

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

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6. Business improvement ideas

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

---

7. Team member updates

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

---

8. Team Leader updates

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

---

9. General Business

•

---

10. Topic for fortnightly learning –

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

---

11. Close:

- Next meeting scheduled: 23 August 2022
  - Next meeting chair: Caroline
- 

## Quick Stats:

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

Page 218 redacted for the following reason:

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

**From:** [Paul Gleeson](#)  
**To:** [Stephen Patey](#)  
**Cc:** [Jamaica Hewston](#)  
**Subject:** Proposed planning scheme amendment- Site specific and editorial matters  
**Date:** Wednesday, 17 August 2022 4:31:00 PM  
**Attachments:** [image001.png](#)  
[Attachment 3 \(ENC for Attachment 6\) - Ministerial condition.pdf](#)

---

Hi Steve,

As Jamaica and I discussed with you on 1 August 2022, the department has reviewed the proposed amendment and has concerns that amendments to the Buddina Urban Village do not meet a number of state interests under the State Planning Policy and SEQ Regional Plan. As discussed, we advised that we would provide a copy of any draft Ministerial condition to you for review and your advice prior to submitting it for the Minister's consideration. Unfortunately we are working to a tight timeframe. If you could provide any feedback to me on the draft condition by Friday 19 August 2022 it would be appreciated. If you need to discuss, you can contact me on

Sch. 4(4)(6) - Disc

I can confirm that the Minister has yet to review the proposed amendment and endorse the draft condition.

Regards



**Paul Gleeson**

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

Sch. 4(4)(6) - Disclosin

**Email** [paul.gleeson@dsdilgp.qld.gov.au](mailto: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
<b>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</b>	
<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"><li>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.</li><li>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.</li><li>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.</li><li><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.</li></ul>	Prior to the council proceeding to public consultation

Dated this                      day of                      2022

**Deputy Premier**

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

**From:** [Jamaica Hewston](#)  
**To:** [Anna MCGRATH](#)  
**Subject:** FW: Proposed planning scheme amendment- Site specific and editorial matters  
**Date:** Wednesday, 17 August 2022 5:03:00 PM  
**Attachments:** [image001.png](#)  
[Attachment 3 \(ENC for Attachment 6\) - Ministerial condition.pdf](#)  
[image002.png](#)  
[image004.png](#)  
[image006.png](#)  
[image007.png](#)

---

Hi Anna

Just letting you know the draft condition has been sent to Sunshine Coast council regarding Buddina.

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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---

**From:** Paul Gleeson <Paul.Gleeson@dasilgp.qld.gov.au>  
**Sent:** Wednesday, 17 August 2022 4:31 PM  
**To:** Stephen Patey <stephen.patey@sunshinecoast.qld.gov.au>  
**Cc:** Jamaica Hewston <Jamaica.Hewston@dasilgp.qld.gov.au>  
**Subject:** Proposed planning scheme amendment- Site specific and editorial matters

Hi Steve,

As Jamaica and I discussed with you on 1 August 2022, the department has reviewed the proposed amendment and has concerns that amendments to the Buddina Urban Village do not meet a number of state interests under the State Planning Policy and SEQ Regional Plan. As discussed, we advised that we would provide a copy of any draft Ministerial condition to you for review and your advice prior to submitting it for the Minister's consideration. Unfortunately we are working to a tight timeframe. If you could provide any feedback to me on the draft condition by Friday 19 August 2022 it would be appreciated. If you need to discuss, you can contact me on

Sch. 4(4)(6) - Disclo

I can confirm that the Minister has yet to review the proposed amendment and endorse the draft condition.

Regards



**Paul Gleeson**

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

Sch. 4(4)(6) - Disclosing

**Email** [paul.gleeson@dsdilgp.qld.gov.au](mailto: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><b>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</b></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"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• <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.</li> </ul>	<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**

**From:** [Leanne Simpson](#)  
**To:** [Paul Gleeson](#)  
**Subject:** Draft Briefing Note to Minister MBN22/667  
**Date:** Thursday, 18 August 2022 10:27:00 AM  
**Attachments:** [MBN22\\_667\\_Deputy\\_Premier\\_Briefing\\_Note\\_-\\_Decision.docx](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Hey Paul,

I have drafted up a briefing note but highlighted a few dates and attachment no.s I wasn't sure about. Tried to save it in source but it says you have it checked out so I have just attached it here.

I have noted there is a condition and included a dot point about potential risks associated with removing the Buddina element ie. strong community opposition.

I wasn't sure if the condition actually goes into this briefing note as it wasn't in the other example and it seems to be referring to another attachment.

Happy to discuss/amend the BN further if required.

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) - Disc

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PO Box 1129, Maroochydore QLD 4558

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**SUBJECT** Request from the Sunshine Coast Regional Council (the council) for approval to proceed to public consultation on the major amendment to the *Sunshine Coast Council Planning Scheme 2014* (the planning scheme) – site specific and editorial matters (the proposed amendment)

<p><b>Note: This brief is considered draft until signed.</b></p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Not approved</p> <p><input type="checkbox"/> Noted</p> <p><input type="checkbox"/> Further information required (see comments)</p>	<p>Signed..... Date...../...../.....</p> <p>Hon. Steven Miles MP, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning Minister Assisting the Premier on Olympics Infrastructure</p> <p>Comments:</p>
--	--

**ACTION REQUIRED BY** 16 September 2022. In accordance with section 17.5 of the Minister’s Guidelines and Rules (MGR), your decision is due within 60 days of receipt of the proposed amendment.

**RECOMMENDATION**

It is recommended that you:

- **approve** the council’s request (**Attachment 1**) to proceed to public consultation on the proposed amendment (**Attachment ?**) in accordance with the council’s communication strategy (**Attachment ?**), subject to a condition
- **note** the attached planning assessment report (**Attachment ?**)
- sign the attached Ministerial condition (**Attachment ?**)
- **sign** the attached letter to Councillor Mark Jamieson, Mayor Sunshine Coast Regional Council, advising of your decision (**Attachment ?**) and enclosing a copy of the condition (**Attachment ?**).

**BACKGROUND**

- The current planning scheme commenced on 14 April 2014.
- On 28 April 2022 the council resolved to make the proposed amendment to reflect site specific and editorial matters.
- On 24 June 2022, the council wrote to you requesting a state interest review (SIR) and approval to proceed to public consultation on the proposed amendment.
- In accordance with the requirements of section 17.5 and 17.6 of the MGR, you have 60 days to notify the council:
  - of the outcome of the SIR
  - of a communication strategy that the council must implement
  - if the council may proceed with public consultation on the proposed amendment
  - of the Minister’s conditions, if any, that apply to the proposed amendment.

**KEY ISSUES**

- The purpose of the proposed amendment is to amend the zoning, overlays, local plan precincts/elements and/or planning scheme provisions relating to a number of specific sites located in the Buderim, Kawana Waters, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina Local plan areas, in order to:

- reflect an existing development approval
  - better reflect existing or desired future land uses
  - respond to Council property-related matters or a Council resolution
  - respond to identified mapping anomalies
  - address other editorial matters to improve the clarity and efficiency of the planning scheme.
- The proposed amendment includes changes to:
    - the planning scheme zone and overlay mapping
    - local plan code provisions
    - development code provisions
    - table of consistent and potentially consistent uses within particular zones
    - multiple consequential and editorial amendments to other parts of the planning scheme
  - The Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) has assessed the proposed amendment against the relevant provisions of the *Planning Act 2016* (the Planning Act) and the MGR. Subject to a condition, all matters have been resolved with the council. The following is a summary of the assessment:
    - Sufficient information has been provided and the proposed amendment adequately addresses the state interests, with the exception of the Buddina Urban Village locality where the council is seeking to significantly reduce residential density and building height. The lack of supporting information for the proposed amendment to the Buddina Urban Village is a significant risk and highlights that this amendment has been proposed by the council without consideration of the long-term implications for achieving urban consolidation targets under the South East Queensland Regional Plan 2017 (*ShapingSEQ*).
    - The proposed amendment advances the purpose of the Planning Act by encouraging economic development, protecting ecological processes and natural systems and maintaining the cultural, economic, physical and social wellbeing of people and communities, with the exception of the Buddina Urban Village locality.
    - The proposed amendment is consistent with the existing strategic outcomes for the local government area as outlined in the planning scheme, with the exception of the Buddina Urban Village locality.
    - The current planning scheme is consistent with the regulatory requirements of the Planning Regulation 2017. The proposed amendment maintains the use of the zones, land use terms and administrative terms already contained within the current planning scheme. There are no proposed new terms or zoning types as part of this amendment.
    - The proposed amendment is well drafted and clearly articulated.
    - The department has considered the communications strategy prepared by the council and determined it is consistent with the minimum requirements under Schedule 4, section 1 of the MGR.
  - It is recommended that the proposed amendment proceed to public consultation, with a condition requiring the Buddina Urban Village amendment be removed. This amendment should instead be considered more holistically as part of the new Sunshine Coast Planning Scheme review currently being undertaken by council.
  - The risk associated with removal of the Buddina Urban Village element of the proposed amendment package is the potential for strong opposition from the divisional councillor, landowners and residents within the locality. The amendment to reduce residential density in this location was instigated by a number of landowners and residents who seek to reduce the extent of development and limit redevelopment of existing low density housing lots.
  - DSDILGP's assessment report is included as **Attachment ?**.

## RESULTS OF CONSULTATION

*State interest review (SIR)*

- On 26 June 2022, DSDILGP notified the Department of Transport and Main Roads (DTMR), the Department of Communities, Housing and Digital Economy (DCHDE) and the Department of Environment and Science (DES) as the relevant state agencies for the proposed amendment. Comments were received from all departments between 19 July and 26 July 2022.
- DTMR and DCHDE both advised that they support the proposed amendment.
- DES raised issues with the amendment relating to Jorl Court, Buderim in terms of ongoing protection of Matters of State Environmental Significance (MSES). Further detail is provided in Attachment ?.
- DSDILGP raised issues with the amendment relating to Buddina Urban Village in terms of reducing residential density and building height in an area well serviced by infrastructure, services and facilities. Further detail is provided in Attachment ?.

*Communication strategy*

- DSDILGP has considered the communications strategy (Attachment 2) prepared by the council and determined that it is consistent with the minimum requirements under section 18.2 and schedule 4, section 1 of the MGR.
- Public consultation on the proposed amendment is expected to occur in October and November 2022.

**RESOURCE/FINANCIAL IMPLICATIONS**

- There are no resource (e.g. staffing) or financial implications associated with this briefing note.

**HUMAN RIGHTS ACT**

- The human rights relevant to this decision under the *Human Rights Act 2019*, include:
  - section 15 – recognition and equality before the law
  - section 21 – freedom of expression
  - section 23 – taking part in public life
  - section 24 – property rights
- This decision does not limit those human rights. A human rights assessment is included as Attachment 6.

<p><b>Author</b>                  Name: Leanne Simpson                  Position: Senior Planning Officer                  Unit: Planning and Development Services                  Tel/Mob No: Sch. 4(4)(6)                  Date: 18/08/2022</p>	<p><b>Approved by (Dir/Exec Dir)</b>                  Name: Anna McGrath                  Position: Executive Director                  Branch: Planning and Development Services                  Tel/Mob No: Sch. 4(4)(6)                  Date:</p>	<p><b>Approved by (A/SP)</b>                  Name: Christopher Aston                  Division: Planning Group                  Tel/Mob No: 3452 7909                  Date: X July 2022</p>	<p><b>Director-General Endorsement</b>                  Name: Mike Kaiser                   Signed                    Date ...../...../.....</p>
--	--	---	--

**From:** [Paul Gleeson](#)  
**To:** [Leanne Simpson](#)  
**Subject:** HPE Content Manager Briefing Note - Minister : MBN22/667 : Deputy Premier Briefing Note - Decision  
**Date:** Thursday, 18 August 2022 11:29:00 AM  
**Attachments:** [Deputy Premier Briefing Note - Decision.tr5](#)

---

Briefing note. I had ambitions of reducing it to 2 pages, but failed miserably. Please review and if you think we can knock out a dot point or 2 or 3 suggest it

Thanks

Paul

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

Record Number : MBN22/667

Title : Deputy Premier Briefing Note - Decision

**From:** [Leanne Simpson](#)  
**To:** [Paul Gleeson](#)  
**Subject:** RE: HPE Content Manager Briefing Note - Minister : MBN22/667 : Deputy Premier Briefing Note - Decision  
**Date:** Thursday, 18 August 2022 11:41:00 AM

---

Hmmm, after reading through it a few times I can't really see any opportunities to reduce it to 2 pages. I thought about combining some dot points but this just makes them longer and not as punchy. I think it reads really well, covers all the key issues and gives a good explanation and context for removing the Buddina elements in the event that the Minister only reads this BN and nothing else as you say.

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) - Disclo

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PO Box 1129, Maroochydore QLD 4558

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

From: Paul Gleeson <Paul.Gleeson@dsdilgp.qld.gov.au>  
Sent: Thursday, 18 August 2022 11:29 AM  
To: Leanne Simpson <Leanne.Simpson@dsdilgp.qld.gov.au>  
Subject: HPE Content Manager Briefing Note - Minister : MBN22/667 : Deputy Premier Briefing Note - Decision

Briefing note. I had ambitions of reducing it to 2 pages, but failed miserably. Please review and if you think we can knock out a dot point or 2 or 3 suggest it Thanks Paul

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

Record Number : MBN22/667  
Title : Deputy Premier Briefing Note - Decision

**From:** [Paul Gleeson](#)  
**To:** [Leanne Simpson](#)  
**Subject:** RE: HPE Content Manager Briefing Note - Minister : MBN22/667 : Deputy Premier Briefing Note - Decision  
**Date:** Thursday, 18 August 2022 11:50:00 AM

---

Thanks, over to Jamaica

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

From: Leanne Simpson <Leanne.Simpson@dildilgp.qld.gov.au>  
Sent: Thursday, 18 August 2022 11:42 AM  
To: Paul Gleeson <Paul.Gleeson@dildilgp.qld.gov.au>  
Subject: RE: HPE Content Manager Briefing Note - Minister : MBN22/667 : Deputy Premier Briefing Note - Decision

Hmmm, after reading through it a few times I can't really see any opportunities to reduce it to 2 pages. I thought about combining some dot points but this just makes them longer and not as punchy. I think it reads really well, covers all the key issues and gives a good explanation and context for removing the Buddina elements in the event that the Minister only reads this BN and nothing else as you say.

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

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

From: Paul Gleeson <Paul.Gleeson@dildilgp.qld.gov.au>  
Sent: Thursday, 18 August 2022 11:29 AM  
To: Leanne Simpson <Leanne.Simpson@dildilgp.qld.gov.au>  
Subject: HPE Content Manager Briefing Note - Minister : MBN22/667 : Deputy Premier Briefing Note - Decision

Briefing note. I had ambitions of reducing it to 2 pages, but failed miserably. Please review and if you think we can knock out a dot point or 2 or 3 suggest it Thanks Paul

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

Record Number : MBN22/667  
Title : Deputy Premier Briefing Note - Decision

**From:** [Nathan Rule](#)  
**To:** [Jamaica Hewston](#)  
**Subject:** Buddina amendment: Media holding lines  
**Date:** Tuesday, 30 August 2022 3:55:33 PM  
**Attachments:** Sch. 3(6)(c)(i) - Infringe the privileges of Parliament  
[image001.png](#)  
[image003.png](#)  
[image005.png](#)  
[image006.png](#)

---

Hi Jamaica

Can you please prepare holding lines for the Buddina amendment.

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

Regards  
N

## Nathan Rule

Regional Director (South)  
**Planning and Development Services**  
Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – [meet now](#)*

---

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

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Pages 232 through 234 redacted for the following reasons:

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

**From:** [Paul Gleeson](#)  
**To:** [Jamaica Hewston](#)  
**Subject:** RE: Buddina amendment: Media holding lines  
**Date:** Tuesday, 30 August 2022 6:09:00 PM  
**Attachments:** Sch. 3(6)(c)(i) - Infringe the privileges of Parliament  
[consultation.docx](#)  
[image001.png](#)  
[image002.png](#)

---

Regards

---

**From:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Sent:** Tuesday, 30 August 2022 3:59 PM  
**To:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>  
**Subject:** Fwd: Buddina amendment: Media holding lines

Hi Paul

Can you please action Nathan's request?

J

Get [Outlook for iOS](#)

---

**From:** Nathan Rule <[Nathan.Rule@dsdilgp.qld.gov.au](mailto:Nathan.Rule@dsdilgp.qld.gov.au)>  
**Sent:** Tuesday, August 30, 2022 3:55:14 PM  
**To:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Subject:** Buddina amendment: Media holding lines

Hi Jamaica

Can you please prepare holding lines for the Buddina amendment.

