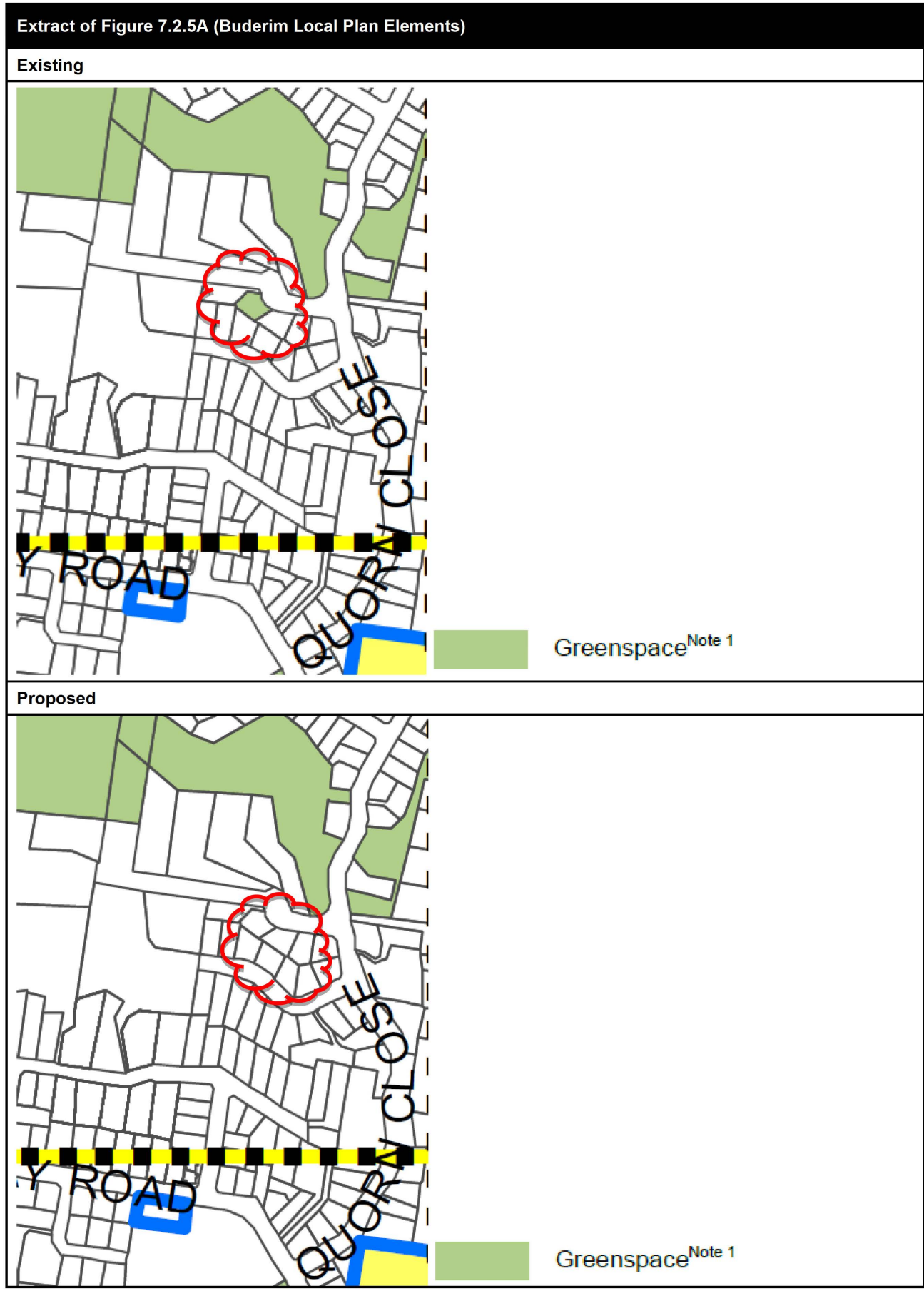


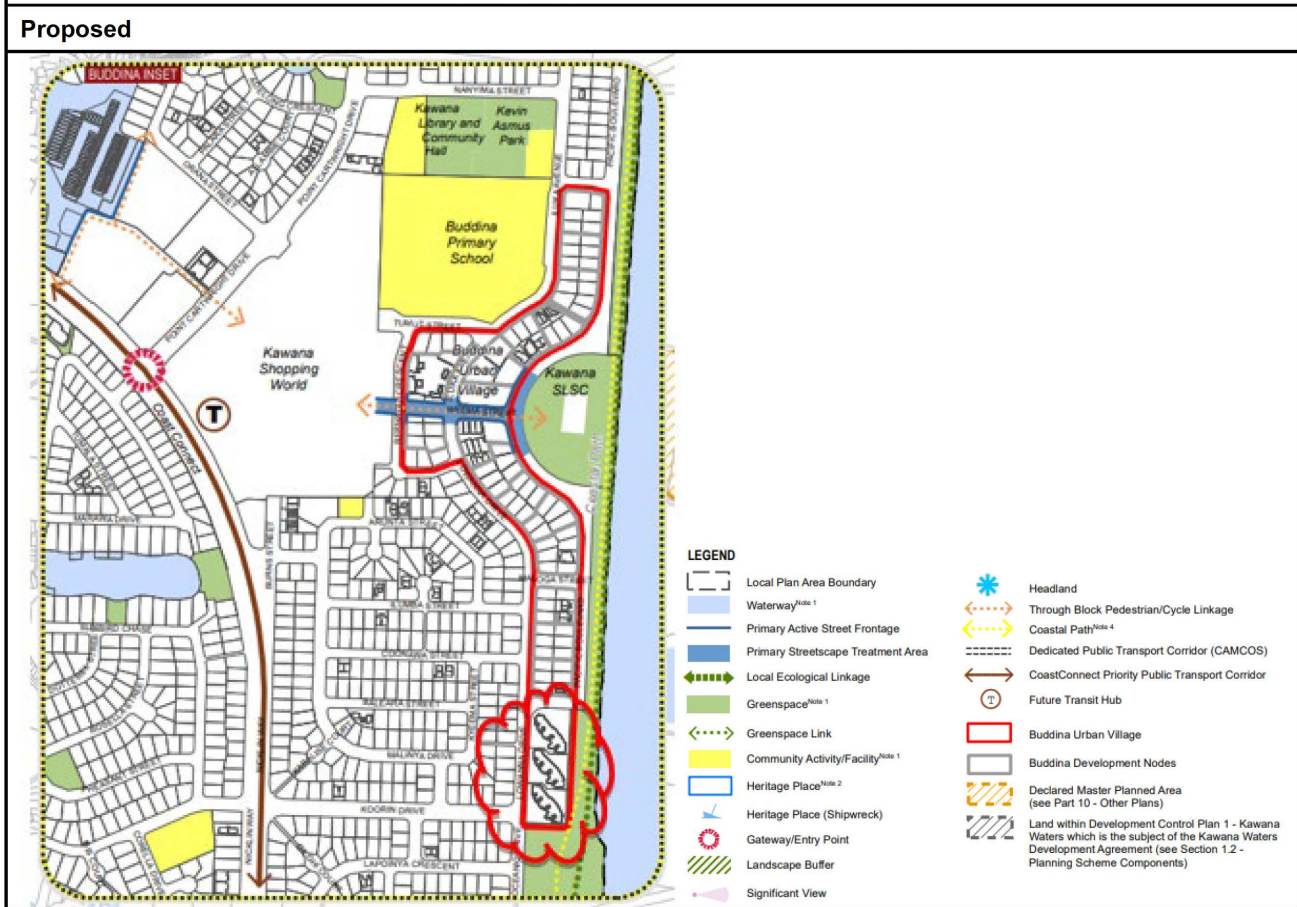
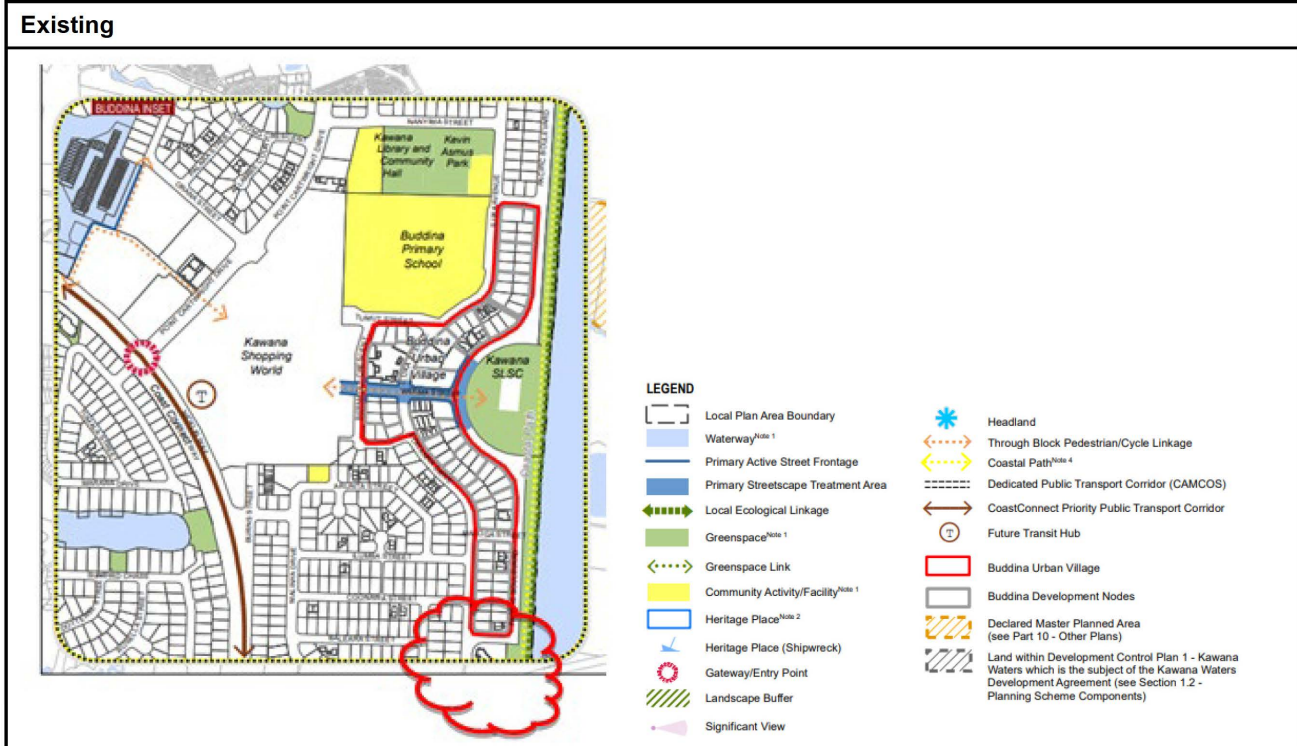
# Appendix B Amendment schedule (mapping)

