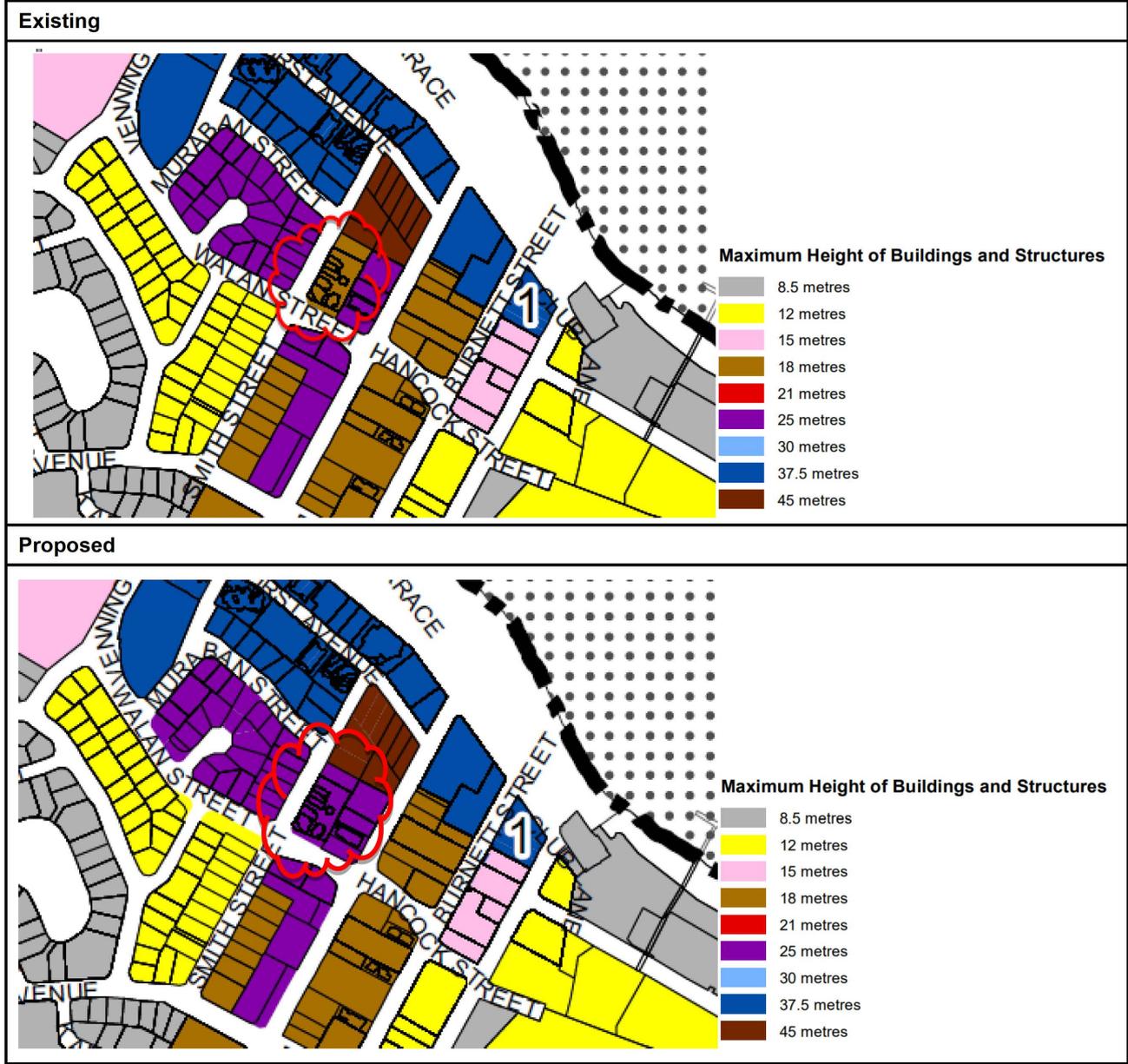


Schedule 2 (Mapping) – Local plan maps



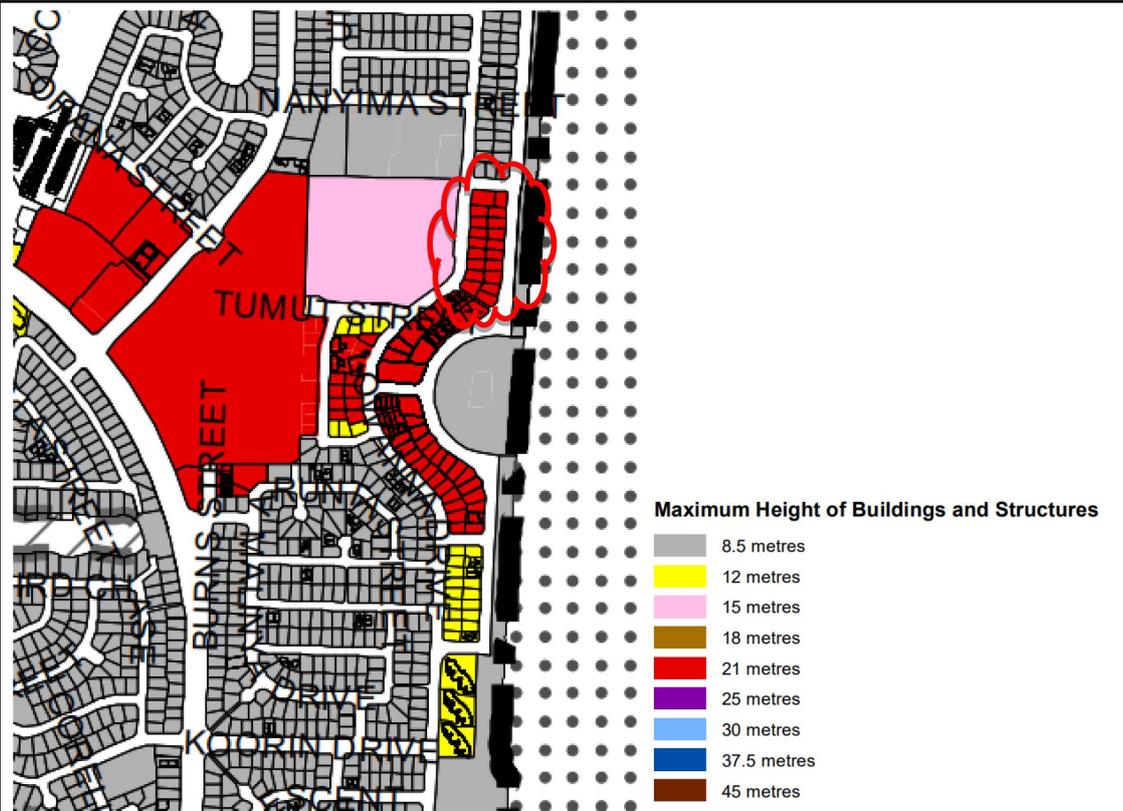
Schedule 2 (Mapping) – Overlay maps

Extract of Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area)