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

Regards

N

## Nathan Rule

Regional Director (South)  
**Planning and Development Services**  
Department of State Development, Infrastructure,  
Local Government and Planning

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---

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Pages 236 through 238 redacted for the following reasons:

-----  
Sch. 3(6)(c)(i) - Infringe the privileges of Parliament

**From:** [Candace Canniffe](#)  
**To:** [SEQ North Team](#)  
**Subject:** Team meeting minutes - 31 August 2022  
**Date:** Wednesday, 31 August 2022 4:11:02 PM  
**Attachments:** [SEQ North Team Meeting Minutes - 31 August 2022.docx](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Also saved in Source D22/166065.

Kind Regards,

**Candace Canniffe**

Senior Planning Officer

**Planning and Development Services – SEQ  
North**

Department of State Development, Infrastructure,  
Local Government and Planning

---

Sch. 4(4)(6) - Disclosing

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## Team Meeting Agenda

### SEQ North Planning and Development Services

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<b>Day/Date:</b>	Wednesday 31 August 2022	<b>Attendees:</b>	Jamaica, Paul, Katie, Richard, Danika, Caroline, Leanne, Brooke, Ruth, Candace
<b>Time:</b>	9:30am	<b>Apologies:</b>	N/A
<b>Location:</b>	Teams and WOTSO	<b>Chair:</b>	Candace
		<b>Minutes:</b>	Candace

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Item	Topic
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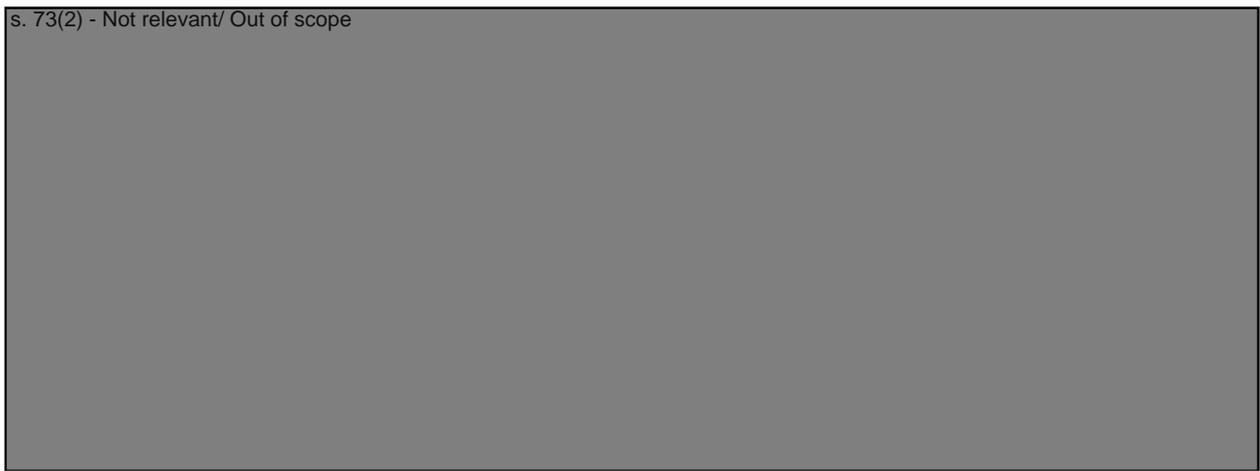
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1. Welcome (Chair)

---

2. Previous meeting actions

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



3. Last week's achievements / good news

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



4. Contentious issues/hot issues

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



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

- Buddina amendment – May be contentious in the public once on public consultation.

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

---

5. Manager's Update

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

---

6. Business improvement ideas:

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

---

7. Team member updates

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

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

---

8. Team Leader updates

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

---

9. General Business

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

---

10. Topic for fortnightly learning –

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

---

11. Watch Planning Group Staff Forum Virtual Town Hall

---

12. Close:

- Next meeting scheduled: 7 September 2022
- Next meeting chair: Danika

---

## Quick Stats:

### Staff leave:

For the next two weeks:

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

Page 243 redacted for the following reason:

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

**From:** [Nathan Rule](#)  
**To:** [@Southern Planning Managers](#); [Anna MCGRATH](#)  
**Subject:** Hot plan making southern projects on Comms radar  
**Date:** Friday, 2 September 2022 10:10:09 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image002.png](#)  
[image004.png](#)

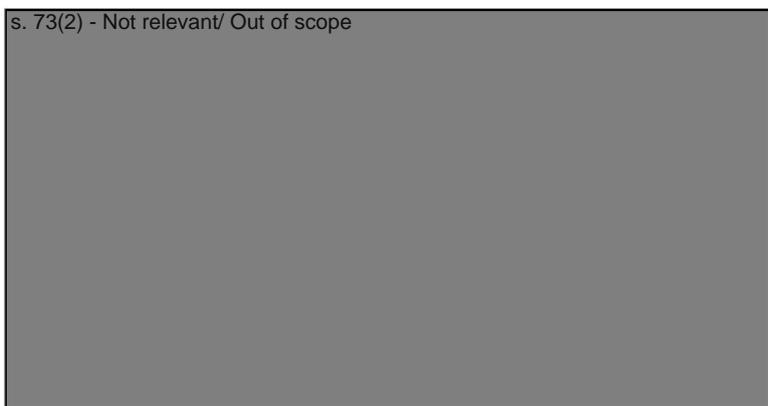
---

Hi team

Here are the current hot issues in play for plan making projects that I have put on PG Comms radar this week.

Please keep the HIBs/holding lines contemporary week by week so Media can refer to them as a first port-of-call.

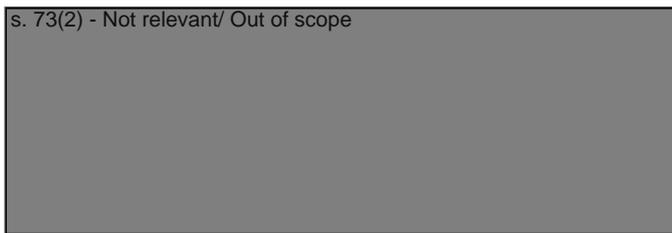
s. 73(2) - Not relevant/ Out of scope



### **Sunshine Coast Amendment (Buddina Urban Village)**

Holding Lines – Under construction

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



Regards  
N

**Nathan Rule**

Regional Director (South)  
**Planning and Development Services**  
Department of State Development, Infrastructure,  
Local Government and Planning

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**From:** [Jamaica Hewston](#)  
**To:** [Paul Gleeson](#)  
**Cc:** [Leanne Simpson](#)  
**Subject:** FW: SOURCE ACTION ASSIGNED - MC22/3453 : Proposed height reduction to apartments in Buddina Village North Precinct - [Sch. 4(4)(6) - Disclosing personal information]  
**Date:** Tuesday, 6 September 2022 4:58:00 PM  
**Attachments:** [Proposed height reduction to apartments in Buddina Village North Precinct - \[Sch. 4\(4\)\(6\) - Disclosing personal information\].tr5](#)

---

Hi Paul

This one is with you now. Could you look into [Sch. 4(4)(6)] statement:

"Furthermore, the remaining planning scheme provisions for the Buddina Urban Village, in particular the "Amalgamation of properties to form development Nodes of 3,000m2" have not been amended, requiring substantial amalgamation of landholdings to enable development of low rise medium density residential built forms".

Is something we need to raise with the council as a matter to look at in the new scheme prep?

Leanne - could you peer review Paul's corro once prepared?

Thanks  
Regards,

Jamaica Hewston  
Acting Manager  
SEQ North, Planning and Development Services  
Department of State Development, Infrastructure,  
Local Government and Planning

Microsoft teams – meet now

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

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

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

From: Trim-noreply <[trim-noreply@dsd.qld.gov.au](mailto:trim-noreply@dsd.qld.gov.au)>  
Sent: Tuesday, 6 September 2022 4:33 PM  
To: Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
Subject: SOURCE ACTION ASSIGNED - MC22/3453 : Proposed height reduction to apartments in Buddina Village North Precinct - [Sch. 4(4)(6) - Disclosing personal information]

\*\* Why am I getting this? \*\*

You have either been included at some point in an action tracking bundle (or workflow), or someone has reassigned a current action to you.

**\*\* What do I need to do? \*\***

- 1) Open the Source and click the Due Tray icon to see if anything is currently due for you to action
- 2) If not, you will receive a further email when action is required by you.
- 3) If there is:
  - (a) Highlight the record and click the Show Actions/Procedures icon and Notes tab to see the actions required.
  - (b) Complete or reassign your step by right-clicking and selecting the relevant option.

**\*\* Need help? \*\***

Search for Record Number WR15/10 in the Source for fact sheets on action tracking.  
Contact your Advanced User or the Source Help Desk (ext. 27151) for assistance.

--

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**From:** [Jamaica Hewston](#)  
**To:** [Nathan Rule](#)  
**Cc:** [Paul Gleeson](#)  
**Subject:** HIB for Buddina amendment  
**Date:** Monday, 5 September 2022 3:53:00 PM  
**Attachments:** [HIB - Draft Sunshine Coast planning scheme state interest review - notice to proceed to public consultation \(002\).docx](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Hi Nathan

Please see attached and sorry for the delay. Let us know if further changes are required.

Regards,

**Jamaica Hewston**

Acting Manager

**SEQ North, Planning and Development Services**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – meet now*

---

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

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Pages 248 through 250 redacted for the following reasons:

-----  
Sch. 3(6)(c)(i) - Infringe the privileges of Parliament

## Leanne Simpson

---

**From:** Nathan Rule  
**Sent:** Monday, 5 September 2022 4:47 PM  
**To:** Jamaica Hewston  
**Cc:** Paul Gleeson  
**Subject:** Re: HIB for Buddina amendment

Thank you for this.

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---

**From:** Jamaica Hewston <Jamaica.Hewston@dsdilgp.qld.gov.au>  
**Sent:** Monday, September 5, 2022 3:53:33 PM  
**To:** Nathan Rule <Nathan.Rule@dsdilgp.qld.gov.au>  
**Cc:** Paul Gleeson <Paul.Gleeson@dsdilgp.qld.gov.au>  
**Subject:** HIB for Buddina amendment

Hi Nathan

Please see attached and sorry for the delay. Let us know if further changes are required.

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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*I acknowledge the traditional custodians of the lands and waters of Queensland.  
I offer my respect to elders past, present and emerging as we work towards a just,  
equitable and reconciled Australia.*



**From:** Sch. 4(4)(6) - D  
**To:** [Jamaica Hewston](#)  
**Subject:** Proposed height reduction by Councillor Natoli regarding the Buddina Village North Precinct  
**Date:** Monday, 5 September 2022 5:05:40 PM  
**Attachments:** Sch. 4(4)(6) - Disclosi  
[AT100001.htm](#)

---

Dear Jamaica,

As discussed on Friday 2nd September 2022, I write to submit my comments relating to the proposed height reduction by Councillor Natoli to the Minister regarding the Buddina Village North Precinct.

Please see my submission attached and I request you forward to the appropriate Ministers office.

Please confirm your receipt of this email. Thank you.

Regards,

Sch. 4(4)(6) - D

Access refused under section 47(3)(b) of

Ms Jamaica Hewston  
Principal Planner  
Qld Department of State Development, Infrastructure  
Local Government and Planning  
12 First Avenue,  
MAROOCHYDORE QLD 4558

Access refused under section

Dear Ms Hewston,

Access refused under section 47(3)(b) of the RTI Act. Disclosure would, on balance, be contrary to the public interest. I write to make a submission regarding my local Councillor Mr Joe Natoli's recent submission to the Planning Minister to reduce the current building height of apartments from 21m to 12m within the Buddina Urban Village North Precinct. Access refused under section 47(3)(b) of the RTI Act. Disclosure would be contrary to the public interest.

Access refused under section 47(3)(b) of the RTI Act. Disclosure would, on balance, be contrary to the public interest under section 47(3)(b) of the RTI Act.

"Friends of Buddina" (FOB) was formed by locals/neighbours in November 2019 and lodged an appeal against Council and Access refused under section 47(3)(b) of the RTI Act. Disclosure would, on balance, be contrary to the public interest under section 47(3)(b) of the RTI Act. in the Planning and Environment court in November 2019.

Access refused under section 47(3)(b) of the RTI Act. Disclosure would, on balance, be contrary to the public interest under section 47(3)(b) of the RTI Act.

Access refused under section 47(3)(b) of the RTI Act. Disclosure would, on balance, be contrary to the public interest under section 47(3)(b) of the RTI Act.

As noted in the Agenda for the Ordinary Council Meeting of the 28 April 2022, the process for the preparation of a proposed amendment to a planning scheme is undertaken over several months including important internal analysis and consultation.

In this circumstance consultation had occurred with Councillors during a workshop on the planning scheme amendment program, which included discussion about the properties subject to the site specific amendment. Council officers also provided one-on-one briefings to relevant Divisional Councillors, in January 2022, in relation to this amendment.

Consultation had also occurred with relevant internal officers from the following Groups and Branches:

- Office of the CEO and the Mayor:
  - Major Projects and Strategic Property Branch
- Customer Engagement and Planning Services Group:
  - Development Services Branch
  - Urban Growth Projects Branch
- Liveability and Natural Assets Group:
  - Environmental Operations Branch -
  - Environment and Sustainability Policy Branch

The current precinct planning for the Buddina Urban Village was established after extensive master planning and has been represented in Planning Schemes over a 17 year period promoting current Council Population Consolidation Policy in accordance with the State's Regional Plan Consolidation targets.

Access refused under section 47(3)(b) of the RTI Act. Disclosure would, on balance, be contrary to the public interest under section 47(3)(b) of the RTI Act.

It is requested that your Planning Minister give consideration to the extenuating circumstances that have lead to the irregular changes to content of Council's Draft Planning Scheme Amendments and NOT support these components as outlined.

Yours Faithfully

Access refused under section 47(3)(b) of the RTI Act. Disclosure would, on balance, be contrary to the public interest under section 47(3)(b) of the RTI Act.

**From:** [Jamaica Hewston](#)  
**To:** [Nathan Rule](#); [Paul Gleeson](#); [Planning Correspondence](#)  
**Subject:** Fwd: Proposed height reduction by Councillor Natoli regarding the Buddina Village North Precinct  
**Date:** Monday, 5 September 2022 5:21:37 PM  
**Attachments:** [Sch. 4\(4\)\(6\) - Disclosing ATT00001.htm](#)

---

Hi Meaghan and Sophie

Could you please set this up as Min corro?

Regards

Jamaica

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---

**From:** [Sch. 4\(4\)\(6\) - Disclosing personal information](#)  
**Sent:** Monday, September 5, 2022 5:03:25 PM  
**To:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Subject:** Proposed height reduction by Councillor Natoli regarding the Buddina Village North Precinct

Dear Jamaica,

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Please confirm your receipt of this email. Thank you.

Regards,

[Sch. 4\(4\)\(6\) - D](#)

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Ms Jamaica Hewston  
Principal Planner  
Qld Department of State Development, Infrastructure  
Local Government and Planning  
12 First Avenue,  
MAROOCHYDORE QLD 4558

Dear Ms Hewston,

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  - Major Projects and Strategic Property Branch
- Customer Engagement and Planning Services Group:
  - Development Services Branch
  - Urban Growth Projects Branch
- Liveability and Natural Assets Group:
  - Environmental Operations Branch -
  - Environment and Sustainability Policy Branch

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It is requested that your Planning Minister give consideration to the extenuating circumstances that have lead to the irregular changes to content of Council's Draft Planning Scheme Amendments and NOT support these components as outlined.

Yours Faithfully

Access refused under section 47(3)(b) of the RTI Act.

**From:** [Jamaica Hewston](#)  
**To:** [Sch. 4(4)(6)]  
**Subject:** Re: Proposed height reduction by Councillor Natoli regarding the Buddina Village North Precinct  
**Date:** Monday, 5 September 2022 5:28:13 PM

---

Thanks [Sch. 4(4)(6)] I'll progress this to the Ministers office.

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---

**From:** [Sch. 4(4)(6) - Disclosing personal information]  
**Sent:** Monday, September 5, 2022 5:03:25 PM  
**To:** Jamaica Hewston <Jamaica.Hewston@dasilgp.qld.gov.au>  
**Subject:** Proposed height reduction by Councillor Natoli regarding the Buddina Village North Precinct

Dear Jamaica,

As discussed on Friday 2nd September 2022, I write to submit my comments relating to the proposed height reduction by Councillor Natoli to the Minister regarding the Buddina Village North Precinct.

Please see my submission attached and I request you forward to the appropriate Ministers office.

Please confirm your receipt of this email. Thank you.