## Section 7.2.5 (Buderim Local Plan Code)



Section 7.2.14 (Kawana Waters local plan code)

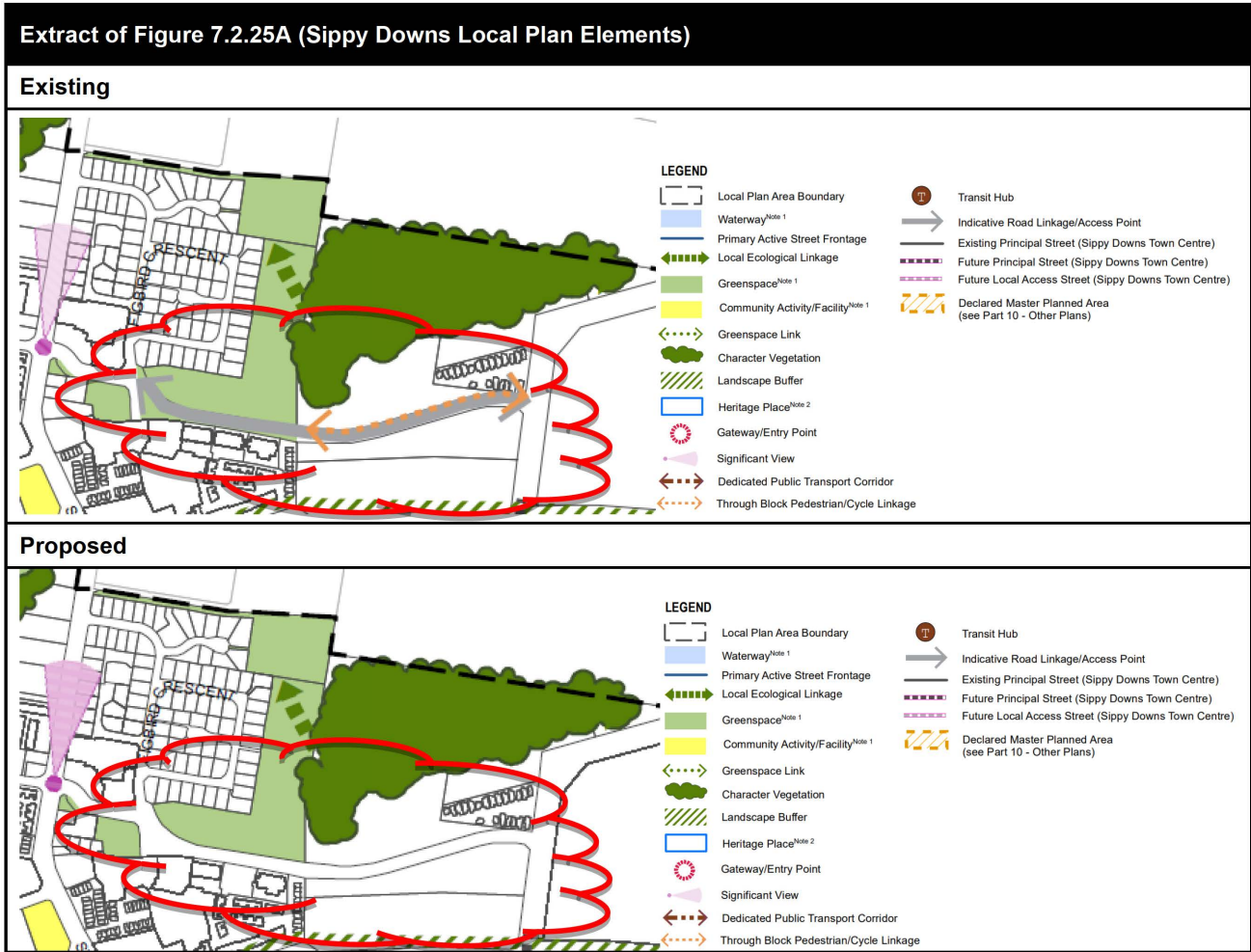
Extract of Figure 7.2.14A (Kawana Waters Local Plan Elements)



Section 7.2.24 (Peregian South local plan code)

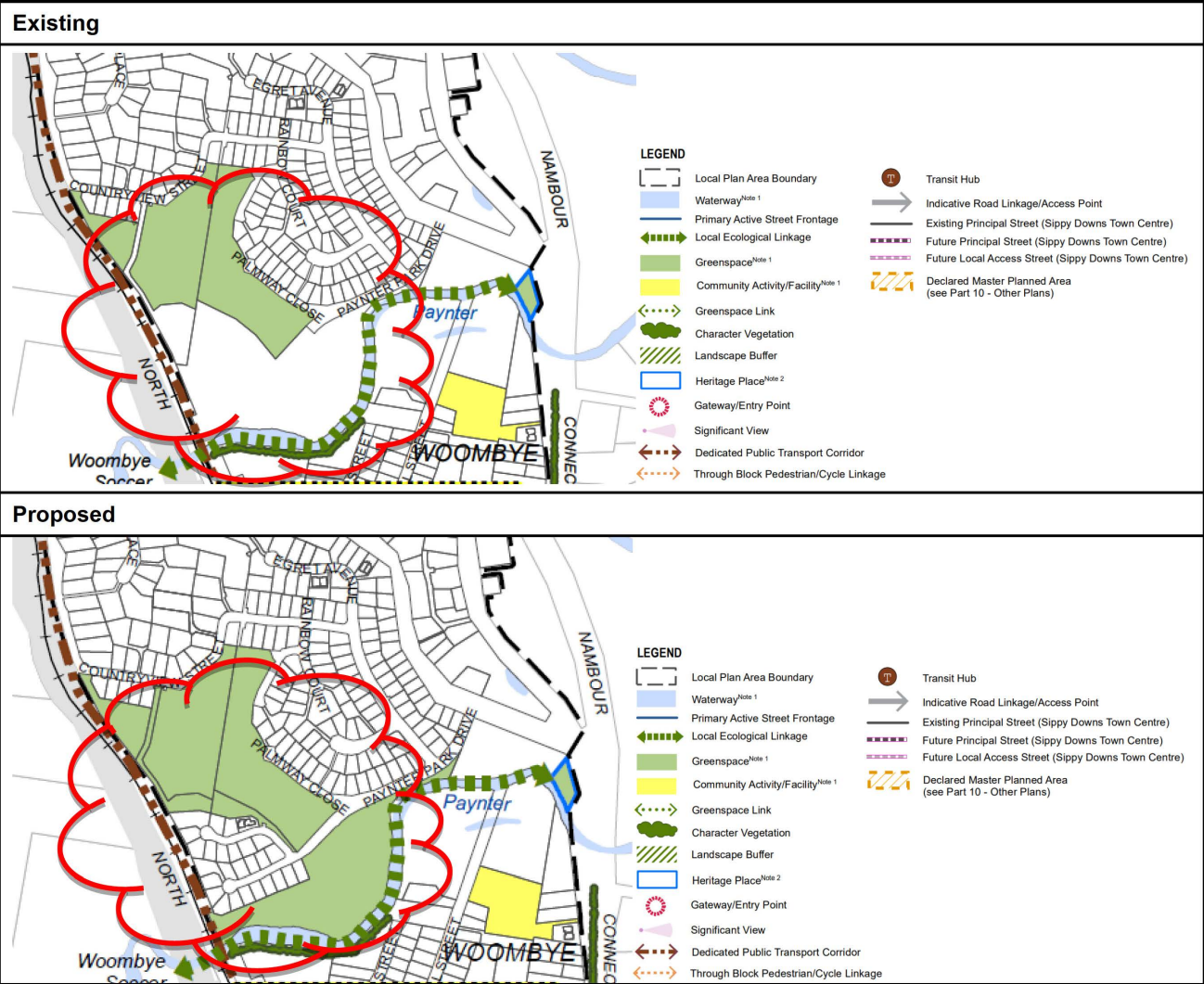


Section 7.2.25 (Sippy Downs local plan code)