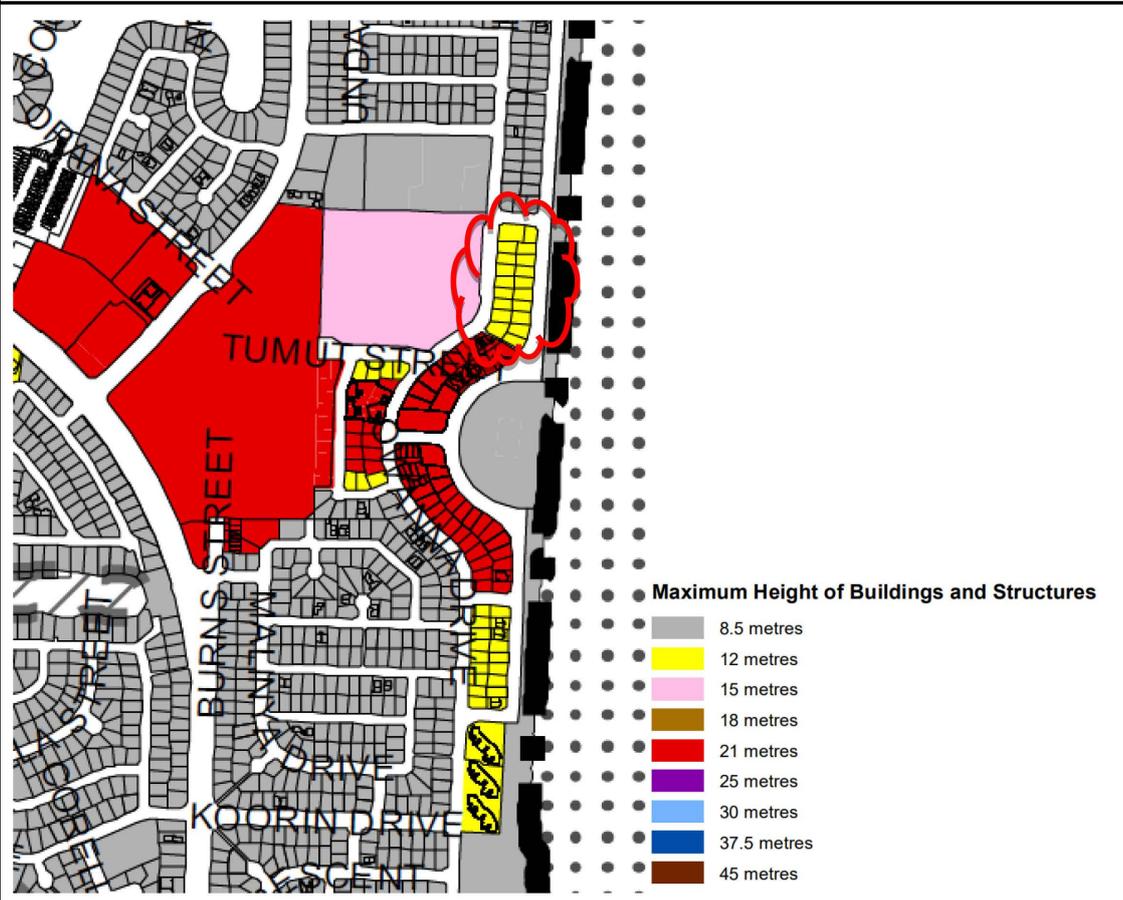


Extract of Overlay Map OVM35 (Kawana Waters Local Plan Area)

Existing



Proposed



From: [Brooke Bekker](#)
To: [Brooke Bekker](#); [Candace Canniffe](#); [Caroline Plank](#); [Danika Cowie](#); [Jamaica Hewston](#); [Katie Hulme](#); [Leanne Simpson](#); [Paul Gleeson](#); [Richard Wilson](#); [Ruth Creffield](#)
Subject: D22/153896 : SEQ North Team Meeting Minutes - 16 August 2022
Date: Tuesday, 16 August 2022 4:21:04 PM
Attachments: [SEQ North Team Meeting Minutes - 16 August 2022.docx](#)

Hi Team

Please find attached the minutes from our meeting today. Any changes or comments, please let me know.

s. 73(2) - Not relevant/ Out of scope



Kind Regards,

Brooke Bekker
Business Support Officer
Planning and Development Services – SEQ North
Department of State Development, Infrastructure,
Local Government and Planning

Sch. 4(4)(6) - D

Level 3, 12 First Avenue, Maroochydore QLD 4558
PO Box 1129, Maroochydore QLD 4558

statedevelopment.qld.gov.au

Team Meeting Minutes