Regards,

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

**From:** [Nathan Rule](#)  
**To:** [Anna MCGRATH](#); [Matthew Channell](#)  
**Cc:** [Jamaica Hewston](#)  
**Subject:** MC22/2651 : DECISION DUE 16/09 - Ezischeme - MA-00079 - Site specific and Editorial matters amendment - Sunshine Coast Planning Scheme 2014 - request for State Interest Review  
**Date:** Monday, 26 September 2022 2:45:26 PM  
**Attachments:** [DECISION DUE 16 09 - Ezischeme - MA-00079 - Site specific and Editorial matters amendment - Sunshine Coast Planning Scheme 2014 - request for State Interest Review.tr5](#)  
[HIB - Draft Sunshine Coast planning scheme state interest review - notice to proceed to public consultation \(002\).docx](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Hi Anna/Matt

The Buddina Urban Village amendment (part of the Site specific and Editorial matters amendment) is currently with the DP. The DG signed it off on Friday.

The department's recommendation is to remove the Buddina Urban Village from the package as the council is seeking to downzone an area ripe for density and development – working against providing more housing and choice etc.

We have prepared a HIB in advance of this.

We'll keep our eyes on source for any movement.

We only have 1 corro on the matter so far which is being held pending the DP's decision.

Regards

N

## Nathan Rule

Regional Director (South)

**Planning and Development Services**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – [meet now](#)*

---

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

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Pages 260 through 262 redacted for the following reasons:

-----  
Sch. 3(6)(c)(i) - Infringe the privileges of Parliament

**From:** [Anna MCGRATH](#)  
**To:** [Nathan Rule](#); [Matthew Channell](#)  
**Cc:** [Jamaica Hewston](#)  
**Subject:** Re: MC22/2651 : DECISION DUE 16/09 - Ezischeme - MA-00079 - Site specific and Editorial matters amendment - Sunshine Coast Planning Scheme 2014 - request for State Interest Review  
**Date:** Monday, 26 September 2022 5:18:47 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)

---

Hi Matt,

To be clear, can you please raise this one at the DPO brief this week. We are anticipating media for this one both before and after the decision.

Thanks in advance,

Anna

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---

**From:** Nathan Rule <Nathan.Rule@dsdilgp.qld.gov.au>  
**Sent:** Monday, September 26, 2022 2:45:11 PM  
**To:** Anna MCGRATH <Anna.McGrath@dsdilgp.qld.gov.au>; Matthew Channell <Matthew.Channell@dsdilgp.qld.gov.au>  
**Cc:** Jamaica Hewston <Jamaica.Hewston@dsdilgp.qld.gov.au>  
**Subject:** MC22/2651 : DECISION DUE 16/09 - Ezischeme - MA-00079 - Site specific and Editorial matters amendment - Sunshine Coast Planning Scheme 2014 - request for State Interest Review

Hi Anna/Matt

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The department's recommendation is to remove the Buddina Urban Village from the package as the council is seeking to downzone an area ripe for density and development – working against providing more housing and choice etc.

We have prepared a HIB in advance of this.

We'll keep our eyes on source for any movement.

We only have 1 corro on the matter so far which is being held pending the DP's decision.

Regards

N

**Nathan Rule**

Regional Director (South)

**Planning and Development Services**

Department of State Development, Infrastructure,  
Local Government and Planning



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

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Pages 265 through 272 redacted for the following reasons:

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

**From:** [Paul Gleeson](#)  
**To:** [Roma Stevenson](#); [Stephen Patey](#)  
**Subject:** Planning Scheme amendment - Site specific and editorial matters amendment  
**Date:** Tuesday, 25 October 2022 12:21:00 PM  
**Attachments:** [image001.png](#)  
[OUT22 2705 Attachment 6 - Deputy Premier - Letter to Councillor Mark Jamieson.pdf](#)  
[D22 153325 Attachment 4 \(ENC for Attachment 6\) - Ministerial condition.pdf](#)

---

Hi Stephen and Roma,  
Attached is a copy of the Planning Minister's approval to adopt the scheme amendment. The letter was sent to the Mayor this morning. If you have any questions please contact me on the number below.

Regards

Paul



**Paul Gleeson**

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

Sch. 4(4)(6) - Disclosing

**Email** [paul.gleeson@dsdilgp.qld.gov.au](mailto:paul.gleeson@dsdilgp.qld.gov.au)



**Hon Steven Miles MP**  
Deputy Premier  
Minister for State Development, Infrastructure,  
Local Government and Planning  
Minister Assisting the Premier on Olympics Infrastructure

Our ref: MC22/2651

**25 OCT 2022**

Councillor Mark Jamieson  
Mayor  
Sunshine Coast Regional Council  
mark.jamieson@sunshinecoast.qld.gov.au

1 William Street  
Brisbane Queensland 4000  
PO Box 15009  
City East Queensland 4002  
**Telephone** + 61 3719 7100  
**Email** deputy.premier@ministerial.qld.gov.au  
**Website** www.statedevelopment.qld.gov.au

ABN 65 959 415 158

Dear Councillor Jamieson

Thank you for the letter of 24 June 2022 from the Sunshine Coast Regional Council (the council) requesting a state interest review of the proposed major amendment – Site specific and editorial matters to the *Sunshine Coast Planning Scheme 2014* (the proposed amendment) and seeking approval to proceed to public consultation.

The proposed amendment has been assessed in accordance with chapter 2, part 4, section 17.2 of the Minister's Guidelines and Rules (MGR), as well as the *Planning Act 2016*, the Planning Regulation 2017, and the state interests contained in the State Planning Policy 2017 (SPP) and the South East Queensland Regional Plan 2017 (*ShapingSEQ*).

In accordance with section 17.5 of the MGR, I am satisfied that the council may now proceed to public consultation on the version of the proposed amendment submitted on 24 June 2022, subject to the enclosed condition. I also confirm that the council must, as a minimum, undertake public consultation in accordance with the communications strategy, provided by the council on 24 June 2022.

The enclosed condition requires the council to remove the proposed amendments that seek to change zoning and reduce the maximum building height in parts of the Buddina Urban Village. I understand that the Buddina Urban Village is well-located, close to amenities and serviced by public transport and is part of the council's planned urban consolidation corridor from Maroochydore to Caloundra.

The proposed amendments related to the Buddina Urban Village may not proceed at this time because I am not satisfied the state's interests relating to housing supply, affordability and diversity, and the efficient use of land as outlined in the SPP and *ShapingSEQ* have been appropriately considered or integrated.

I understand that council officers were consulted as part of the Department of State Development, Infrastructure, Local Government and Planning's (the department) review of the proposed amendment. Council officers were also provided the opportunity to review and comment on the condition.

I am acutely aware of the growth and development pressures faced by the council and the need for appropriate policy settings for new development in residential areas that carefully balances development, and design and amenity expectations of the local community.

I encourage the council to engage with the community and the industry through the new planning scheme process regarding any key policy changes to identified growth areas and identify appropriate locations for growth, supported by a comprehensive housing strategy. It is important that the right balance is achieved to ensure the Sunshine Coast is well positioned to deliver growth and development outcomes in a coordinated, integrated and balanced way that also meets the community interests.

I have asked the department to work with the council officers through the preparation of the new Sunshine Coast planning scheme to ensure that the council is holistically considering housing supply, affordability and diversity across the whole local government area.

If you have any questions about my advice to you, please contact Ms Danielle Cohen, Acting Chief of Staff in my office, by email at [danielle.cohen@ministerial.qld.gov.au](mailto:danielle.cohen@ministerial.qld.gov.au), or by telephone on (07) 3719 7100.

Yours sincerely



**STEVEN MILES MP**  
**DEPUTY PREMIER**  
**Minister for State Development,**  
**Infrastructure, Local Government and Planning**  
**Minister Assisting the Premier on Olympics Infrastructure**

Enc

# Ministerial condition

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><b>Regulatory requirements under Chapter 2, part 4, section 17.2(a) of the 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 2017 (<i>ShapingSEQ</i>) – Goal 1: Grow</b></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></p> <p>To achieve compliance with:</p> <ul style="list-style-type: none"> <li>• the requirements of Chapter 2, part 4, section 17.2(a) of the MGR, in that the Buddina Urban Village elements of the proposed amendment do not advance the purpose of the Planning Act, which is the achievement of ecological sustainability</li> <li>• 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</li> <li>• 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</li> <li>• <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.</li> </ul>	<p>Prior to the council proceeding to public consultation</p>

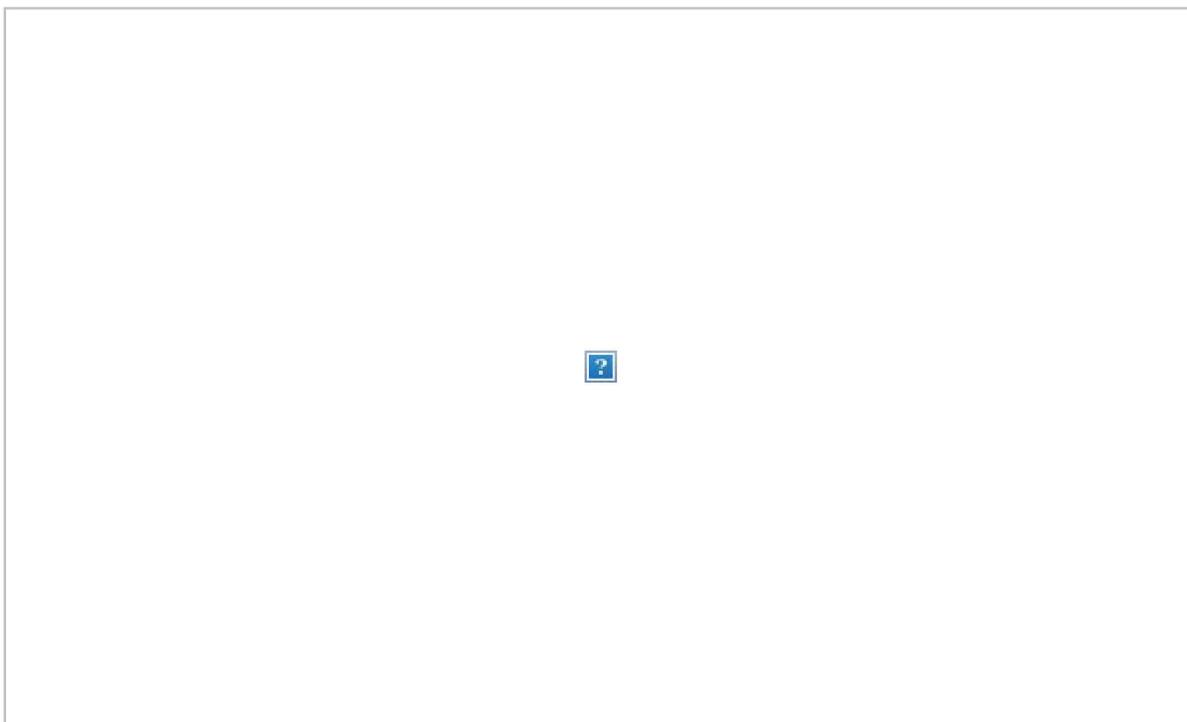
Dated this 25<sup>th</sup> day of October 2022

  
**STEVEN MILES MP**  
**DEPUTY PREMIER**  
**Minister for State Development,**  
**Infrastructure, Local Government and Planning**  
**Minister Assisting the Premier on Olympics Infrastructure**

**From:** [Anna MCGRATH](#)  
**To:** [Jamaica Hewston](#)  
**Subject:** FW: MA-00079 - Proposed Sunshine Coast Planning Scheme 2014 Site Specific and Editorial Matters Amendment - State interest review decision  
**Date:** Tuesday, 25 October 2022 12:38:00 PM  
**Attachments:** [Deputy Premier - Letter to Councillor Mark Jamieson.pdf](#)  
[Enclosure - Ministerial condition.pdf](#)  
[image001.png](#)

---

FYI



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**From:** DSDILGP Email <noreply@email.dsdilgp.qld.gov.au>  
**Sent:** Tuesday, 25 October 2022 10:53 AM  
**To:** Anna MCGRATH <Anna.McGrath@dsdilgp.qld.gov.au>; bestplanning-SEQN Mailbox <bestplanning-SEQN@dsdilgp.qld.gov.au>; emma.thomas@sunshinecoast.qld.gov.au; Garth Nolan <Garth.Nolan@dsdilgp.qld.gov.au>; Nathan Rule <Nathan.Rule@dsdilgp.qld.gov.au>; planningscheme@sunshinecoast.qld.gov.au; Roma Stevenson <Roma.Stevenson@sunshinecoast.qld.gov.au>  
**Cc:** Paul Gleeson <Paul.Gleeson@dsdilgp.qld.gov.au>  
**Subject:** MA-00079 - Proposed Sunshine Coast Planning Scheme 2014 Site Specific and Editorial Matters Amendment - State interest review decision

The state interest review decision for MA-00079 - Major amendment - Proposed Sunshine Coast Planning Scheme 2014 Site Specific and Editorial Matters Amendment is ready to be viewed. Click [here](#) to view the details or refer to the copy attached.





**Hon Steven Miles MP**  
Deputy Premier  
Minister for State Development, Infrastructure,  
Local Government and Planning  
Minister Assisting the Premier on Olympics Infrastructure

Our ref: MC22/2651

**25 OCT 2022**

Councillor Mark Jamieson  
Mayor  
Sunshine Coast Regional Council  
mark.jamieson@sunshinecoast.qld.gov.au

1 William Street  
Brisbane Queensland 4000  
PO Box 15009  
City East Queensland 4002  
**Telephone** + 61 3719 7100  
**Email** deputy.premier@ministerial.qld.gov.au  
**Website** www.statedevelopment.qld.gov.au

ABN 65 959 415 158

Dear Councillor Jamieson

Thank you for the letter of 24 June 2022 from the Sunshine Coast Regional Council (the council) requesting a state interest review of the proposed major amendment – Site specific and editorial matters to the *Sunshine Coast Planning Scheme 2014* (the proposed amendment) and seeking approval to proceed to public consultation.

The proposed amendment has been assessed in accordance with chapter 2, part 4, section 17.2 of the Minister's Guidelines and Rules (MGR), as well as the *Planning Act 2016*, the Planning Regulation 2017, and the state interests contained in the State Planning Policy 2017 (SPP) and the South East Queensland Regional Plan 2017 (*ShapingSEQ*).

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I understand that council officers were consulted as part of the Department of State Development, Infrastructure, Local Government and Planning's (the department) review of the proposed amendment. Council officers were also provided the opportunity to review and comment on the condition.

I am acutely aware of the growth and development pressures faced by the council and the need for appropriate policy settings for new development in residential areas that carefully balances development, and design and amenity expectations of the local community.

I encourage the council to engage with the community and the industry through the new planning scheme process regarding any key policy changes to identified growth areas and identify appropriate locations for growth, supported by a comprehensive housing strategy. It is important that the right balance is achieved to ensure the Sunshine Coast is well positioned to deliver growth and development outcomes in a coordinated, integrated and balanced way that also meets the community interests.

I have asked the department to work with the council officers through the preparation of the new Sunshine Coast planning scheme to ensure that the council is holistically considering housing supply, affordability and diversity across the whole local government area.

If you have any questions about my advice to you, please contact Ms Danielle Cohen, Acting Chief of Staff in my office, by email at [danielle.cohen@ministerial.qld.gov.au](mailto:danielle.cohen@ministerial.qld.gov.au), or by telephone on (07) 3719 7100.