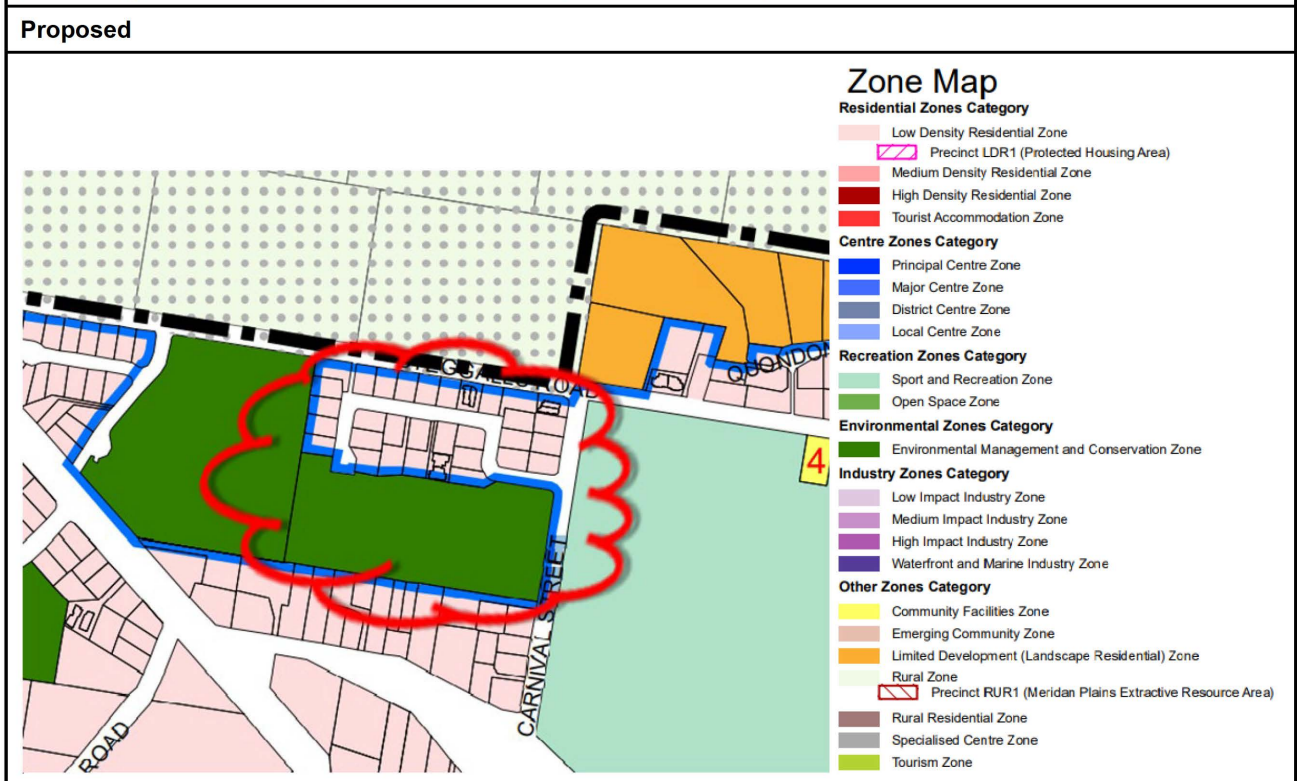
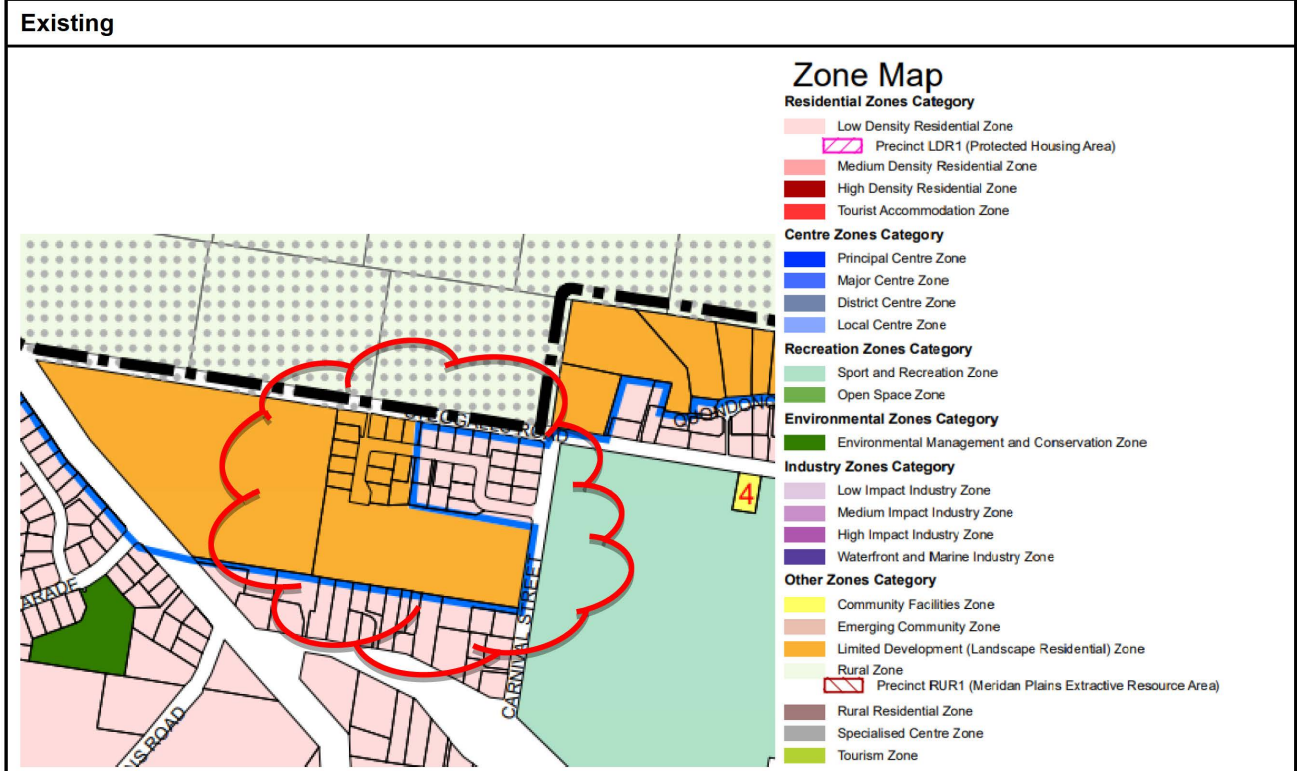
Section 7.2.26 (Woombye local plan code)

Extract of Figure 7.2.26A (Woombye Local Plan Elements)



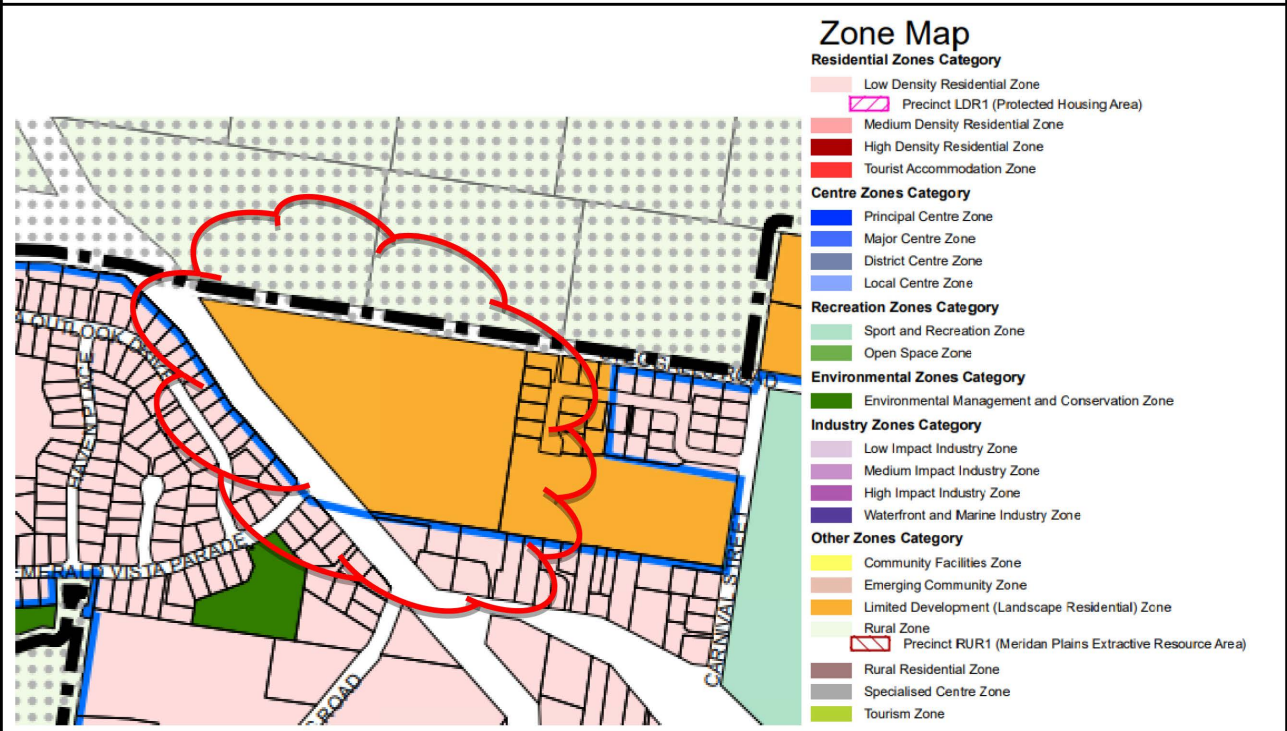
Schedule 2 (Mapping) – Zone maps

Extract of Zone Map ZM8 (Yandina Local Plan Area)