SEQ North Planning and Development Services

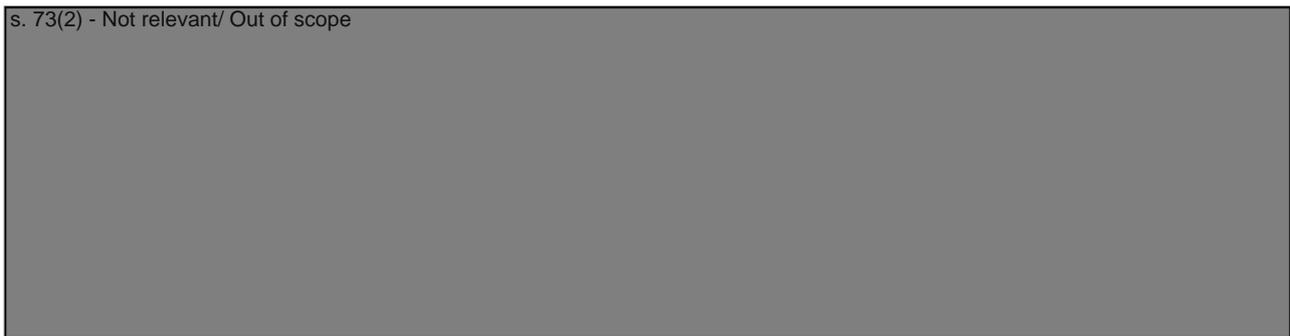
Day/Date:	Tuesday 16 August 2022	Attendees:	Jamaica, Paul, Katie, Richard, Danika, Caroline, Leanne, Brooke, Nathan
Time:	10:00am	Apologies:	Candace, Ruth
Location:	Teams and WOTSO	Chair:	Brooke
		Minutes:	Brooke

Item	Topic
------	-------

1. Welcome (Chair)

2. Previous meeting actions

s. 73(2) - Not relevant/ Out of scope



3. Last week's achievements / good news

- Well done to Richard and Paul for completing the Sunshine Coast Regional Council – Major amendment – Proposed Sunshine Coast Planning Scheme 2014 Airport Environs Overlay Amendment.
 - This was Richard's first scheme amendment, congrats Richard.
-

4. Contentious issues/hot issues

s. 73(2) - Not relevant/ Out of scope



- Sunshine Coast Scheme Amendment. We are recommending refusal on the Buddina element. Mid-September we will be expecting a lot of correspondence regarding this refusal.
-

5. Manager's Update

s. 73(2) - Not relevant/ Out of scope