Yours sincerely



**STEVEN MILES MP**  
**DEPUTY PREMIER**  
**Minister for State Development,**  
**Infrastructure, Local Government and Planning**  
**Minister Assisting the Premier on Olympics Infrastructure**

Enc

# Ministerial condition

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><b>Regulatory requirements under Chapter 2, part 4, section 17.2(a) of the 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 2017 (<i>ShapingSEQ</i>) – Goal 1: Grow</b></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></p> <p>To achieve compliance with:</p> <ul style="list-style-type: none"> <li>• the requirements of Chapter 2, part 4, section 17.2(a) of the MGR, in that the Buddina Urban Village elements of the proposed amendment do not advance the purpose of the Planning Act, which is the achievement of ecological sustainability</li> <li>• 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</li> <li>• 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</li> <li>• <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.</li> </ul>	<p>Prior to the council proceeding to public consultation</p>

Dated this 25<sup>th</sup> day of October 2022

  
**STEVEN MILES MP**  
**DEPUTY PREMIER**  
**Minister for State Development,**  
**Infrastructure, Local Government and Planning**  
**Minister Assisting the Premier on Olympics Infrastructure**

**From:** [Anna MCGRATH](#)  
**To:** [Nathan Rule](#); [Jamaica Hewston](#)  
**Cc:** [Matthew Channell](#); [Elna Rice](#)  
**Subject:** PLEASE REVEIW - : ABC Sunshine Coast interview request  
**Date:** Thursday, 27 October 2022 11:00:46 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image005.png](#)  
[image002.png](#)  
[image004.png](#)

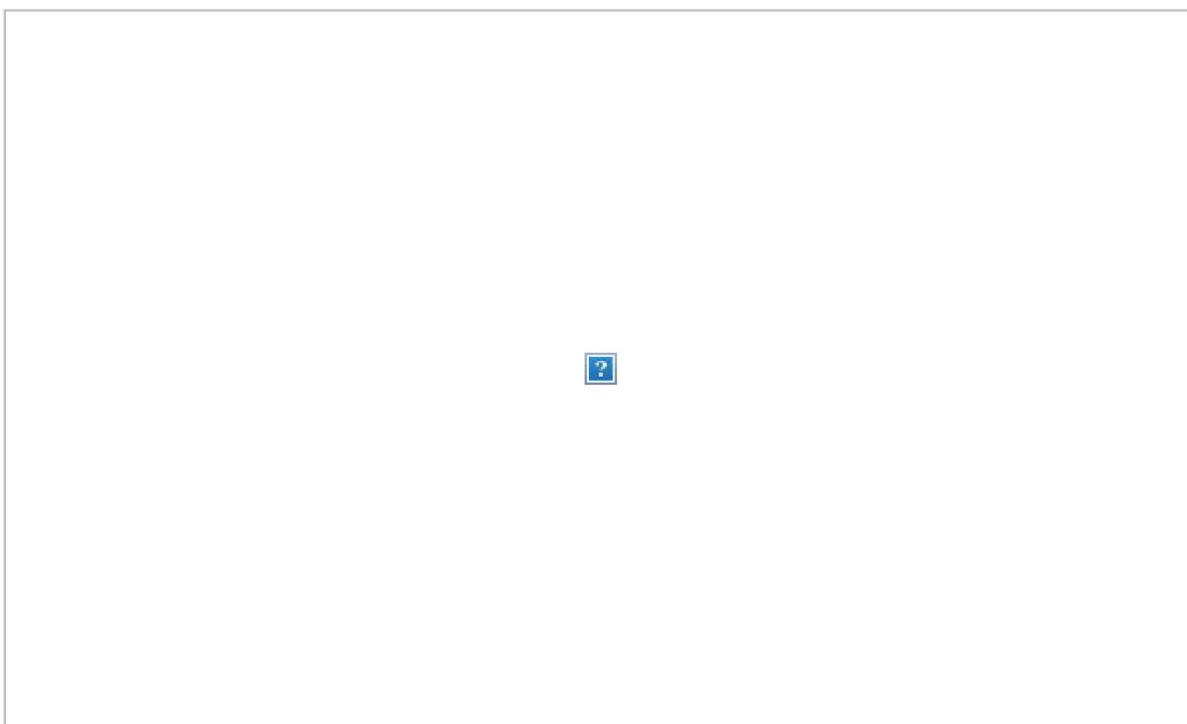
---

Hi Nathan and Jamaica,

Your thoughts? Looks ok to me. Do we want to mention the lack of evidence to support the position?

Thanks,

Anna



---

**From:** Rob Hazel <Rob.Hazel@dasilgp.qld.gov.au>  
**Sent:** Thursday, 27 October 2022 10:54 AM  
**To:** Anna MCGRATH <Anna.McGrath@dasilgp.qld.gov.au>; Matthew Channell <Matthew.Channell@dasilgp.qld.gov.au>  
**Cc:** Media <Media@dasilgp.qld.gov.au>  
**Subject:** FW: ABC Sunshine Coast interview request

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Could you let me know if you are happy with this please?  
The ABC's deadline is 2pm, so would be good to get a response through the DPO around lunchtime.

Cheers,  
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Principal Media Officer  
**Strategic Communications**  
Department of State Development, Infrastructure,  
Local Government and Planning

Microsoft teams – [meet now](#)

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E [rob.hazel@dasilgp.qld.gov.au](mailto:rob.hazel@dasilgp.qld.gov.au)  
Level 39, 1 William Street, Brisbane QLD 4000  
PO Box 1509, City East QLD 4001  
[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

---

**From:** Amy Hunter <[Amy.Hunter@ministerial.qld.gov.au](mailto:Amy.Hunter@ministerial.qld.gov.au)>  
**Sent:** Thursday, 27 October 2022 10:20 AM  
**To:** Media <[Media@dasilgp.qld.gov.au](mailto:Media@dasilgp.qld.gov.au)>  
**Cc:** Katharine Wright (Ministerial) <[Katharine.Wright@ministerial.qld.gov.au](mailto:Katharine.Wright@ministerial.qld.gov.au)>  
**Subject:** FW: ABC Sunshine Coast interview request

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---

**From:** Sch. 4(4)(6) - Disclosing personal [abc.net.au](mailto:abc.net.au)>  
**Sent:** Thursday, 27 October 2022 9:59 AM  
**To:** Amy Hunter <[Amy.Hunter@ministerial.qld.gov.au](mailto:Amy.Hunter@ministerial.qld.gov.au)>  
**Subject:** ABC Sunshine Coast interview request

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Sch. 4(4)(



Sch. 4(4)(6) - Discl

Reporter  
ABC Sunshine Coast  
Kabi Kabi land

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**From:** Joe Natoli - Division 4 <[JoeNatoli4Four@hotmail.com](mailto:JoeNatoli4Four@hotmail.com)>

**Sent:** Wednesday, October 26, 2022 11:34 pm

**To:** Joe Natoli - Division 4 <[JoeNatoli4Four@hotmail.com](mailto:JoeNatoli4Four@hotmail.com)>

**Subject:** Minister refuses Council plan and residents' wishes

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Planning Minister Stephen Miles has refused Council's plan to reduce density in the Buddina Urban Village northern precinct from 'high density' to 'medium density' and the building height from 21m to 12m, as part of an amendment to the Sunshine Coast Planning Scheme.

In April, councillors voted 5-4 in favour of amending the Planning Scheme.

"Planning Minister Stephen Miles has refused this community's wishes to reduce the density of future development in Buddina," Cr Natoli said.

"The State Government is pushing us to have increased population and increased density along our coastal strip, when the residents of the Sunshine Coast don't want it. And what's worse, is that they are not providing any of the infrastructure which would ease the growing pains.

"Our roads are under pressure and yet, this Council's move to listen to the people has been undermined."

"This growth they say we have to have, should be centred around a heavy rail line with purpose-built communities, not thrust on our fragile coastal strip.

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Context:

The Planning Minister has advised that the proposed amendment relating to the Buddina Urban Village may not proceed at this time for the reasons that, he is not satisfied the state's interests relating to housing supply, affordability and diversity, and the efficient use of land as outlined in the *State Planning Policy* and the *ShapingSEQ Regional Plan* have been appropriately considered or integrated.

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Cr Joe Natoli is available for comment: 0477415131

### **Cr Joe Natoli**

Division 4

Sunshine Coast Regional Council

Phone: 0477415131

[www.joematoli4four.com](http://www.joematoli4four.com)

---

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**From:** [Nathan Rule](#)  
**To:** [Anna MCGRATH](#); [Jamaica Hewston](#)  
**Cc:** [Matthew Channell](#); [Elna Rice](#)  
**Subject:** RE: PLEASE REVEIW - : ABC Sunshine Coast interview request  
**Date:** Thursday, 27 October 2022 11:09:16 AM  
**Attachments:** [image001.png](#)  
[image007.png](#)  
[image009.png](#)  
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[image008.png](#)  
[image010.png](#)  
[image011.png](#)

---

Thanks Anna

How about –

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Regards

N

## Nathan Rule

Regional Director (South)  
**Planning and Development Services**  
Department of State Development, Infrastructure,  
Local Government and Planning

Microsoft teams – [meet now](#)

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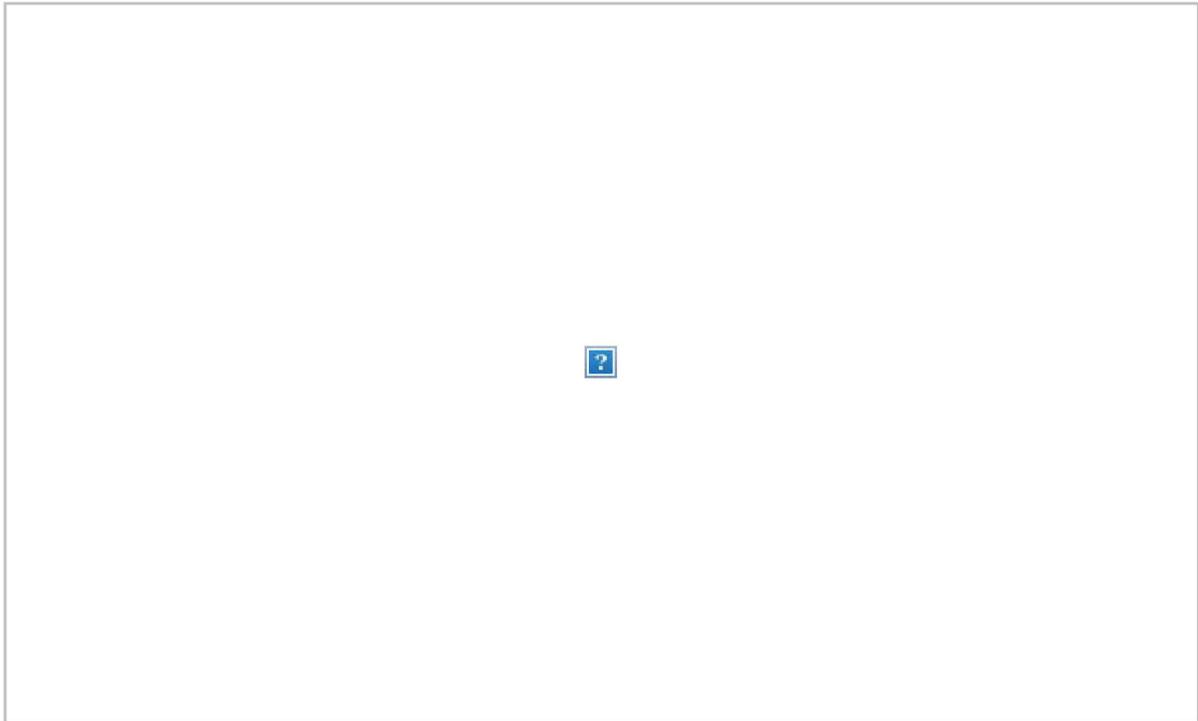
**From:** Anna MCGRATH <Anna.McGrath@dasilgp.qld.gov.au>  
**Sent:** Thursday, 27 October 2022 11:01 AM  
**To:** Nathan Rule <Nathan.Rule@dasilgp.qld.gov.au>; Jamaica Hewston <Jamaica.Hewston@dasilgp.qld.gov.au>  
**Cc:** Matthew Channell <Matthew.Channell@dasilgp.qld.gov.au>; Elna Rice <Elna.Rice@dasilgp.qld.gov.au>  
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Level 39, 1 William Street, Brisbane QLD 4000  
PO Box 1509, City East QLD 4001

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

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**From:** Amy Hunter <[Amy.Hunter@ministerial.qld.gov.au](mailto:Amy.Hunter@ministerial.qld.gov.au)>

**Sent:** Thursday, 27 October 2022 10:20 AM

**To:** Media <[Media@dsdilgp.qld.gov.au](mailto:Media@dsdilgp.qld.gov.au)>

**Cc:** Katharine Wright (Ministerial) <[Katharine.Wright@ministerial.qld.gov.au](mailto:Katharine.Wright@ministerial.qld.gov.au)>

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**Sent:** Thursday, 27 October 2022 9:59 AM

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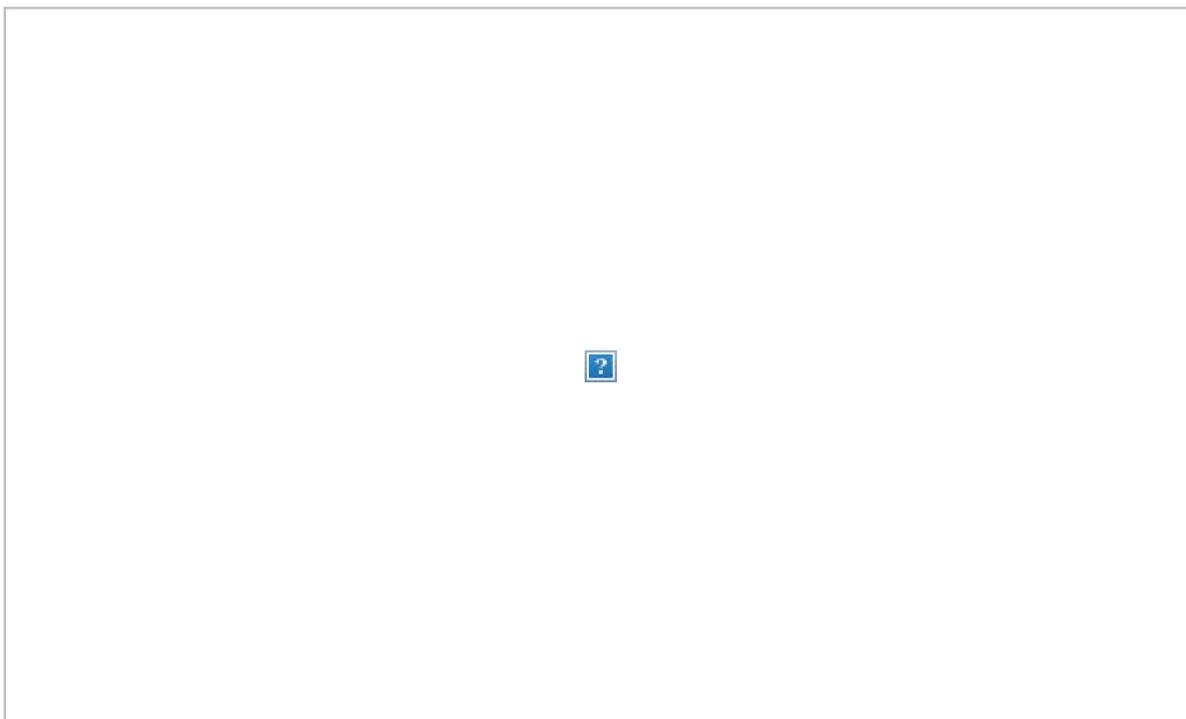
Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government.

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**From:** [Anna MCGRATH](#)  
**To:** [Nathan Rule](#); [Jamaica Hewston](#)  
**Cc:** [Matthew Channell](#); [Elna Rice](#)  
**Subject:** RE: PLEASE REVEIW - : ABC Sunshine Coast interview request  
**Date:** Thursday, 27 October 2022 11:10:50 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image005.png](#)  
[image001.png](#)  
[image006.png](#)  
[image008.png](#)  
[image010.png](#)

---

Great – thanks Nathan



---

**From:** Nathan Rule <[Nathan.Rule@dsdilgp.qld.gov.au](mailto:Nathan.Rule@dsdilgp.qld.gov.au)>  
**Sent:** Thursday, 27 October 2022 11:09 AM  
**To:** Anna MCGRATH <[Anna.McGrath@dsdilgp.qld.gov.au](mailto:Anna.McGrath@dsdilgp.qld.gov.au)>; Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
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Department of State Development, Infrastructure,  
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**From:** Anna MCGRATH <[Anna.McGrath@dsdilgp.qld.gov.au](mailto:Anna.McGrath@dsdilgp.qld.gov.au)>

**Sent:** Thursday, 27 October 2022 11:01 AM

**To:** Nathan Rule <[Nathan.Rule@dsdilgp.qld.gov.au](mailto:Nathan.Rule@dsdilgp.qld.gov.au)>; Jamaica Hewston  
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**Strategic Communications**  
Department of State Development, Infrastructure,  
Local Government and Planning

Microsoft teams – [meet now](#)

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E [rob.hazel@dasilgp.qld.gov.au](mailto:rob.hazel@dasilgp.qld.gov.au)

Level 39, 1 William Street, Brisbane QLD 4000  
PO Box 1509, City East QLD 4001

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

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**From:** Amy Hunter <[Amy.Hunter@ministerial.qld.gov.au](mailto:Amy.Hunter@ministerial.qld.gov.au)>  
**Sent:** Thursday, 27 October 2022 10:20 AM  
**To:** Media <[Media@dasilgp.qld.gov.au](mailto:Media@dasilgp.qld.gov.au)>  
**Cc:** Katharine Wright (Ministerial) <[Katharine.Wright@ministerial.qld.gov.au](mailto:Katharine.Wright@ministerial.qld.gov.au)>  
**Subject:** FW: ABC Sunshine Coast interview request

Hi, can I get a response to the below? Thanks  
Amy

---

**From:** Sch. 4(4)(6) - Disclosing personal information <[abc.net.au](mailto:abc.net.au)>  
**Sent:** Thursday, 27 October 2022 9:59 AM  
**To:** Amy Hunter <[Amy.Hunter@ministerial.qld.gov.au](mailto:Amy.Hunter@ministerial.qld.gov.au)>  
**Subject:** ABC Sunshine Coast interview request

Hi Amy,

This is what we're looking into, if we could get a response from the DP that would be great, working towards a 2pm deadline as I'm on an early shift today but if that's not feasible let me know.