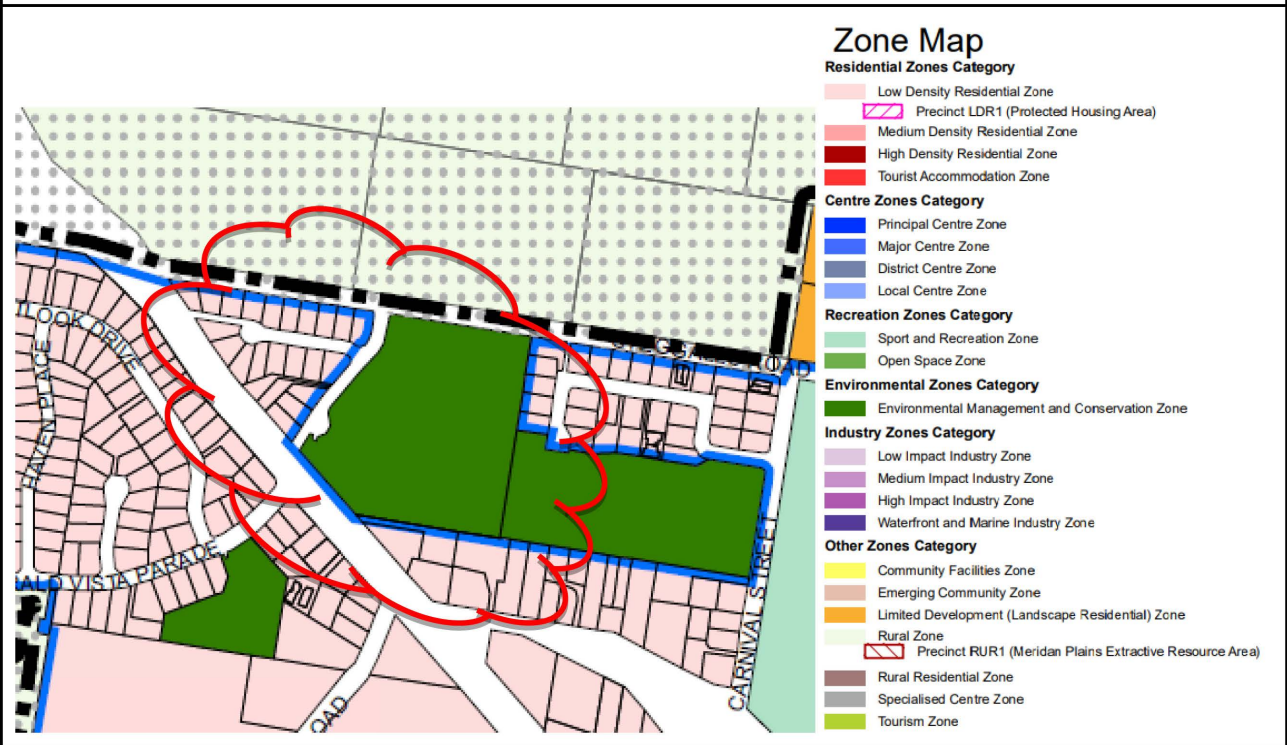


**Extract of Zone Map ZM8 (Yandina Local Plan Area)**

**Existing**

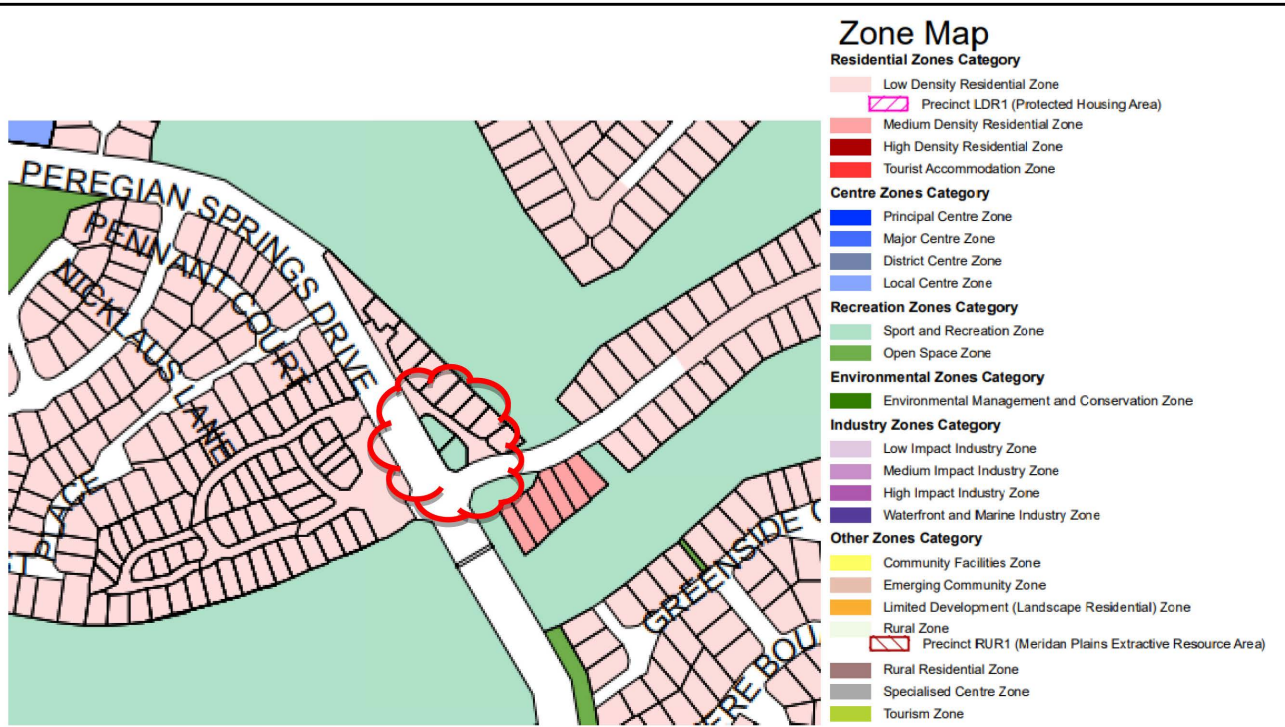


**Proposed**

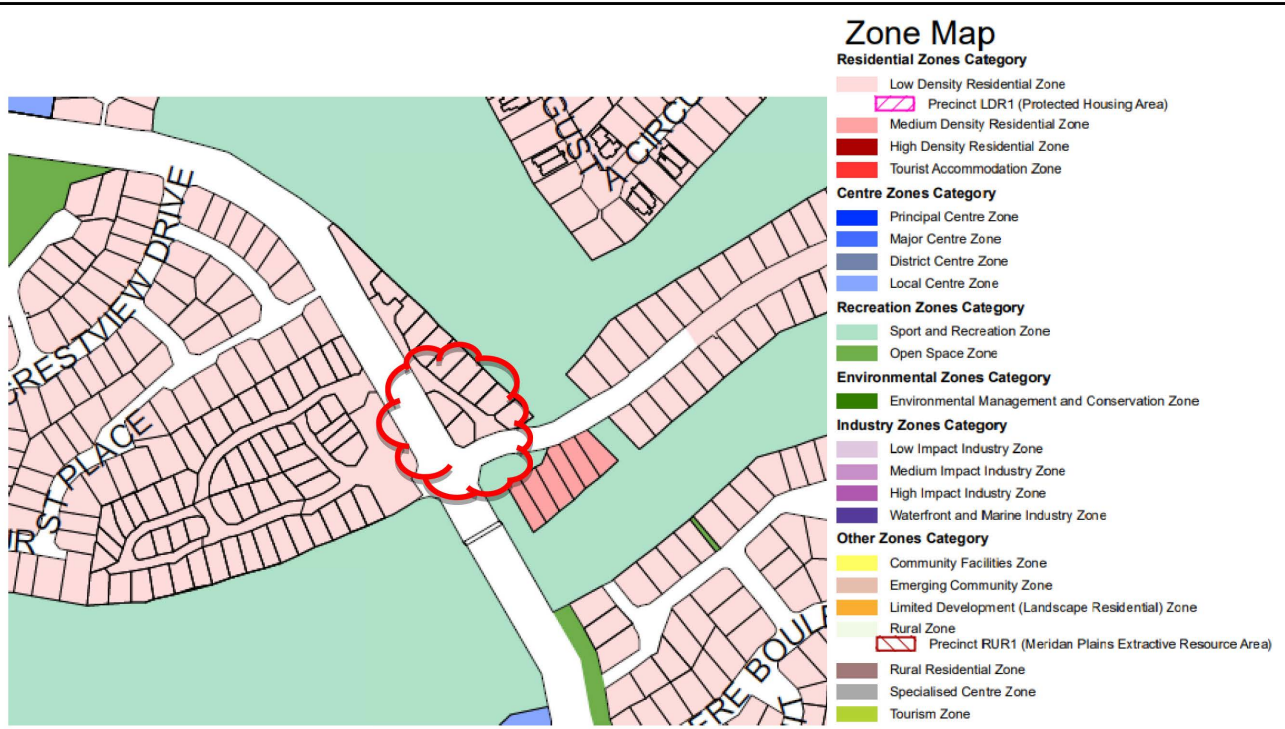


**Extract of Zone Map ZM10 (Peregian South Local Plan Area)**

**Existing**



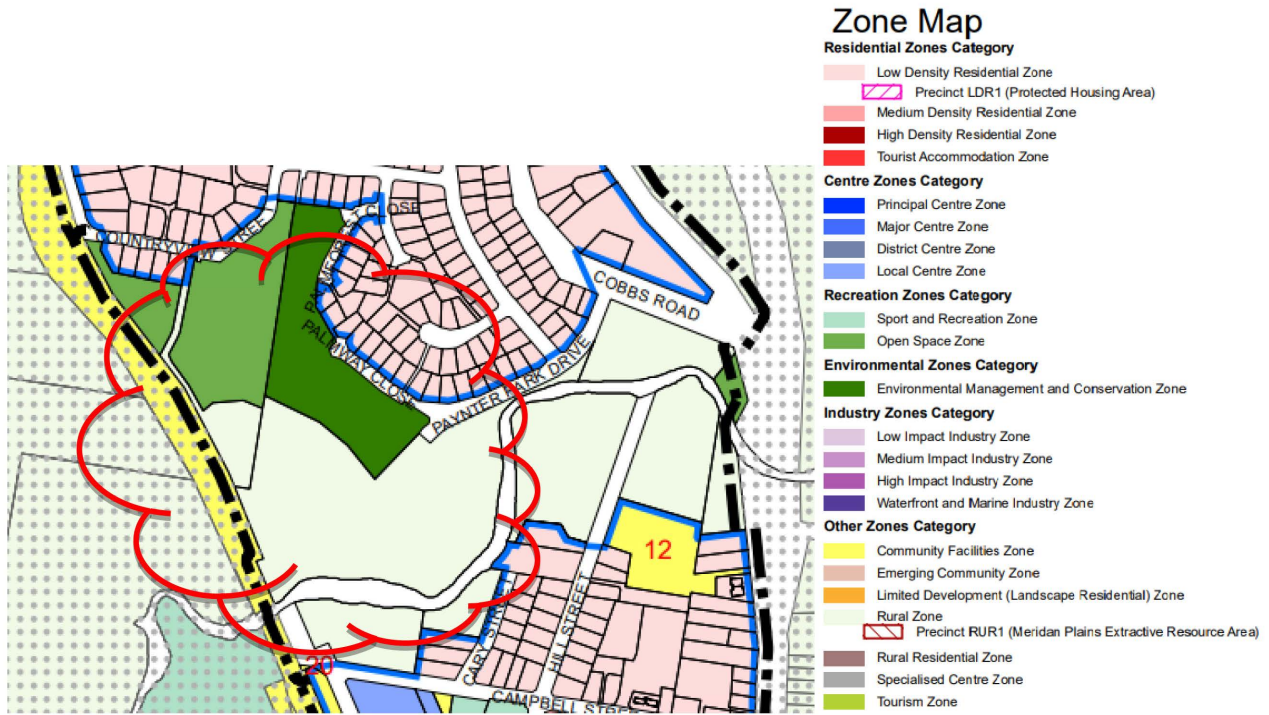
**Proposed**



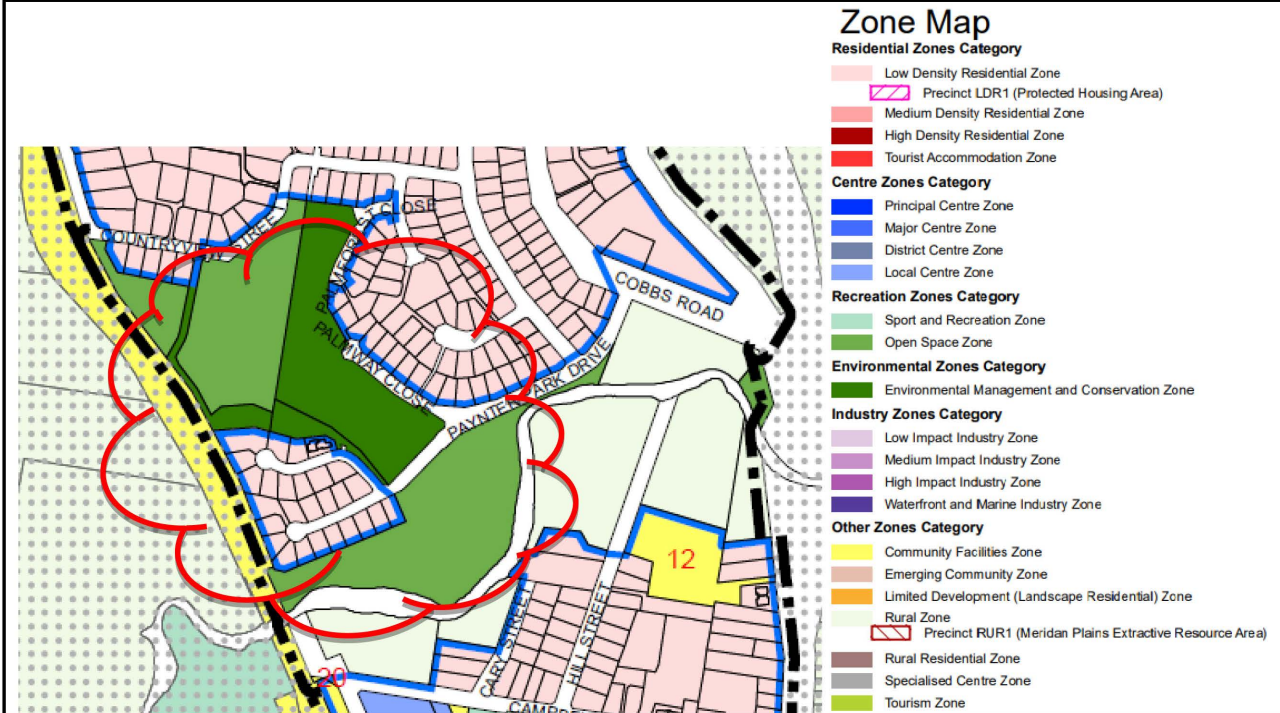


**Extract of Zone Map ZM27 (Woombye Local Plan Area)**

**Existing**

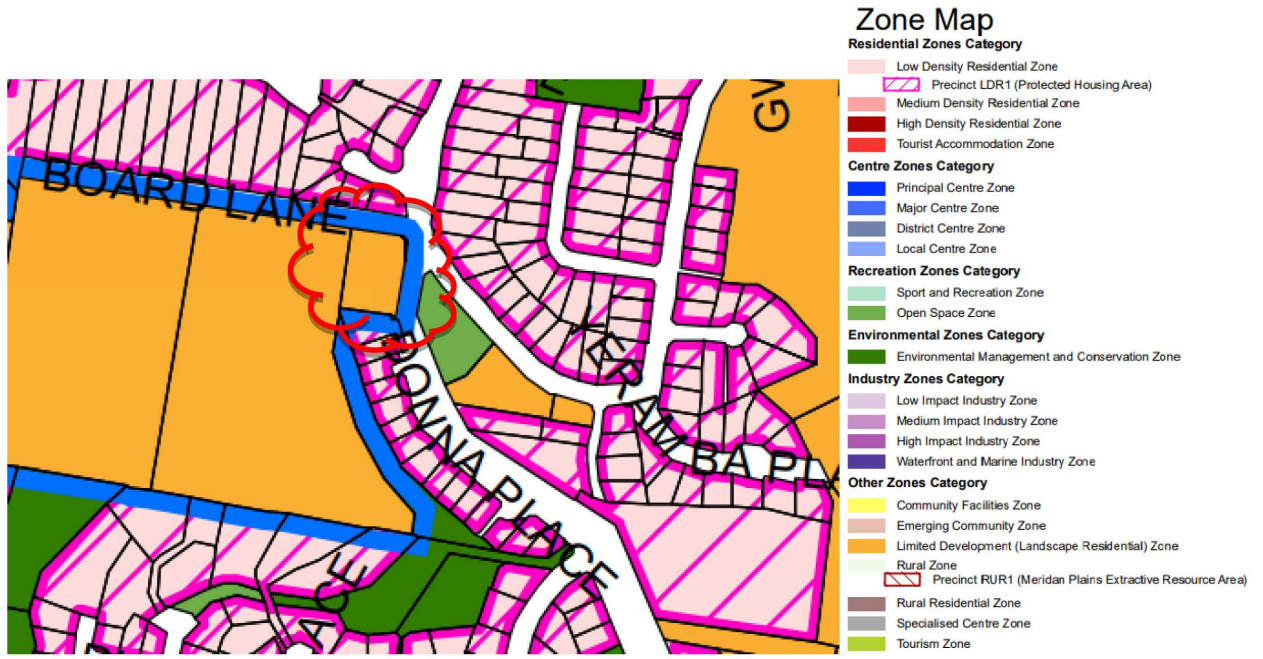


**Proposed**

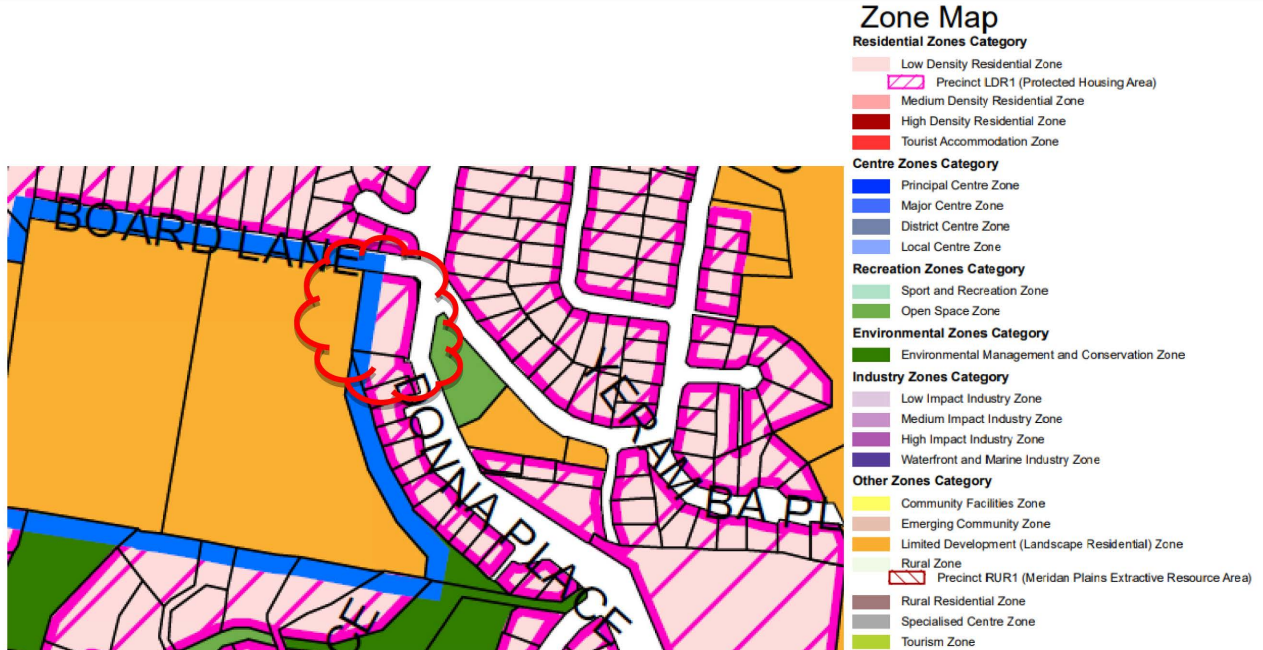


**Extract of Zone Map ZM32 (Buderim Local Plan Area)**

**Existing**

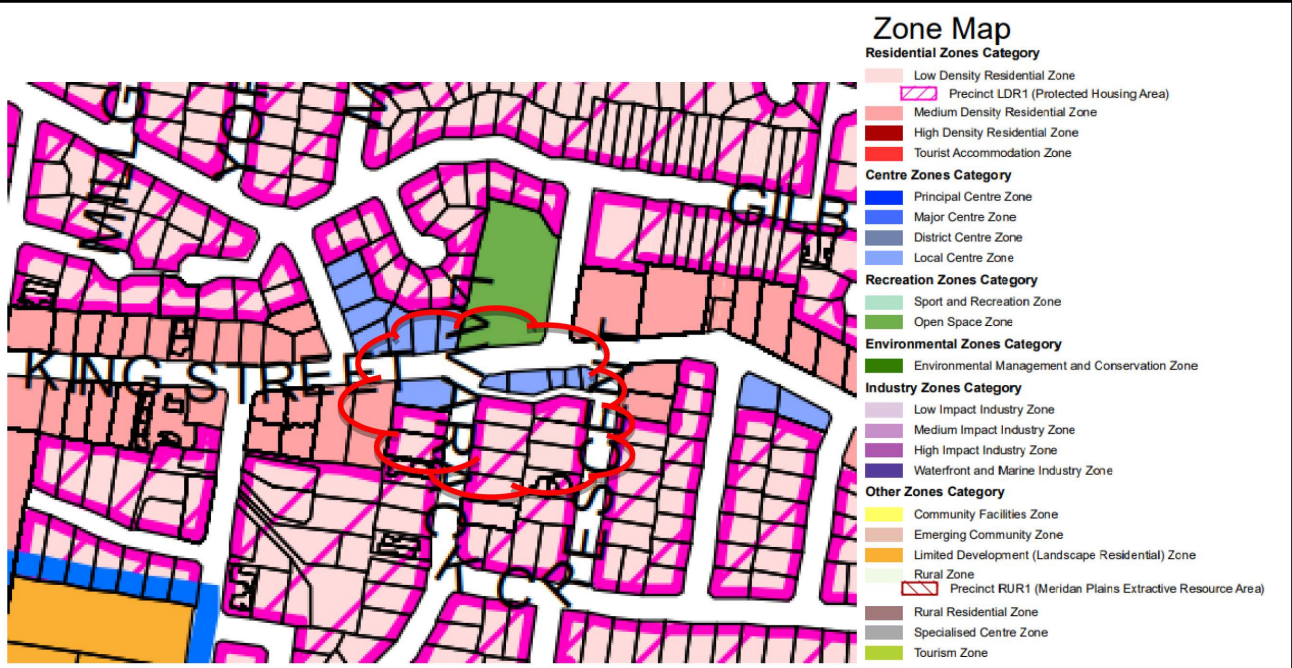