Many thanks,

Sch. 4(4)(6) - Disclosing



Sch. 4(4)(6) - Disclosing

Reporter  
ABC Sunshine Coast  
Kabi Kabi land

Sch. 4(4)(6) - Disclosing

---

We acknowledge Aboriginal and Torres Strait Islander peoples as the First Australians and Traditional Custodians of the lands where we live, learn and work.

---

**From:** Joe Natoli - Division 4 <[JoeNatoli4Four@hotmail.com](mailto:JoeNatoli4Four@hotmail.com)>

**Sent:** Wednesday, October 26, 2022 11:34 pm

**To:** Joe Natoli - Division 4 <[JoeNatoli4Four@hotmail.com](mailto:JoeNatoli4Four@hotmail.com)>

**Subject:** Minister refuses Council plan and residents' wishes

#### **Division 4 Councillor Joe Natoli: Minister refuses Council plan and residents' wishes**

Planning Minister Stephen Miles has refused Council's plan to reduce density in the Buddina Urban Village northern precinct from 'high density' to 'medium density' and the building height from 21m to 12m, as part of an amendment to the Sunshine Coast Planning Scheme.

In April, councillors voted 5-4 in favour of amending the Planning Scheme.

"Planning Minister Stephen Miles has refused this community's wishes to reduce the density of future development in Buddina," Cr Natoli said.

"The State Government is pushing us to have increased population and increased density along our coastal strip, when the residents of the Sunshine Coast don't want it. And what's worse, is that they are not providing any of the infrastructure which would ease the growing pains.

"Our roads are under pressure and yet, this Council's move to listen to the people has been undermined."

"This growth they say we have to have, should be centred around a heavy rail line with purpose-built communities, not thrust on our fragile coastal strip.

"I am calling on the Government to listen to the people of the Sunshine Coast and to stop ignoring us."

Context:

The Planning Minister has advised that the proposed amendment relating to the Buddina Urban Village may not proceed at this time for the reasons that, he is not satisfied the state's interests relating to housing supply, affordability and diversity, and the efficient use of land as outlined in the *State Planning Policy* and the *ShapingSEQ Regional Plan* have been appropriately considered or integrated.

The condition imposed by the Planning Minister requires Council to remove that part of the proposed amendment that seeks to change the zoning (from the High density residential zone to the Medium density residential zone) and reduce the maximum building height (from 21 metres to 12 metres) in parts of the Buddina Urban Village, prior to commencing public consultation.

The Planning Minister's correspondence to Council has now been published on the State government's plan-making dashboard <https://planning.statedevelopment.qld.gov.au/planning-framework/plan-making/local-planning/plan-making-dashboard>

#### [Plan-making dashboard | Planning](#)

Temporary local planning instruments (TLPI) made by the Minister under the Planning Act are not currently available on the dashboard but can be viewed here.. If a local government is in the early stages of preparing a local planning instrument or amendment, it might not appear in the plan-making dashboard until the local government has formally commenced the statutory process for making or ...

[planning.statedevelopment.qld.gov.au](https://planning.statedevelopment.qld.gov.au)

At the Ordinary Meeting of April 28, 2022, Council resolved :

the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters subject to also proposing to amend the planning scheme provisions applicable to that area included in the north eastern section of Sub-precinct KAW LPSP-4a of the Buddina Urban Village to include this area in the Medium density residential zone (from the High density residential zone) and to specify a maximum building height of 12 metres (from 21 metres) and make any necessary consequential amendments to give proper effect to and reflect these changes

Cr Joe Natoli is available for comment: 0477415131

## **Cr Joe Natoli**

Division 4

Sunshine Coast Regional Council

Phone: 0477415131

[www.joematoli4four.com](http://www.joematoli4four.com)

---

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**From:** [Jamaica Hewston](#)  
**To:** [Paul Gleeson](#)  
**Subject:** FW: ABC Sunshine Coast interview request  
**Date:** Thursday, 27 October 2022 11:16:00 AM  
**Attachments:** [image003.png](#)  
[image006.png](#)  
[image008.png](#)  
[image004.png](#)  
[image007.png](#)  
[image009.png](#)  
[image010.png](#)  
[image014.png](#)  
[image015.png](#)

---

FYI

Regards,

**Jamaica Hewston**

Acting Manager

**SEQ North, Planning and Development Services**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – **meet now***

---

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

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[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

---

**From:** Rob Hazel <Rob.Hazel@dsdilgp.qld.gov.au>  
**Sent:** Thursday, 27 October 2022 11:14 AM  
**To:** Anna MCGRATH <Anna.McGrath@dsdilgp.qld.gov.au>; Matthew Channell  
<Matthew.Channell@dsdilgp.qld.gov.au>  
**Cc:** Media <Media@dsdilgp.qld.gov.au>; Nathan Rule <Nathan.Rule@dsdilgp.qld.gov.au>; Jamaica  
Hewston <Jamaica.Hewston@dsdilgp.qld.gov.au>  
**Subject:** RE: ABC Sunshine Coast interview request

Excellent.

Thanks Anna.

**Rob Hazel**

Principal Media Officer

**Strategic Communications**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – **meet now***

---

Sch. 4(4)(6) - Disc

E [rob.hazel@dsdilgp.qld.gov.au](mailto:rob.hazel@dsdilgp.qld.gov.au)

Level 39, 1 William Street, Brisbane QLD 4000  
PO Box 1509, City East QLD 4001

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

---

**From:** Anna MCGRATH <[Anna.McGrath@dsdilgp.qld.gov.au](mailto:Anna.McGrath@dsdilgp.qld.gov.au)>

**Sent:** Thursday, 27 October 2022 11:12 AM

**To:** Rob Hazel <[Rob.Hazel@dsdilgp.qld.gov.au](mailto:Rob.Hazel@dsdilgp.qld.gov.au)>; Matthew Channell <[Matthew.Channell@dsdilgp.qld.gov.au](mailto:Matthew.Channell@dsdilgp.qld.gov.au)>

**Cc:** Media <[Media@dsdilgp.qld.gov.au](mailto:Media@dsdilgp.qld.gov.au)>; Nathan Rule <[Nathan.Rule@dsdilgp.qld.gov.au](mailto:Nathan.Rule@dsdilgp.qld.gov.au)>; Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>

**Subject:** RE: ABC Sunshine Coast interview request

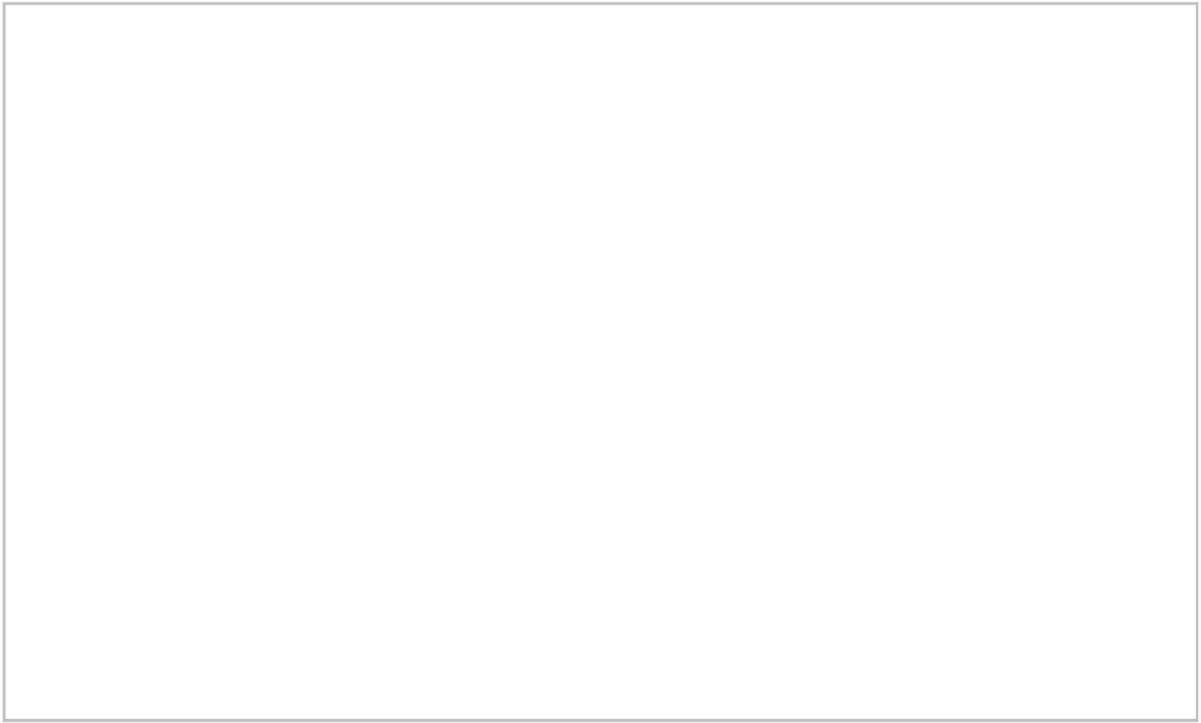
Hi Rob,

One small suggestion below.

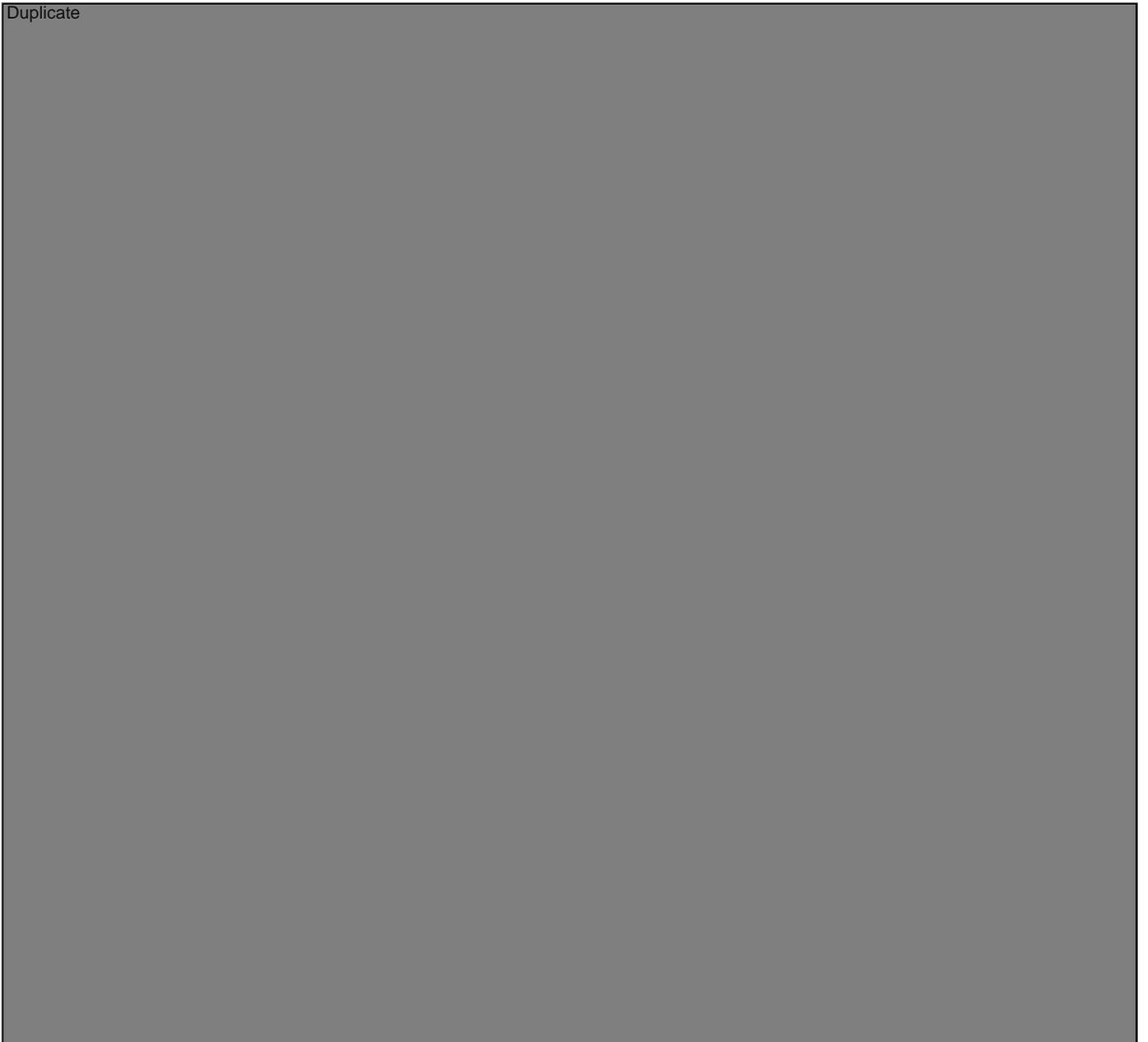
- The Queensland Government acknowledges the Sunshine Coast Regional Council's position on the Buddina Urban Village within the proposed Planning Scheme amendment.
- However, the proposed amendment reduces opportunities to provide diverse, affordable and comprehensive range of housing options in an accessible and well-serviced location.
- This results in an inefficient use of established infrastructure and services to which council has not provided any evidence to justify why lowering densities was appropriate.
- At a time when housing availability is of critical importance, opportunities for more housing should be maximised, not reduced.
- The Queensland Government will continue to work with the Sunshine Coast Regional Council to ensure the goals of the South East Queensland Regional Plan 2017 (*ShapingSEQ*) are met, in order to provide sufficient housing for the growing Sunshine Coast community.

As always, happy to discuss.

Anna



Duplicate



Pages 301 through 303 redacted for the following reasons:

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Duplicate

**From:** [Leanne Simpson](#)  
**To:** [Jamaica Hewston](#); [Paul Gleeson](#)  
**Subject:** Summary of discussion and questions/actions arising - SCC/DSDILGP forum - 26th October 2022  
**Date:** Thursday, 27 October 2022 11:17:12 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)

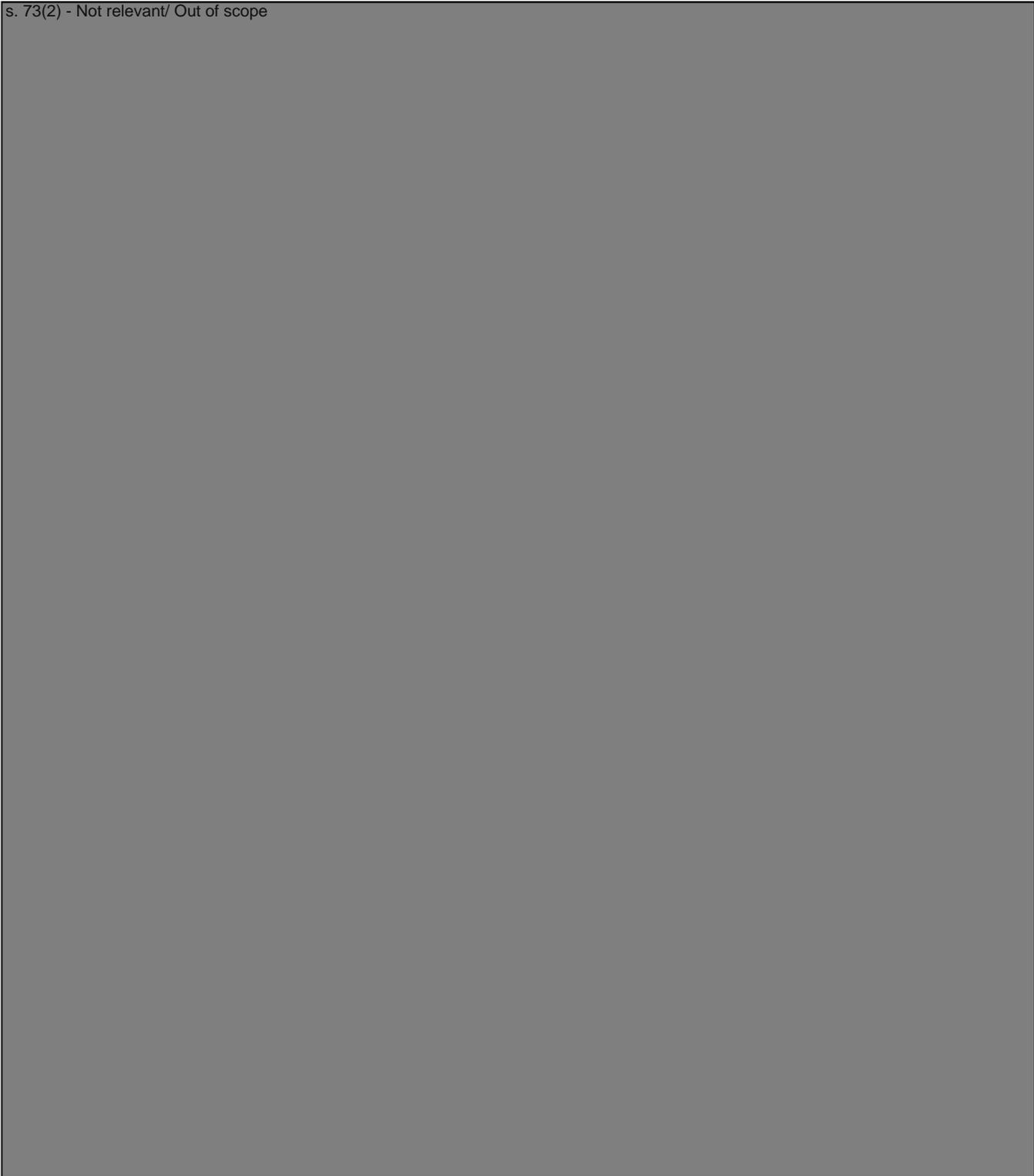
---

**SCC attendees:** Roma Stevenson, Josh Walker, Stephen Whitby, Patricia Jensen, James Coutts (via Teams), Mark Innis (via Teams)