**Proposed**

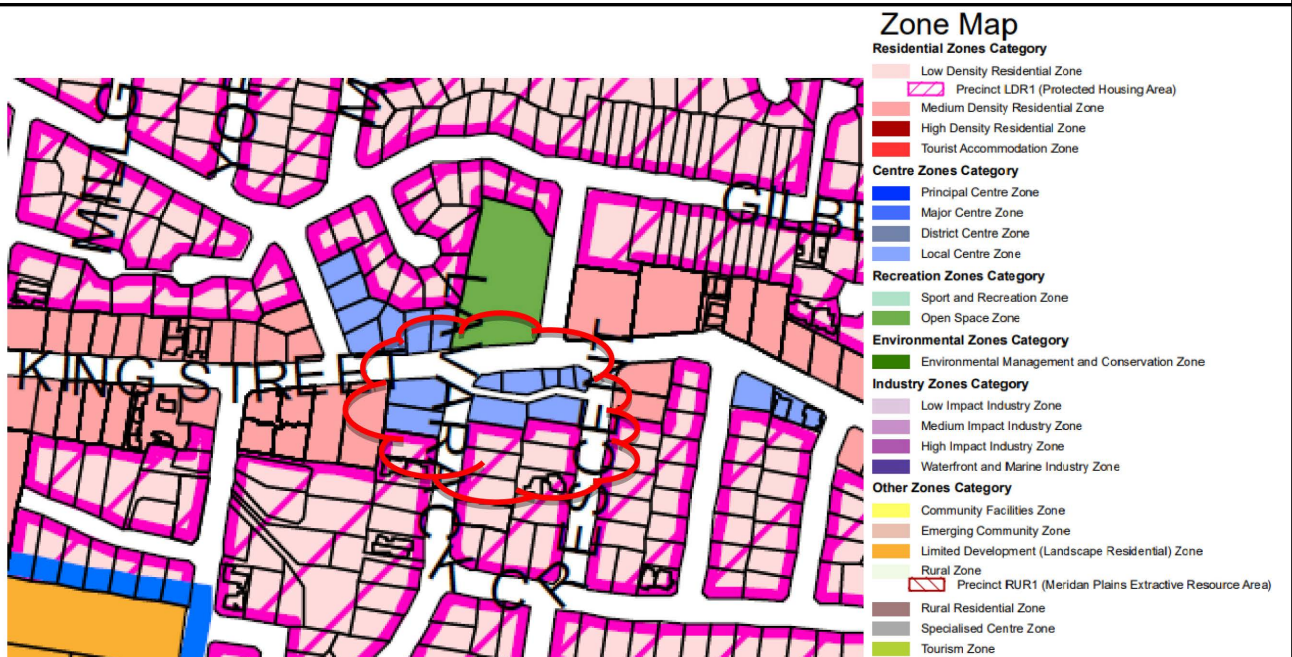


**Extract of Zone Map ZM32 (Buderim Local Plan Area)**

**Existing**

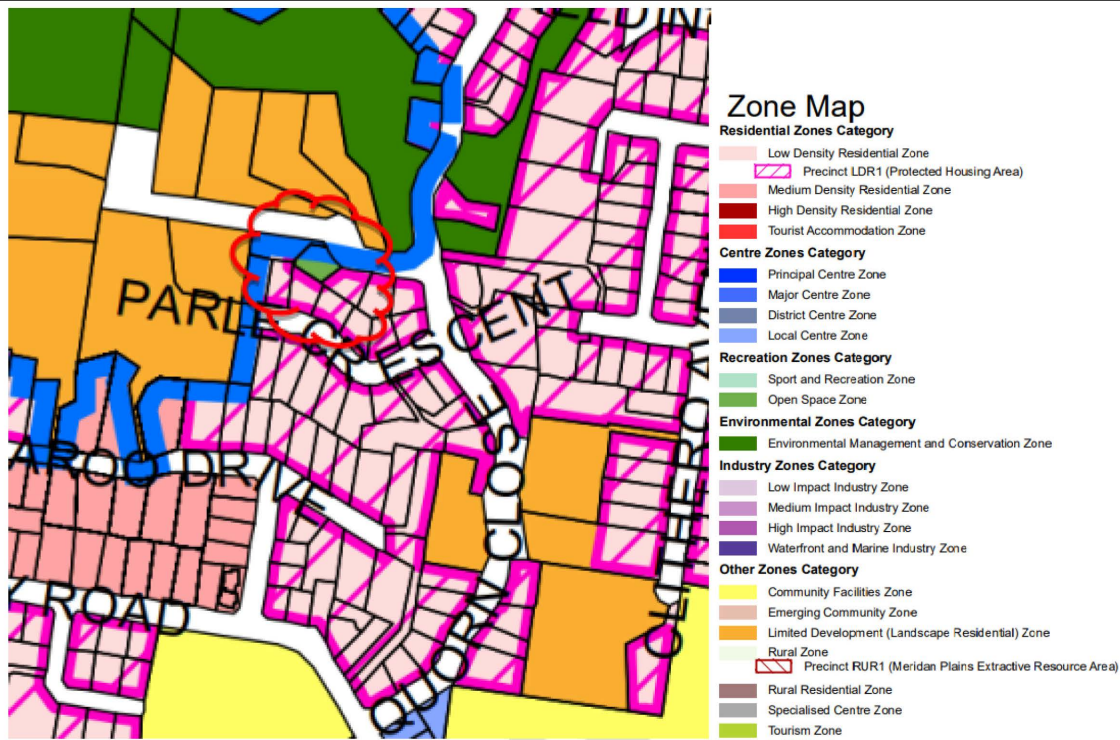


**Proposed**

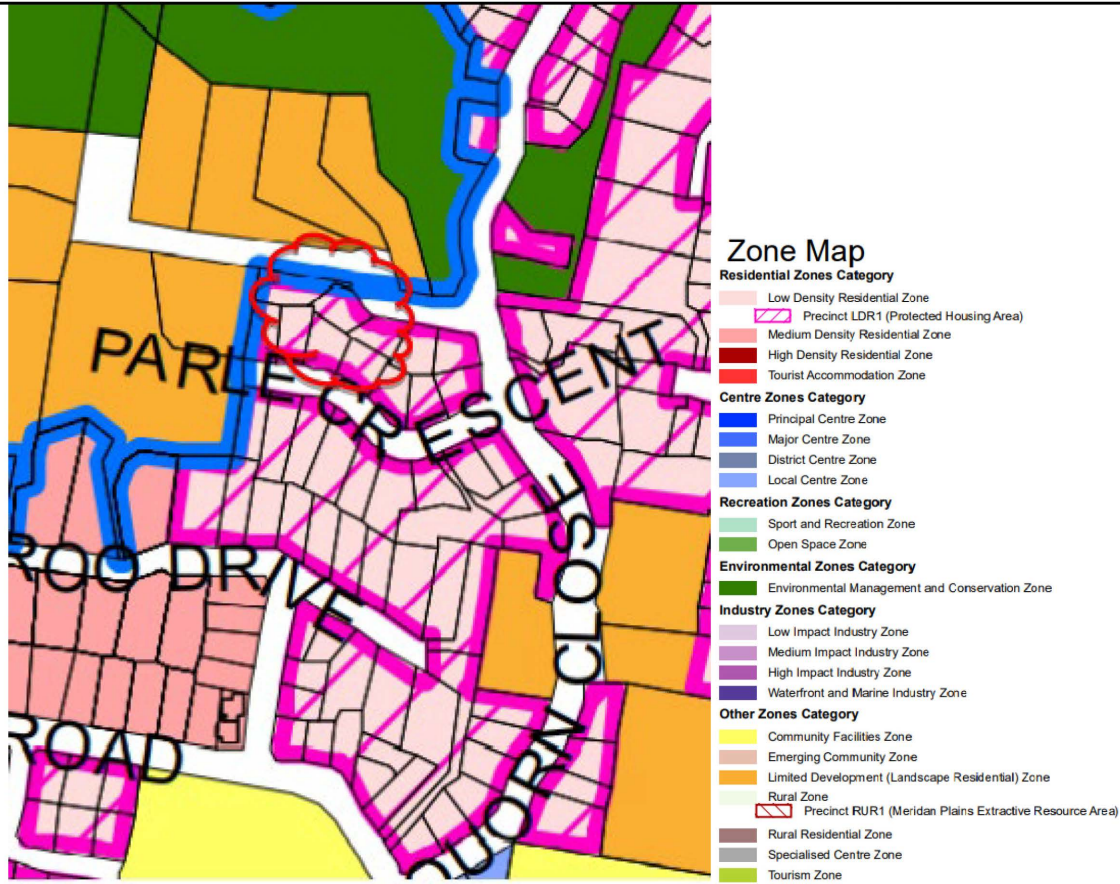


**Extract of Zone Map ZM32 (Buderim Local Plan Area)**

**Existing**

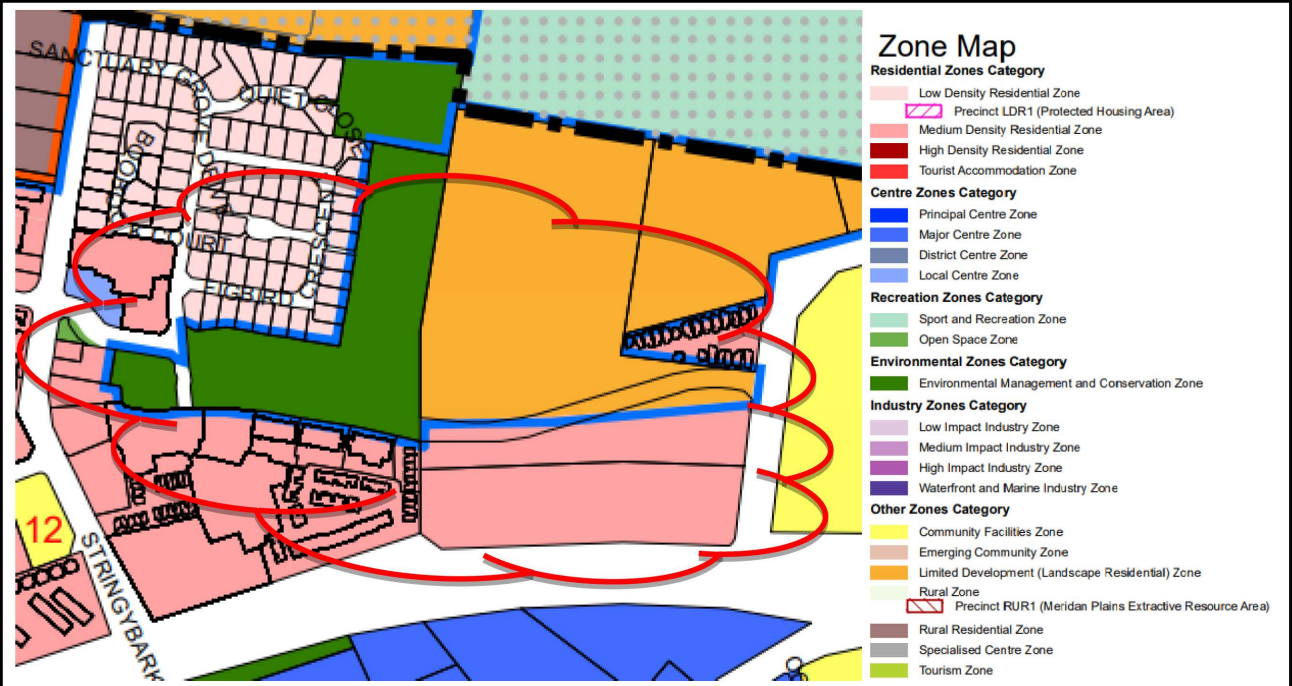