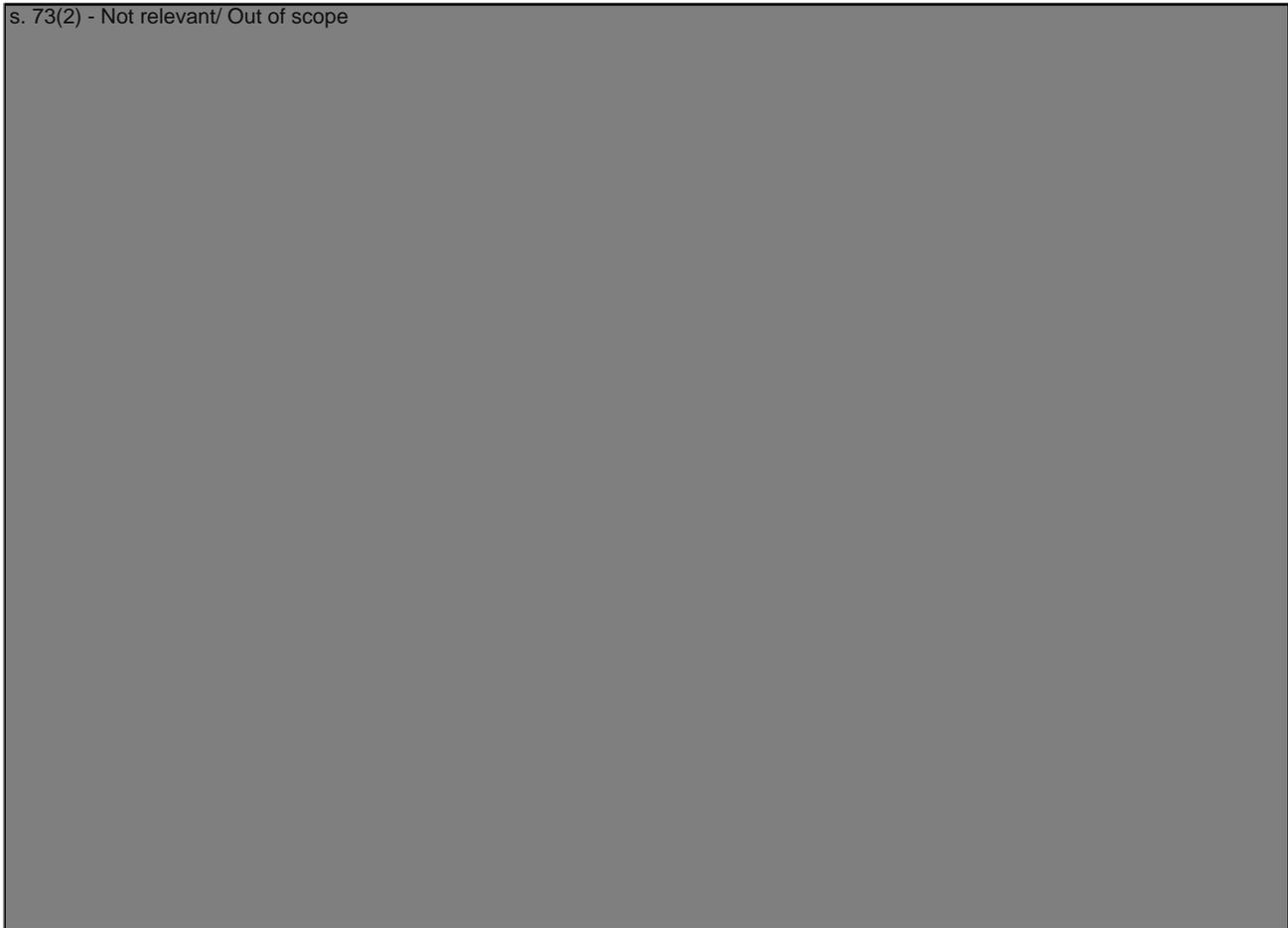
**DSDILGP attendees:** Paul Gleeson, Leanne Simpson, Jamaica Hewston (via Teams)

**Apologies:** Debra Robinson, Jason Kreuger, Jade Kingston, Richard McGillivray, Stephen Patey

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

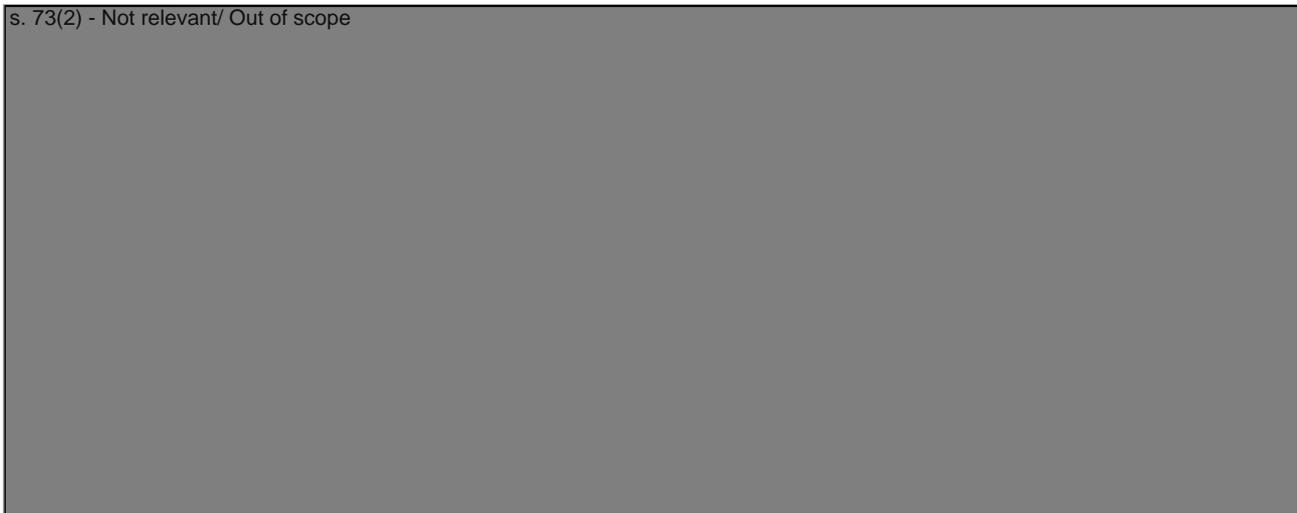


s. 73(2) - Not relevant/ Out of scope



**Council update**

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



- Buddina amendment has been disseminated within council – anticipate concerns from councillor and local community to start heating up

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



Regards,

**Leanne Simpson**  
Senior Planning Officer

**SEQ North, Planning & Development Services**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – meet now*

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

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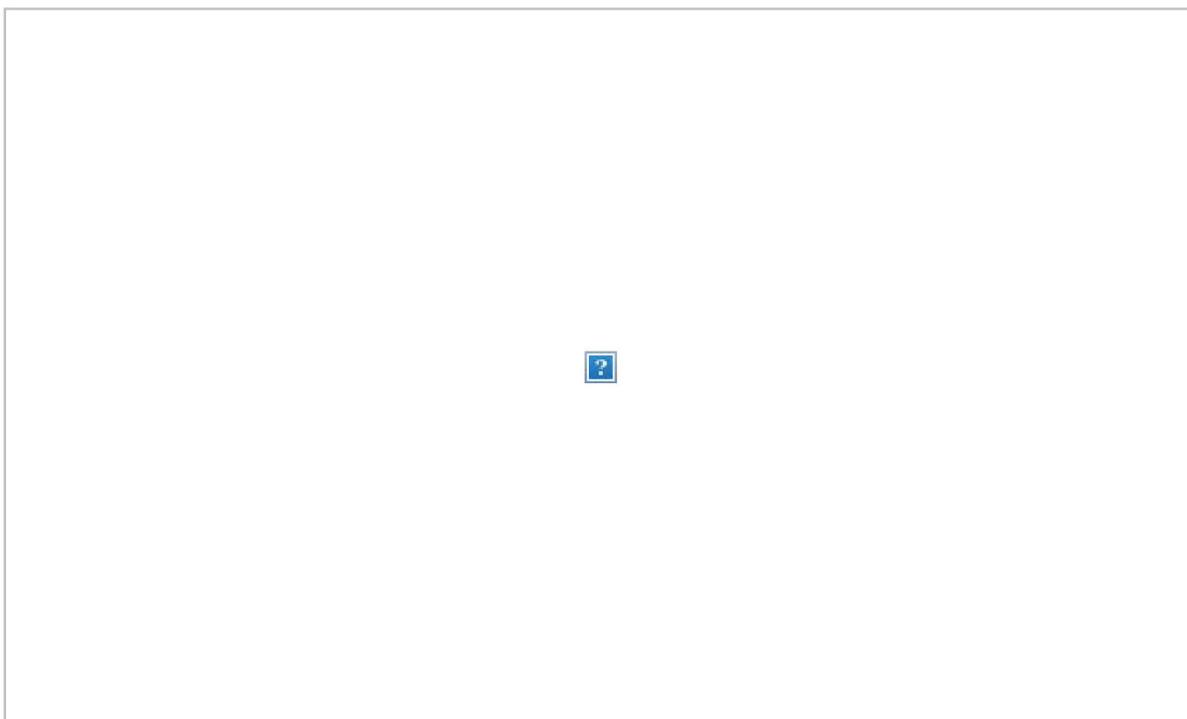
[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)



**From:** [Anna MCGRATH](#)  
**To:** [Jamaica Hewston](#)  
**Subject:** RE: PLEASE REVEIW - : ABC Sunshine Coast interview request  
**Date:** Thursday, 27 October 2022 11:32:00 AM  
**Attachments:** [image004.png](#)  
[image007.png](#)  
[image011.png](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)  
[image006.png](#)  
[image008.png](#)

---

That's fine Jamaica – that's why we work together



---

**From:** Jamaica Hewston <Jamaica.Hewston@dsdilgp.qld.gov.au>  
**Sent:** Thursday, 27 October 2022 11:19 AM  
**To:** Anna MCGRATH <Anna.McGrath@dsdilgp.qld.gov.au>; Nathan Rule <Nathan.Rule@dsdilgp.qld.gov.au>  
**Cc:** Matthew Channell <Matthew.Channell@dsdilgp.qld.gov.au>; Elna Rice <Elna.Rice@dsdilgp.qld.gov.au>  
**Subject:** RE: PLEASE REVEIW - : ABC Sunshine Coast interview request

Thanks Nathan and Anna, I was stuck in a meeting.

Regards,

Jamaica Hewston  
Acting Manager  
**SEQ North, Planning and Development Services**  
Department of State Development, Infrastructure,

Local Government and Planning

Microsoft teams – **meet now**

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

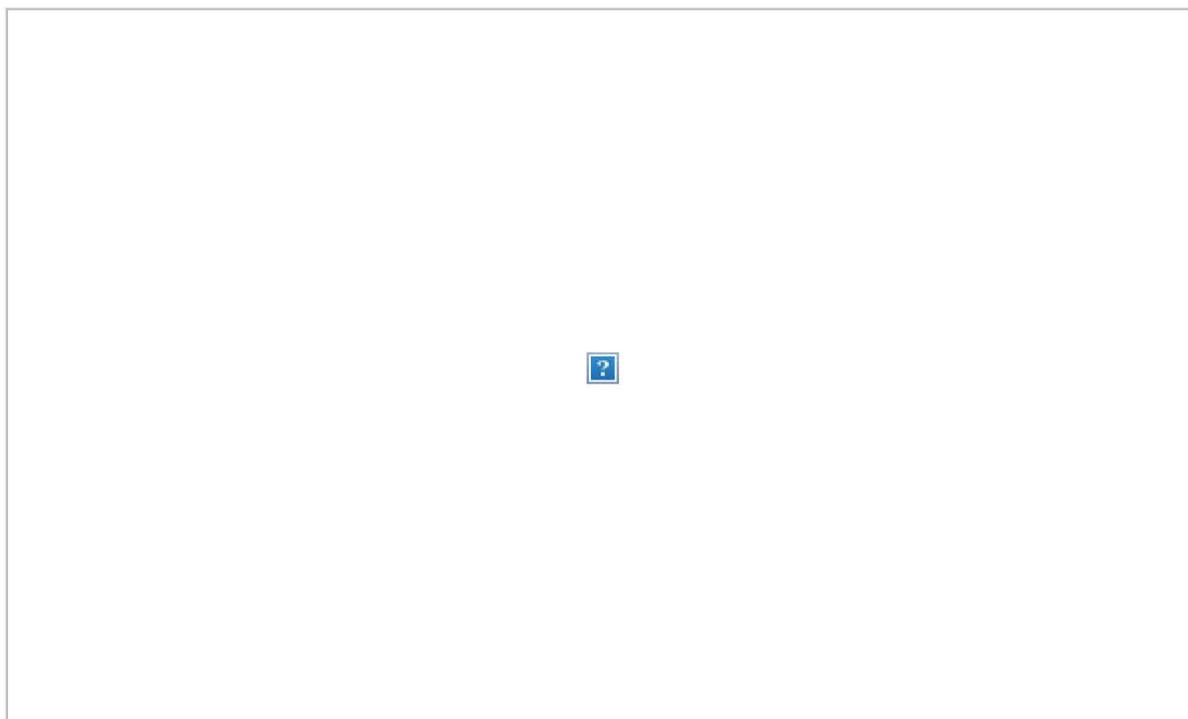
PO Box 1129, Maroochydore QLD 4558

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---

**From:** Anna MCGRATH <[Anna.McGrath@dasilgp.qld.gov.au](mailto:Anna.McGrath@dasilgp.qld.gov.au)>  
**Sent:** Thursday, 27 October 2022 11:11 AM  
**To:** Nathan Rule <[Nathan.Rule@dasilgp.qld.gov.au](mailto:Nathan.Rule@dasilgp.qld.gov.au)>; Jamaica Hewston <[Jamaica.Hewston@dasilgp.qld.gov.au](mailto:Jamaica.Hewston@dasilgp.qld.gov.au)>  
**Cc:** Matthew Channell <[Matthew.Channell@dasilgp.qld.gov.au](mailto:Matthew.Channell@dasilgp.qld.gov.au)>; Elna Rice <[Elna.Rice@dasilgp.qld.gov.au](mailto:Elna.Rice@dasilgp.qld.gov.au)>  
**Subject:** RE: PLEASE REVEIW - : ABC Sunshine Coast interview request

Great – thanks Nathan



---

**From:** Nathan Rule <[Nathan.Rule@dasilgp.qld.gov.au](mailto:Nathan.Rule@dasilgp.qld.gov.au)>  
**Sent:** Thursday, 27 October 2022 11:09 AM  
**To:** Anna MCGRATH <[Anna.McGrath@dasilgp.qld.gov.au](mailto:Anna.McGrath@dasilgp.qld.gov.au)>; Jamaica Hewston <[Jamaica.Hewston@dasilgp.qld.gov.au](mailto:Jamaica.Hewston@dasilgp.qld.gov.au)>  
**Cc:** Matthew Channell <[Matthew.Channell@dasilgp.qld.gov.au](mailto:Matthew.Channell@dasilgp.qld.gov.au)>; Elna Rice <[Elna.Rice@dasilgp.qld.gov.au](mailto:Elna.Rice@dasilgp.qld.gov.au)>  
**Subject:** RE: PLEASE REVEIW - : ABC Sunshine Coast interview request

Thanks Anna

How about –

- The Queensland Government acknowledges the Sunshine Coast Regional Council's position on the Buddina Urban Village within the proposed Planning Scheme amendment.
- However, the proposed amendment reduces opportunities to provide diverse, affordable and comprehensive range of housing options in an accessible and well-serviced location.
- **This results in an inefficient use of established infrastructure and services to which council has not provided any evidence to justify why lowering densities was appropriate.**
- At a time when housing availability is of critical importance, opportunities for more housing should be maximised, not reduced.
- The Queensland Government will continue to work with the Sunshine Coast Regional Council to ensure the goals of the South East Queensland Regional Plan **2017 (ShapingSEQ)** are met, in order to provide sufficient housing for the growing Sunshine Coast community.

Regards

N

## Nathan Rule

Regional Director (South)

### Planning and Development Services

Department of State Development, Infrastructure,  
Local Government and Planning

Microsoft teams – [meet now](#)

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

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---

**From:** Anna MCGRATH <[Anna.McGrath@dasilgp.qld.gov.au](mailto:Anna.McGrath@dasilgp.qld.gov.au)>

**Sent:** Thursday, 27 October 2022 11:01 AM

**To:** Nathan Rule <[Nathan.Rule@dasilgp.qld.gov.au](mailto:Nathan.Rule@dasilgp.qld.gov.au)>; Jamaica Hewston  
<[Jamaica.Hewston@dasilgp.qld.gov.au](mailto:Jamaica.Hewston@dasilgp.qld.gov.au)>

**Cc:** Matthew Channell <[Matthew.Channell@dasilgp.qld.gov.au](mailto:Matthew.Channell@dasilgp.qld.gov.au)>; Elna Rice  
<[Elna.Rice@dasilgp.qld.gov.au](mailto:Elna.Rice@dasilgp.qld.gov.au)>

**Subject:** PLEASE REVEIW - : ABC Sunshine Coast interview request

Hi Nathan and Jamaica,

Your thoughts? Looks ok to me. Do we want to mention the lack of evidence to support the position?

Thanks,

Anna



---

**From:** Rob Hazel <[Rob.Hazel@dildilgp.qld.gov.au](mailto:Rob.Hazel@dildilgp.qld.gov.au)>  
**Sent:** Thursday, 27 October 2022 10:54 AM  
**To:** Anna MCGRATH <[Anna.McGrath@dildilgp.qld.gov.au](mailto:Anna.McGrath@dildilgp.qld.gov.au)>; Matthew Channell <[Matthew.Channell@dildilgp.qld.gov.au](mailto:Matthew.Channell@dildilgp.qld.gov.au)>  
**Cc:** Media <[Media@dildilgp.qld.gov.au](mailto:Media@dildilgp.qld.gov.au)>  
**Subject:** FW: ABC Sunshine Coast interview request

Hi Anna.

Here is the proposed response to Cr Natoli's media release below:

The Queensland Government acknowledges the Sunshine Coast Regional Council's position on the Buddina Urban Village within the proposed Planning Scheme amendment.

However, the proposed amendment reduces opportunities to provide diverse, affordable and comprehensive range of housing options in an accessible and well-serviced location and does not result in an efficient use of established infrastructure and services.

At a time when housing availability is of critical importance, opportunities for more housing should be maximised, not reduced.

The Queensland Government will continue to work with the Sunshine Coast Regional Council to ensure the goals of the South East Queensland Regional Plan *ShapingSEQ* are met, in order to provide sufficient housing for the growing Sunshine Coast community.

Could you let me know if you are happy with this please?

The ABC's deadline is 2pm, so would be good to get a response through the DPO around lunchtime.

Cheers,  
Rob

**Rob Hazel**

Principal Media Officer  
**Strategic Communications**  
Department of State Development, Infrastructure,  
Local Government and Planning

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E [rob.hazel@dasilgp.qld.gov.au](mailto:rob.hazel@dasilgp.qld.gov.au)  
Level 39, 1 William Street, Brisbane QLD 4000  
PO Box 1509, City East QLD 4001  
[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

---

**From:** Amy Hunter <[Amy.Hunter@ministerial.qld.gov.au](mailto:Amy.Hunter@ministerial.qld.gov.au)>  
**Sent:** Thursday, 27 October 2022 10:20 AM  
**To:** Media <[Media@dasilgp.qld.gov.au](mailto:Media@dasilgp.qld.gov.au)>  
**Cc:** Katharine Wright (Ministerial) <[Katharine.Wright@ministerial.qld.gov.au](mailto:Katharine.Wright@ministerial.qld.gov.au)>  
**Subject:** FW: ABC Sunshine Coast interview request

Hi, can I get a response to the below? Thanks  
Amy

---

**From** Sch. 4(4)(6) - Disclosing personal [@abc.net.au](mailto:abc.net.au)>  
**Sent:** Thursday, 27 October 2022 9:59 AM  
**To:** Amy Hunter <[Amy.Hunter@ministerial.qld.gov.au](mailto:Amy.Hunter@ministerial.qld.gov.au)>  
**Subject:** ABC Sunshine Coast interview request

Hi Amy,

This is what we're looking into, if we could get a response from the DP that would be great, working towards a 2pm deadline as I'm on an early shift today but if that's not feasible let me know.

Many thanks,

Sch. 4(4)



Sch. 4(4)(6) - Dis  
Reporter  
ABC Sunshine Coast  
Kabi Kabi land

Sch. 4(4)(6) - Disclosin

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---

**From:** Joe Natoli - Division 4 <[JoeNatoli4Four@hotmail.com](mailto:JoeNatoli4Four@hotmail.com)>  
**Sent:** Wednesday, October 26, 2022 11:34 pm  
**To:** Joe Natoli - Division 4 <[JoeNatoli4Four@hotmail.com](mailto:JoeNatoli4Four@hotmail.com)>  
**Subject:** Minister refuses Council plan and residents' wishes

#### **Division 4 Councillor Joe Natoli: Minister refuses Council plan and residents' wishes**

Planning Minister Stephen Miles has refused Council's plan to reduce density in the Buddina Urban Village northern precinct from 'high density' to 'medium density' and the building height from 21m to 12m, as part of an amendment to the Sunshine Coast Planning Scheme.

In April, councillors voted 5-4 in favour of amending the Planning Scheme.

"Planning Minister Stephen Miles has refused this community's wishes to reduce the density of future development in Buddina," Cr Natoli said.

"The State Government is pushing us to have increased population and increased density along our coastal strip, when the residents of the Sunshine Coast don't want it. And what's worse, is that they are not providing any of the infrastructure which would ease the growing pains.

"Our roads are under pressure and yet, this Council's move to listen to the people has been undermined."

"This growth they say we have to have, should be centred around a heavy rail line with purpose-built communities, not thrust on our fragile coastal strip.

"I am calling on the Government to listen to the people of the Sunshine Coast and to stop ignoring us."

Context:

The Planning Minister has advised that the proposed amendment relating to the Buddina Urban Village may not proceed at this time for the reasons that, he is not satisfied the state's interests relating to housing supply, affordability and diversity, and the efficient use of land as outlined in the *State Planning Policy* and the *ShapingSEQ Regional Plan* have been appropriately considered or integrated.

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The Planning Minister's correspondence to Council has now been published on the State government's plan-making dashboard <https://planning.statedevelopment.qld.gov.au/planning-framework/plan-making/local-planning/plan-making-dashboard>

#### [Plan-making dashboard | Planning](https://planning.statedevelopment.qld.gov.au/planning-framework/plan-making/local-planning/plan-making-dashboard)

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[planning.statedevelopment.qld.gov.au](https://planning.statedevelopment.qld.gov.au)

At the Ordinary Meeting of April 28, 2022, Council resolved :

the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters subject to also proposing to amend the planning scheme provisions applicable to that area included in the north eastern section of Sub-precinct KAW LPSP-4a of the Buddina Urban Village to include this area in the Medium density residential zone (from the High density residential zone) and to specify a maximum building height of 12 metres (from 21 metres) and make any necessary consequential amendments to give proper effect to and reflect these changes

Cr Joe Natoli is available for comment: 0477415131

## **Cr Joe Natoli**

Division 4

Sunshine Coast Regional Council

Phone: 0477415131

[www.joematoli4four.com](http://www.joematoli4four.com)

---

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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:** [Rob Hazel](#)  
**To:** [Amy Hunter](#); [Media](#)  
**Cc:** [Katharine Wright \(Ministerial\)](#)  
**Subject:** RE: ABC Sunshine Coast interview request  
**Date:** Thursday, 27 October 2022 11:16:30 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Hi Amy.

Here is the suggested response.

The Queensland Government acknowledges the Sunshine Coast Regional Council's position on the Buddina Urban Village within the proposed Planning Scheme amendment.

However, the proposed amendment reduces opportunities to provide diverse, affordable and comprehensive range of housing options in an accessible and well-serviced location.

This results in an inefficient use of established infrastructure and services to which council has not provided any evidence to justify why lowering densities was appropriate.

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The Queensland Government will continue to work with the Sunshine Coast Regional Council to ensure the goals of the South East Queensland Regional Plan 2017 (*ShapingSEQ*) are met, in order to provide sufficient housing for the growing Sunshine Coast community.

Cheers,

Rob

## Rob Hazel

Principal Media Officer

**Strategic Communications**

Department of State Development, Infrastructure,  
Local Government and Planning

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Level 39, 1 William Street, Brisbane QLD 4000

PO Box 1509, City East QLD 4001

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

---

**From:** Amy Hunter <Amy.Hunter@ministerial.qld.gov.au>

**Sent:** Thursday, 27 October 2022 10:20 AM

**To:** Media <Media@dasilgp.qld.gov.au>

**Cc:** Katharine Wright (Ministerial) <Katharine.Wright@ministerial.qld.gov.au>

**Subject:** FW: ABC Sunshine Coast interview request

Hi, can I get a response to the below? Thanks

Amy

---

**From:** Sch. 4(4)(6) - Disclosing personal [abc.net.au](#)

**Sent:** Thursday, 27 October 2022 9:59 AM

**To:** Amy Hunter <[Amy.Hunter@ministerial.qld.gov.au](mailto:Amy.Hunter@ministerial.qld.gov.au)>

**Subject:** ABC Sunshine Coast interview request

Hi Amy,

This is what we're looking into, if we could get a response from the DP that would be great, working towards a 2pm deadline as I'm on an early shift today but if that's not feasible let me

know.

Many thanks,

Sch. 4(4)(f)

ABC



Sch. 4(4)(6) - Disc

Reporter  
ABC Sunshine Coast  
Kabi Kabi land

Sch. 4(4)(6) - Disclosing

We acknowledge Aboriginal and Torres Strait Islander peoples as the First Australians and Traditional Custodians of the lands where we live, learn and work.

**From:** Joe Natoli - Division 4 <[JoeNatoli4Four@hotmail.com](mailto:JoeNatoli4Four@hotmail.com)>

**Sent:** Wednesday, October 26, 2022 11:34 pm

**To:** Joe Natoli - Division 4 <[JoeNatoli4Four@hotmail.com](mailto:JoeNatoli4Four@hotmail.com)>

**Subject:** Minister refuses Council plan and residents' wishes

**Division 4 Councillor Joe Natoli: Minister refuses Council plan and residents' wishes**

Planning Minister Stephen Miles has refused Council's plan to reduce density in the Buddina Urban Village northern precinct from 'high density' to 'medium density' and the building height from 21m to 12m, as part of an amendment to the Sunshine Coast Planning Scheme.

In April, councillors voted 5-4 in favour of amending the Planning Scheme.

"Planning Minister Stephen Miles has refused this community's wishes to reduce the density of future development in Buddina," Cr Natoli said.

"The State Government is pushing us to have increased population and increased density along our coastal strip, when the residents of the Sunshine Coast don't want it. And what's worse, is that they are not providing any of the infrastructure which would ease the growing pains.

"Our roads are under pressure and yet, this Council's move to listen to the people has been undermined."

"This growth they say we have to have, should be centred around a heavy rail line with purpose-built communities, not thrust on our fragile coastal strip.

"I am calling on the Government to listen to the people of the Sunshine Coast and to stop ignoring us."

Context:

The Planning Minister has advised that the proposed amendment relating to the Buddina Urban Village may not proceed at this time for the reasons that, he is not satisfied the state's interests relating to housing supply, affordability and diversity, and the efficient use of land as outlined in the *State Planning Policy* and the *ShapingSEQ Regional Plan* have been appropriately considered or integrated.

The condition imposed by the Planning Minister requires Council to remove that part of the proposed amendment that seeks to change the zoning (from the High density residential zone to the Medium density residential zone) and reduce the maximum building height (from 21 metres to 12 metres) in parts of the Buddina Urban Village, prior to commencing public consultation.

The Planning Minister's correspondence to Council has now been published on the State government's plan-making dashboard <https://planning.statedevelopment.qld.gov.au/planning-framework/plan-making/local-planning/plan-making-dashboard>

## [Plan-making dashboard | Planning](#)

Temporary local planning instruments (TLPI) made by the Minister under the Planning Act are not currently available on the dashboard but can be viewed here.. If a local government is in the early stages of preparing a local planning instrument or amendment, it might not appear in the plan-making dashboard until the local government has formally commenced the statutory process for making or ...

[planning.statedevelopment.qld.gov.au](https://planning.statedevelopment.qld.gov.au)

At the Ordinary Meeting of April 28, 2022, Council resolved :  
the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters subject to also proposing to amend the planning scheme provisions applicable to that area included in the north eastern section of Sub-precinct KAW LPSP-4a of the Buddina Urban Village to include this area in the Medium density residential zone (from the High density residential zone) and to specify a maximum building height of 12 metres (from 21 metres) and make any necessary consequential amendments to give proper effect to and reflect these changes

Cr Joe Natoli is available for comment: 0477415131

## **Cr Joe Natoli**

Division 4

Sunshine Coast Regional Council

Phone: 0477415131

[www.joematoli4four.com](http://www.joematoli4four.com)

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**From:** [Paul Gleeson](#)  
**To:** [Jamaica Hewston](#)  
**Subject:** RE: INCOMING CORRO: Buddina beachfront - [Sch. 4(4)(6) - ]  
**Date:** Tuesday, 1 November 2022 5:26:00 PM  
**Attachments:** [image002.png](#)  
[image005.png](#)  
[image011.png](#)  
[image001.png](#)  
[image004.png](#)  
[image006.png](#)  
[image009.png](#)  
[image013.png](#)

---

All done

---

**From:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Sent:** Tuesday, 1 November 2022 3:43 PM  
**To:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>  
**Subject:** RE: INCOMING CORRO: Buddina beachfront [Sch. 4(4)(6) - Disclos]

Ok thank you . Could you put a note on the source file to this effect and then mark your action complete please?

Regards,

## Jamaica Hewston

Acting Manager

**SEQ North, Planning and Development Services**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – meet now*

[Sch. 4(4)(6) - Disclosing personal info]

PO Box 1129, Maroochydore QLD 4558

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

---

**From:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>  
**Sent:** Tuesday, 1 November 2022 3:10 PM  
**To:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Subject:** RE: INCOMING CORRO: Buddina beachfront [Sch. 4(4)(6) - Discl]

Hi Jamaica,

I spoke to [Sch. 4(4)(6) - D] and explained the reasons for the DP's decision. He appreciated the explanation, understood the reasons and appreciated that the reporting on the matter was not comprehensive. I asked if he required a further letter and he advised that it was not necessary.

Regards

Paul

---

**From:** Jamaica Hewston <[Jamaica.Hewston@dasilgp.qld.gov.au](mailto:Jamaica.Hewston@dasilgp.qld.gov.au)>  
**Sent:** Tuesday, 1 November 2022 12:18 PM  
**To:** Paul Gleeson <[Paul.Gleeson@dasilgp.qld.gov.au](mailto:Paul.Gleeson@dasilgp.qld.gov.au)>  
**Subject:** FW: INCOMING CORRO: Buddina beachfront [Sch. 4(4)(6) - Disclos]

Hi Paul

Please call [Sch. 4(4)(6) - Disc] and speak to him about his concerns. Hopefully this can be a NRN.