**Proposed**

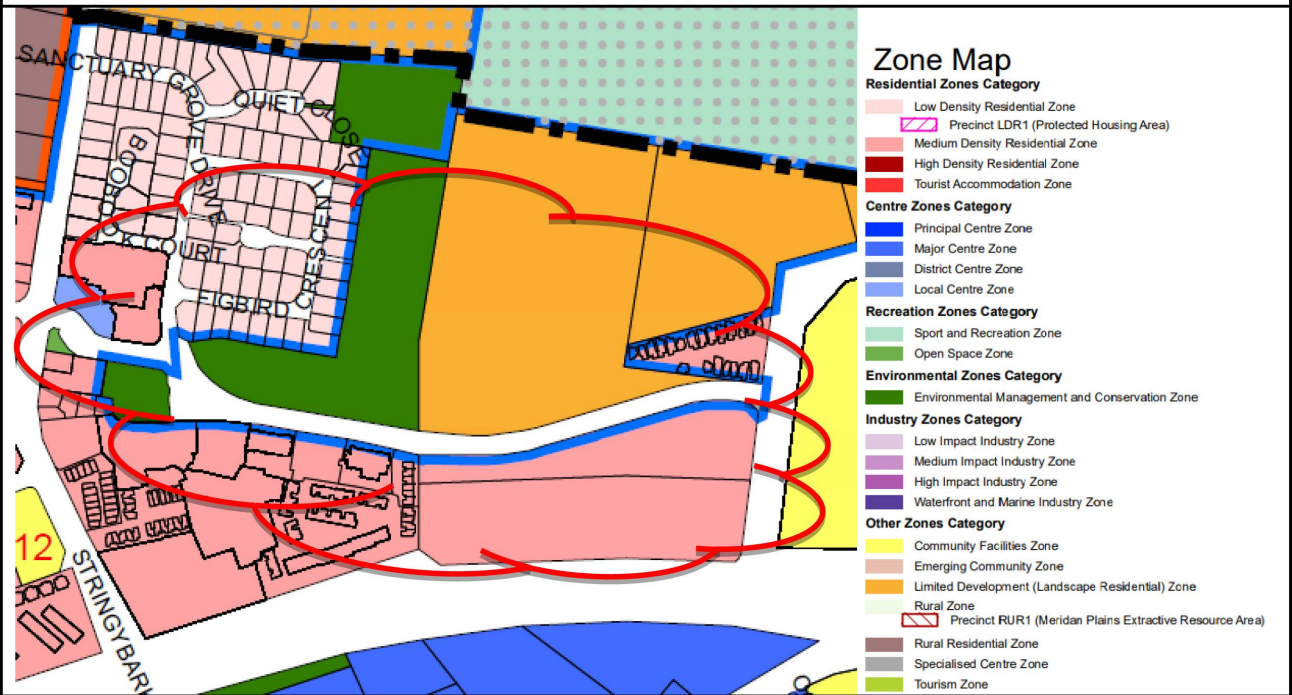


**Extract of Zone Map ZM33 (Sippy Downs Local Plan Area)**

**Existing**

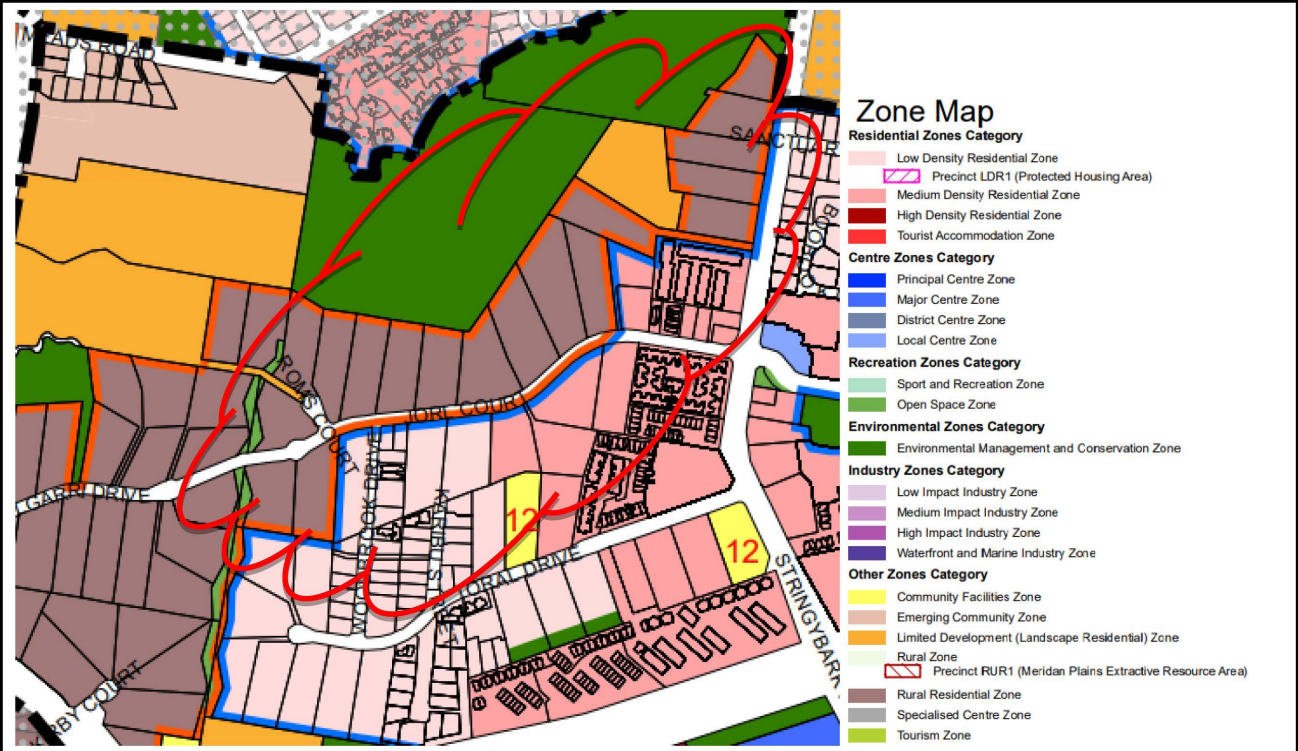


**Proposed**

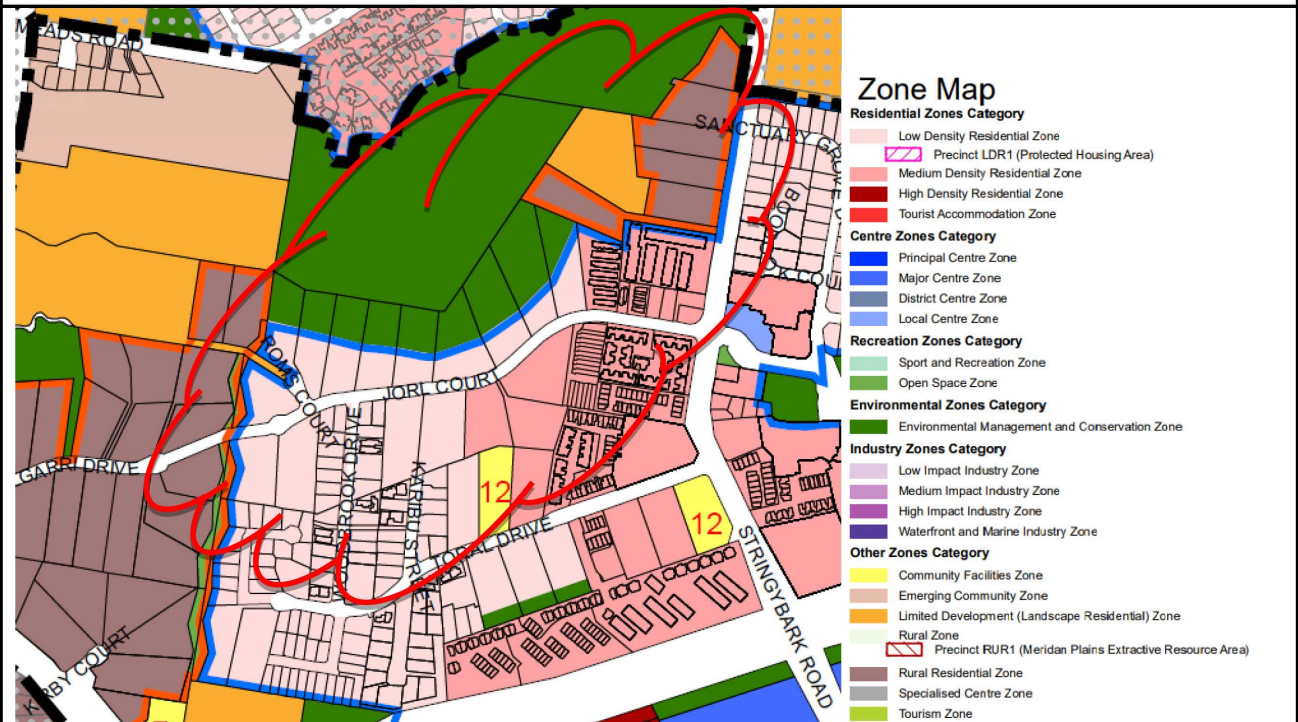


**Extract of Zone Map ZM33 (Sippy Downs Local Plan Area)**

**Existing**

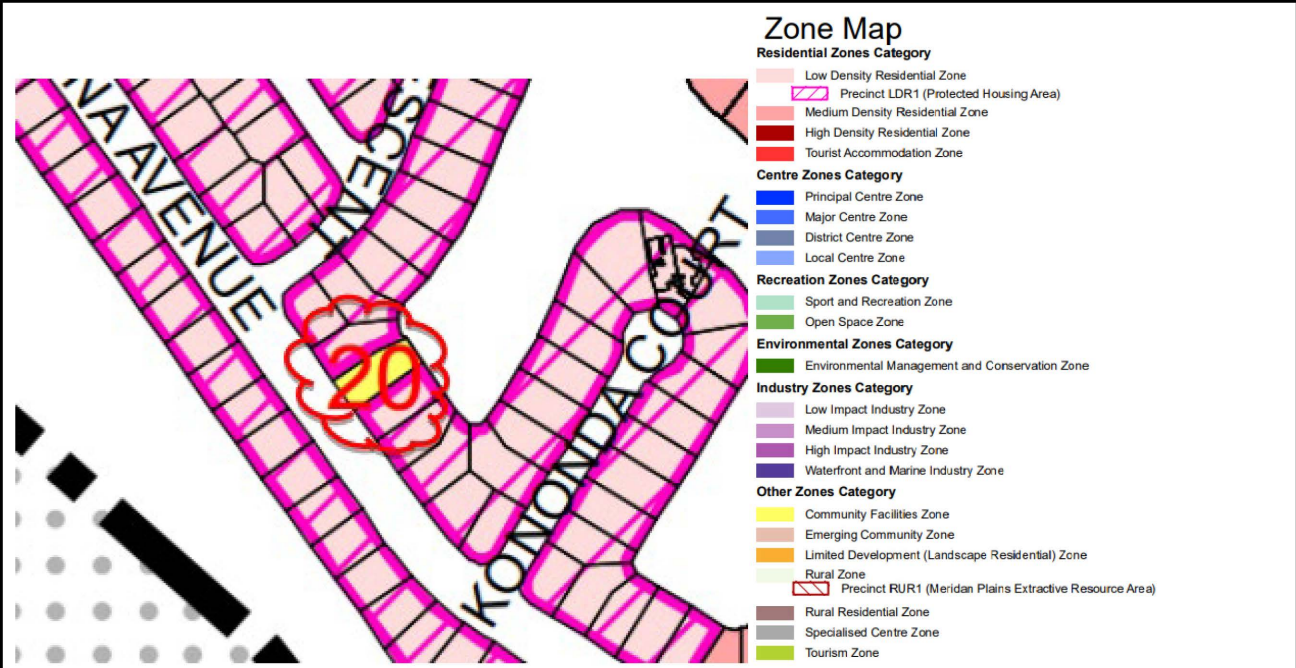