Regards,

**Jamaica Hewston**

Acting Manager

**SEQ North, Planning and Development Services**

Department of State Development, Infrastructure,  
 Local Government and Planning

*Microsoft teams – meet now*

[Sch. 4(4)(6) - Disclosing personal inform]

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[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

---

**From:** Deputy Premier <[deputy.premier@ministerial.qld.gov.au](mailto:deputy.premier@ministerial.qld.gov.au)>  
**Sent:** Monday, 31 October 2022 10:07 AM  
**To:** David Attrill <[David.Attrill@dasilgp.qld.gov.au](mailto:David.Attrill@dasilgp.qld.gov.au)>  
**Subject:** INCOMING CORRO: Buddina beachfront [Sch. 4(4)(6) - Disc]

<b>Ministerial Correspondence</b> <b>Hon Steven Miles MP</b> , Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure <b>Nikki Boyd MP</b> , Assistant Minister for Local Government	
<b>Allocate to lead: Local Government</b> <b>Input required from/Copy to:</b>	
1. No response necessary (NRN) 2. Referral to: 3. <b>Dept for appropriate action (DFAA)</b> 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	<u>Contact person in response</u> 1. Chief of Staff 2. Department / QRA Officer 3. Other:

4. Assistant Minister – <u>constituent</u>	
5. Chief of Staff	
6. Department / QRA	
<u>Briefing Note</u>	<u>Instructions</u>
1. Decision	
2. Noting	
3. If Dept deems necessary	

Kind regards

**Kathryn Halliday**

Senior Receptionist and Administration Officer

**Office of the Hon. Steven Miles MP**

Deputy Premier and Minister for State Development,

Infrastructure, Local Government and Planning and

Minister Assisting the Premier on Olympics Infrastructure

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

1 William Street Brisbane QLD 4000

**From:** [noreply@premiers.qld.gov.au](mailto:noreply@premiers.qld.gov.au) <[noreply@premiers.qld.gov.au](mailto:noreply@premiers.qld.gov.au)>

**Sent:** 29 October, 2022 1:58 PM

**To:** Deputy Premier <[deputy.premier@ministerial.qld.gov.au](mailto:deputy.premier@ministerial.qld.gov.au)>

**Subject:** ATTN Steven Miles MP, enquiry from cabinet.qld.gov.au

<b>Title</b>	Sch. 4(4)(6) - Disclosing personal information
<b>First name</b>	
<b>Family name</b>	
<b>Email</b>	
<b>Phone</b>	
<b>Would you like a response to your comments?</b>	Yes
<b>Street address</b>	Sch. 4(4)(6) - Disclosing personal information
<b>Town/City</b>	

<b>State</b>	QLD
<b>Postcode</b>	4350
<b>Subject</b>	Buddina beachfront, Want to change its planning scheme
<b>Comment</b>	<p>Hi Mr Miles, I have just read an article on the ABC news page and it says the Sunshine Coast Council had voted 5 out of 4 in favour of restricting the height of building on a section of the beach front at Buddina. Mate, what are you doing? This was a good thing, we do not want the Sunshine coast to end up like the Gold coast with High rises along the beach, causing shadows etc.</p> <p>I am not a greeny nor a high rise developer, and we all know both of these type of people donate lots of money to get things done, but please Reverse you objection to this and let the Local council Help protect their area.</p> <p>Please</p>
<b>Attachment</b>	
<b>Attachment</b>	

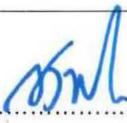
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**SUBJECT** Request from the Sunshine Coast Regional Council (the council) for approval to proceed to public consultation on the major amendment to the *Sunshine Coast Planning Scheme 2014* (the planning scheme) – Site specific and editorial matters (the proposed amendment)

<p>Note: This brief is considered draft until signed.</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Not approved</p> <p><input type="checkbox"/> Noted</p> <p><input type="checkbox"/> Further information required (see comments)</p>	<p>Signed.....  Date <u>25/10/22</u></p> <p>Hon. Steven Miles MP, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning Minister Assisting the Premier on Olympics Infrastructure</p> <p>Comments:</p>
--	---

**ACTION REQUIRED BY** your early consideration is requested as the Minister's Guidelines and Rules (MGR) decision date was 16 September 2022, however, the passing of this date does not jeopardise your decision.

### RECOMMENDATION

It is recommended that you:

- **approve** the council's request (**Attachment 1**) to proceed to public consultation on the proposed amendment (**Attachment 2**) in accordance with the council's communication strategy (**Attachment 3**) subject to a condition (**Attachment 4**) to remove part of the proposed amendment related to the Buddina Urban Village
- **sign** the attached ministerial condition related to the Buddina Urban Village (**Attachment 4**)
- **note** the attached Planning Assessment Report (**Attachment 5**)
- **sign** the attached letter to Councillor Mark Jamieson, Mayor of the council, advising of your decision (**Attachment 6**) and enclosing a condition related to the Buddina Urban Village (**Attachment 4**).

### BACKGROUND

- On 24 June 2022, the council wrote to you requesting a state interest review (SIR) and approval to proceed to public consultation on the proposed amendment.
- The purpose of the proposed amendment is to change zoning, maximum building height and planning scheme provisions relating to sites in the Buderim, Kawana, Maroochydore/Kulin, Mooloolaba/Alexandra Headland, Peregrin South, Sippy Downs, Woombye and Yandina local plan areas.

### KEY ISSUES

- The Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) has completed the SIR and assessed the proposed amendment against the requirements of the *Planning Act 2016*, the *Planning Regulation 2017* and the MGR (**Attachment 5**).
- DSDILGP considers that the proposed amendment complies with the legislative requirements and appropriately integrates the state interests, with the exception being the Buddina Urban Village amendments.

#### *Buddina Urban Village*

- The Buddina Urban Village is a mixed-use retail, tourism and residential area, which is planned to link the Kawana Surf Club to the Kawana shopping centre and broader commercial precinct adjacent to Nicklin Way.

- The Buddina Urban Village is part of the council's planned urban consolidation corridor from Maroochydore to Caloundra. The corridor has been identified by the South East Queensland Regional Plan 2017 (*ShapingSEQ*) and the planning scheme as a major area for residential growth and consolidation.
- The council propose to amend the planning scheme provisions for parts of the Buddina Urban Village to reduce the density and scale of residential uses. However, the council has not submitted supporting information to justify this policy change for the Buddina Urban Village.
- DSDILGP considers that the proposed amendments to the Buddina Urban Village will reduce housing supply (by up to 250 dwellings) and diversity in an area that is suited to higher densities. The area is deemed suited to higher densities because it is centrally located and close to essential urban infrastructure, services and facilities, including frequent public transport.
- DSDILGP considers that the lack of supporting information for the proposed amendment to the Buddina Urban Village highlights that the council has not fully considered:
  - the impact of reducing density in this location within the context of the Sunshine Coast as a whole
  - the long-term or broader implications of reducing densities on the goal of achieving the consolidation targets for the Sunshine Coast under *ShapingSEQ*.
- DSDILGP consider that planning for the future of the growth corridor should occur more holistically as part of the preparation of the new Sunshine Coast planning scheme (currently under preparation) so that the council can determine the most appropriate locations for increased and/ expected population growth.
- It is recommended that the proposed amendment may proceed to public consultation subject to a condition requiring the council to remove the proposed amendments to the Buddina Urban Village.
- Council officers have been provided with a copy of the draft condition. The council officers advised that the proposed amendments to the Buddina Urban Village are able to be removed from the package to allow the remainder of the package to proceed to public notification.

#### RESULTS OF CONSULTATION

- DSDILGP notified the Department of Transport and Main Roads, the Department of Communities, Housing and Digital Economy and the Department of Environment and Science as the relevant state agencies for the proposed amendment. No significant issues were raised. Agency comments are detailed in DSDILGP's assessment report (**Attachment 4**).

#### RESOURCE/FINANCIAL IMPLICATIONS

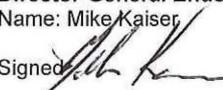
- There are no resource (e.g. staffing) or financial implications associated with this briefing note.

#### SENSITIVITIES/RISKS

- A decision to remove the Buddina Urban Village from the proposed amendment may attract media attention and correspondence from the community and the divisional councillor for Buddina.

#### HUMAN RIGHTS ACT

- The human rights relevant to this decision under the *Human Rights Act 2019* have been considered. This decision, which notably includes a condition to remove any changes to the Buddina Urban Village, does not limit those human rights.

<p><b>Author</b> Name: Paul Gleeson Position: Principal Planner Unit: SEQ North Tel/Mob No: Sch. 4(4)(6) Date: 5 September 2022</p>	<p><b>Approved by (Exec Dir)</b> Name: Anna McGrath Position: Executive Director Branch: Planning and Development Services Tel/Mob No: Sch. 4(4)(6) Date: 12 September 2022</p>	<p><b>Approved by (A/SP)</b> Name: Christopher Aston Division: Planning Group Tel/Mob No: Sch. 4(4)(6) Date: 20 September 2022</p>	<p><b>Director-General Endorsement</b> Name: Mike Kaiser Signed:  Date: 23.9.22</p>
---	---	--	--

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;

Page 1

- (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

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

## **ATTACHMENT 2**

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

## **ATTACHMENT 3**

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

## **ATTACHMENT 4**

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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 <b>Appendix A</b>
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 <b>Appendix A</b>
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 <b>Appendix A</b>
Part 7 (Local Plans)	Section 7.2.5 (Buderim Local Plan Code), Figure 7.2.5A	Amend as shown in <b>Appendix B</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 <b>Appendix A</b>
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 <b>Appendix A</b>
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 <b>Appendix B</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 <b>Appendix A</b>
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 <b>Appendix B</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 <b>Appendix A</b>
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 <b>Appendix B</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 <b>Appendix B</b>
Part 9 (Development Codes)	Section 9.3.6 (Dwelling house code), Section 9.3.6.3	Amend as shown in <b>Appendix A</b>

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 <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM10 (Peregian South Local Plan Area).	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM27 (Woombye Local Plan Area).	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM32 (Buderim Local Plan Area).	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM33 (Sippy Downs Local Plan Area).	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM35 (Kawana Waters Local Plan Area).	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Local Plan Map LPM22 (Maroochydore/Kuluin Local Plan Area).	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area) – Height of Buildings and Structures Overlay Map	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Overlay Map OVM35 (Kawana Waters Local Plan Area) – Height of Buildings and Structures Overlay Map	Amend as shown in <b>Appendix B</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"> <li>Strategic Framework Map SFM1 (Land Use Elements)</li> <li>Strategic Framework Map SFM2 (Economic Development)</li> </ul>	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"> <li>• Strategic Framework Map SFM3 (Transport Elements)</li> <li>• Strategic Framework Map SFM4 (Infrastructure Elements)</li> <li>• Strategic Framework Map SFM6 (Community Identity, Character and Social Inclusion Elements)</li> </ul>	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"> <li>• Zone Map ZM8 (Yandina Local Plan Area);</li> <li>• Zone Map ZM27 (Woombye Local Plan Area);</li> <li>• Zone Map ZM32 (Buderim Local Plan Area); and</li> <li>• Zone Map ZM33 (Sippy Downs Local Plan Area).</li> </ul>
Part 9 (Development Codes), Section 9.4.8 (Transport and parking code)	<ul style="list-style-type: none"> <li>• Figure 9.4.8A (Functional Transport Hierarchy)</li> <li>• Figure 9.4.8B(i) (Strategic Network of Pedestrian and Cycle Links (Pathways))</li> <li>• Figure 9.4.8B(ii) (Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))</li> <li>• Figure 9.4.8C (Strategic Network of Public Transport Links)</li> </ul>	Amend the Urban Area and Rural Residential Area land use categories to align with the proposed amendments to: <ul style="list-style-type: none"> <li>• Zone Map ZM8 (Yandina Local Plan Area);</li> <li>• Zone Map ZM27 (Woombye Local Plan Area);</li> <li>• Zone Map ZM32 (Buderim Local Plan Area); and</li> <li>• Zone Map ZM33 (Sippy Downs Local Plan Area).</li> </ul>
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 <b>Appendix B</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 <b>Appendix B</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
<b>Residential activities</b>	
(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>
<b>Business activities</b>	
(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
<b>Community activities</b>	
(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
<b>Residential activities</b>	
(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
<b>Business activities</b>	
(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 <sup>2</sup> ) (h) Hardware and trade supplies (other than where exceeding a gross leasable floor area of 300m <sup>2</sup> ) (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>
<b>Industrial activities</b>	
(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
<b>Community activities</b>	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Place of worship	None
<b>Sport and recreation activities</b>	
(a) Club (where not exceeding a gross leasable floor area of 300m <sup>2</sup> ) (b) Indoor sport and recreation (c) Outdoor sport and recreation (where for a prescribed rooftop use) (d) Park	None
<b>Other activities</b>	
(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	
<b>Development in the Low Density Residential Zone</b>			
<b>PO12</b>	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.	<b>AO12</b>	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m <sup>2</sup> in area.
<b>PO13</b>	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.	<b>AO13</b>	Development in the Low density residential zone in Precinct BUD LPP-1 (Gloucester Road South) where identified on <b>Local Plan Map LPM32</b> :- (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.
<b>Development in the Low Density Residential Zone in Precinct LDR1 (Protected Housing Area) (22 Dixon Road, Buderim (Lot 11 RP883261))</b>			
<b>PO14</b>	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.	<b>AO14</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (Lot 46 C31729, Endota Street)</b>			
<b>PO145</b>	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.	<b>AO145</b>	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.		
<b>Development on Key Site 6 (Kronks Motel)</b>			
<b>PO38</b>	<p>Development provides for Key Site <b>56</b> (Kronks Motel) identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> to be redeveloped as an integrated <i>mixed use development</i> incorporating the following:-</p> <ul style="list-style-type: none"> <li>(a) a range of residential, business, community and indoor sport, recreation and entertainment uses;</li> <li>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises coastal sub-tropical and sustainable design;</li> <li>(c) a building form which:-                             <ul style="list-style-type: none"> <li>(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;</li> <li>(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</li> <li>(iii) recognises and promotes a relationship with the Events Centre, Bill Vernados Park and Key Site 5 (Town Square Redevelopment);</li> </ul> </li> <li>(d) active street <i>frontages</i> to Minchinton Street and Ormuz Avenue as indicated on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>;</li> <li>(e) mid block pedestrian linkages providing improved site permeability and connectivity as indicated conceptually on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>; and</li> <li>(f) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas.</li> </ul>	<b>AO38</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.6S (Key Site 6 (Kronks Motel))</b> provides illustrations of design outcomes for Key Site 6 (Kronks Motel).</p>
<b>Development in the Major Centre Zone (Future transit station site) (Lots 18, 19 and 20 on RP53738, Omrah Avenue)</b>			
<b>PO39</b>	<p>Development of the future transit station site (Lots 18, 19 and 20 on RP53738, Omrah Avenue):-</p> <ul style="list-style-type: none"> <li>(a) facilitates the efficient and effective provision of a transit station to support the proposed Maroochydore to Caloundra</li> </ul>	<b>AO39</b>	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>
<b>Development in the Local Centre Zone</b>			
<b>PO18</b>	<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>	<b>AO18</b>	No acceptable outcome provided.
<b>PO19</b>	<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>	<b>AO19</b>	<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>
<b>Development in Precinct KAW LPP-4 (Buddina Urban Village) Generally</b>			
<b>PO20</b>	<p>Development in Precinct KAW LPP-4 (Buddina Urban Village) identified on <b>Local Plan Map LPM35:-</b></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; <del>and</del></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>	<b>AO20</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<del>(b)</del> (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 <sup>2</sup> in Sub-precincts KAW LPSP-4a and KAW LPSP-4b and 3,400m <sup>2</sup> in Sub-precinct KAW LPSP-4c, in accordance with the development nodes identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> .
		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.
<b>Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c (Buddina Urban Village)</b>			
PO22	Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c identified on <b>Local Plan Map LPM35</b> :- (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 <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> ; (b) in Sub-precinct KAW LPSP-4c, provides pedestrian connections between Iluka Avenue/Lowanna Drive and Pacific Boulevard where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> ; 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.
<b>Development in the Specialised Centre Zone</b>			
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 <sup>2</sup> .	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.
<b>Development in the Low Density Residential Zone (Toral Drive and Jorl Court)</b>			
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 <sup>2</sup> ; 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

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>
<b>PO18</b>	<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>	<b>AO18</b>	<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>
<b>Development in the Medium Density Residential Zone</b>			
<b>PO17</b>	<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>	<b>AO17</b>	No acceptable outcome provided.
<b>PO18</b>	Development provides a minimum 20 metre wide landscaped <i>buffer</i> to the electricity substation at Power Road.	<b>AO18</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha)</b>			
<b>PO19</b>	<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>	<b>AO19</b>	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.
<b>Access and Car Parking</b>			
<b>PO8</b>	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	<b>AO8</b>	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m <sup>2</sup> —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m <sup>2</sup> —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.
<b>PO9</b>	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.	<b>AO9</b>	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> .
<b>Tennis Courts and Sports Courts</b>			
<b>PO10</b>	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.	<b>AO10.1</b>	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.
		<b>AO10.2</b>	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.
		<b>AO10.3</b>	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.
<b>Secondary Dwellings</b>			
<b>PO11</b>	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	<b>AO11</b>	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 <sup>2</sup> ; and (b) is regular in shape (i.e. square or

Performance Outcomes		Acceptable Outcomes	
	surrounding premises.		less than 200mm.  <b>OR</b>  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.  <b>OR</b>  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 <b>Figure 8.2.7 (Drainage deficient areas)</b> of the <b>Flood hazard overlay code</b> .
<b>Additional Requirements for Dwelling Houses in Certain Areas and Precincts</b>			
<b>Blackall Range Local Plan Area</b>			
<b>PO16</b>	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.	<b>AO16.1</b>  <b>AO16.2</b>  <b>AO16.3</b>     <b>AO16.4</b>	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 <sup>2</sup> .  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.
<b>Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32</b>			
<b>PO17</b>	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.	<b>AO17</b>	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.
<b>Caloundra Local Plan Area (Precinct CAL LPP-42 (Moffat Beach/Shelly Beach/Dicky Beach) on Local Plan Map LPM45</b>			
<b>PO18</b>	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	<b>AO18</b>	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.