**Proposed**

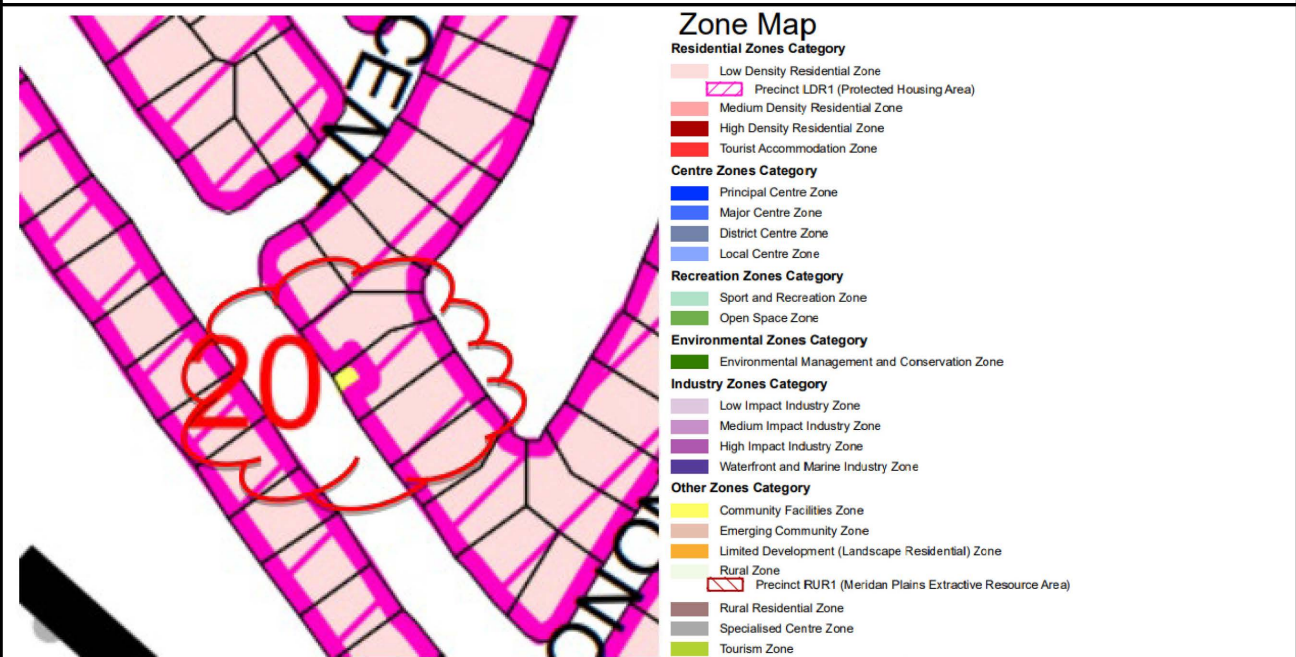


**Extract of Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)**

**Existing**



**Proposed**

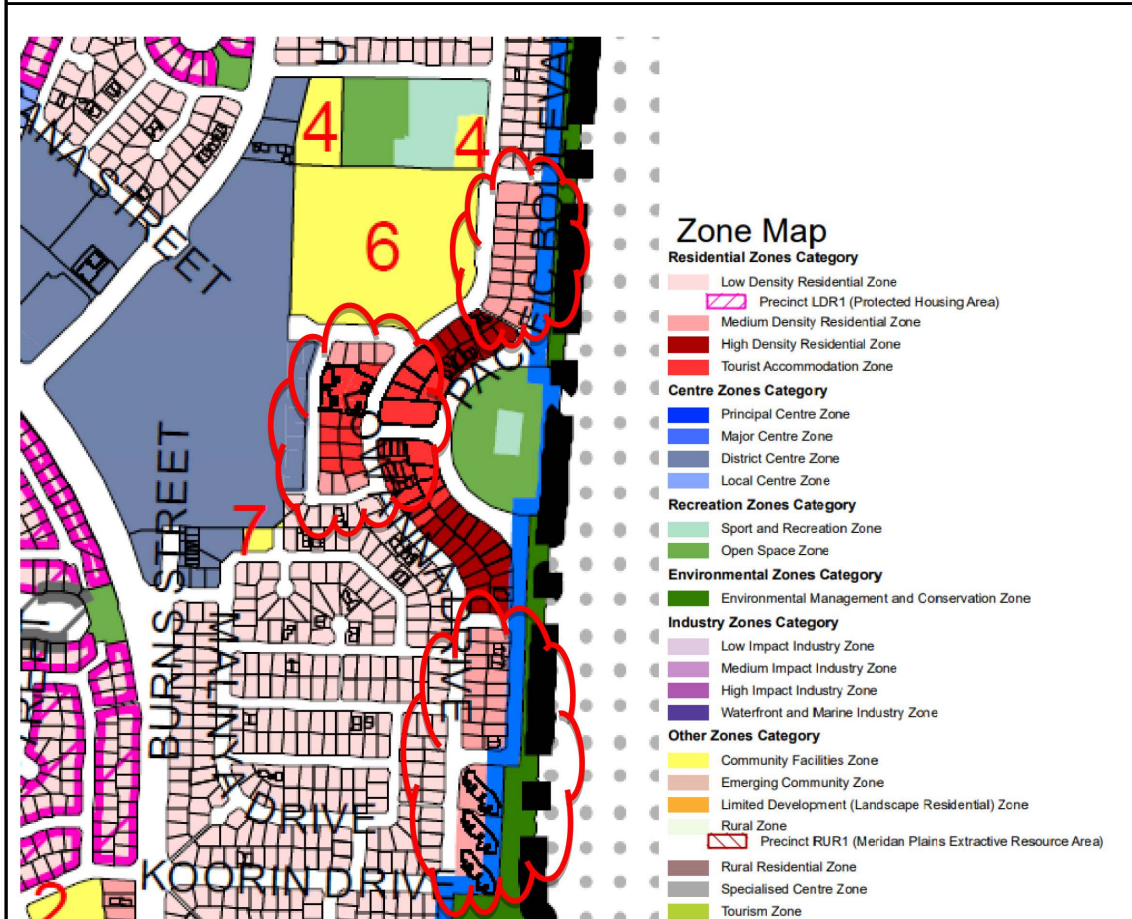


**Extract of Zone Map ZM35 (Kawana Waters Local Plan Area)**

**Existing**

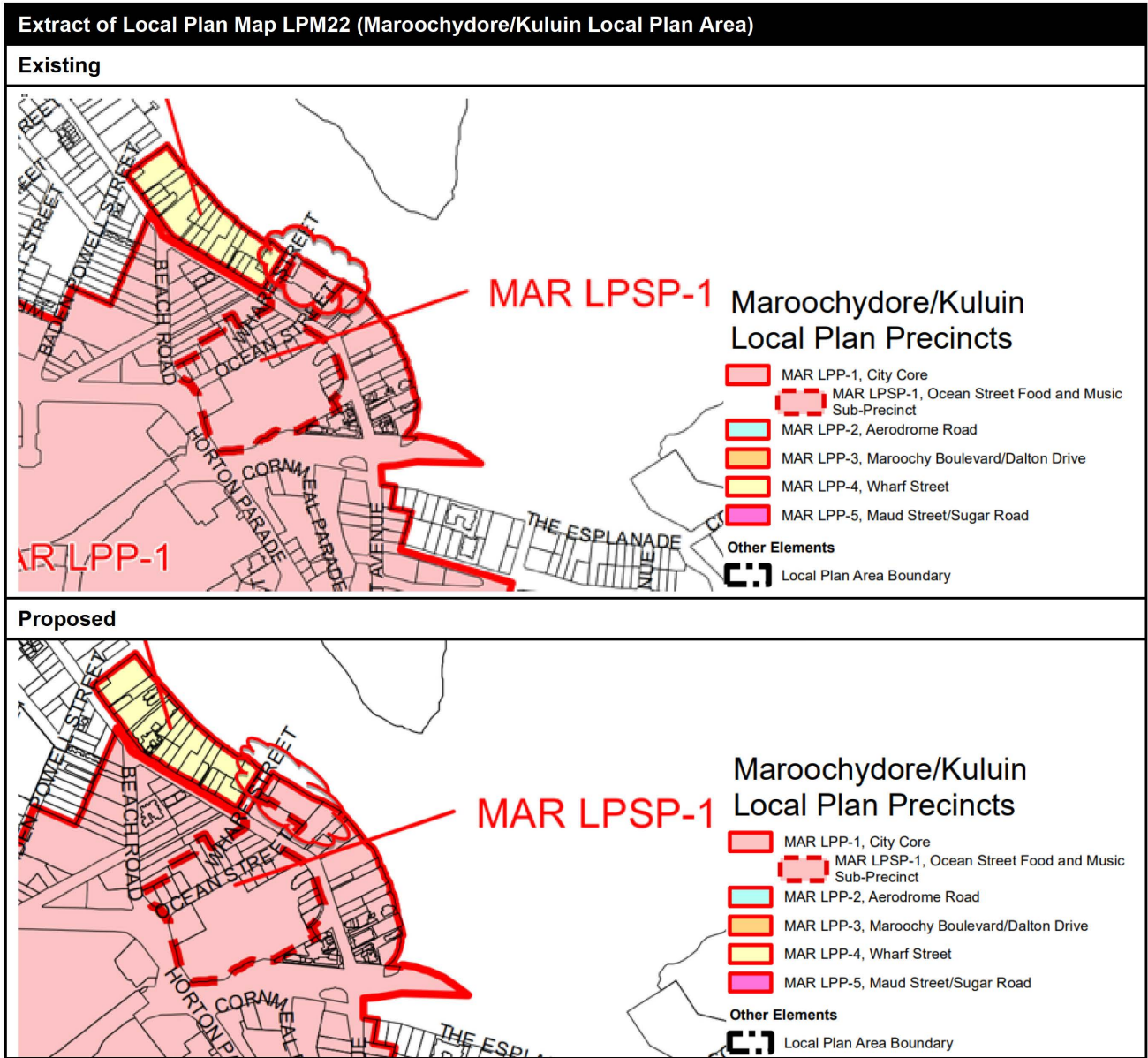


**Proposed**



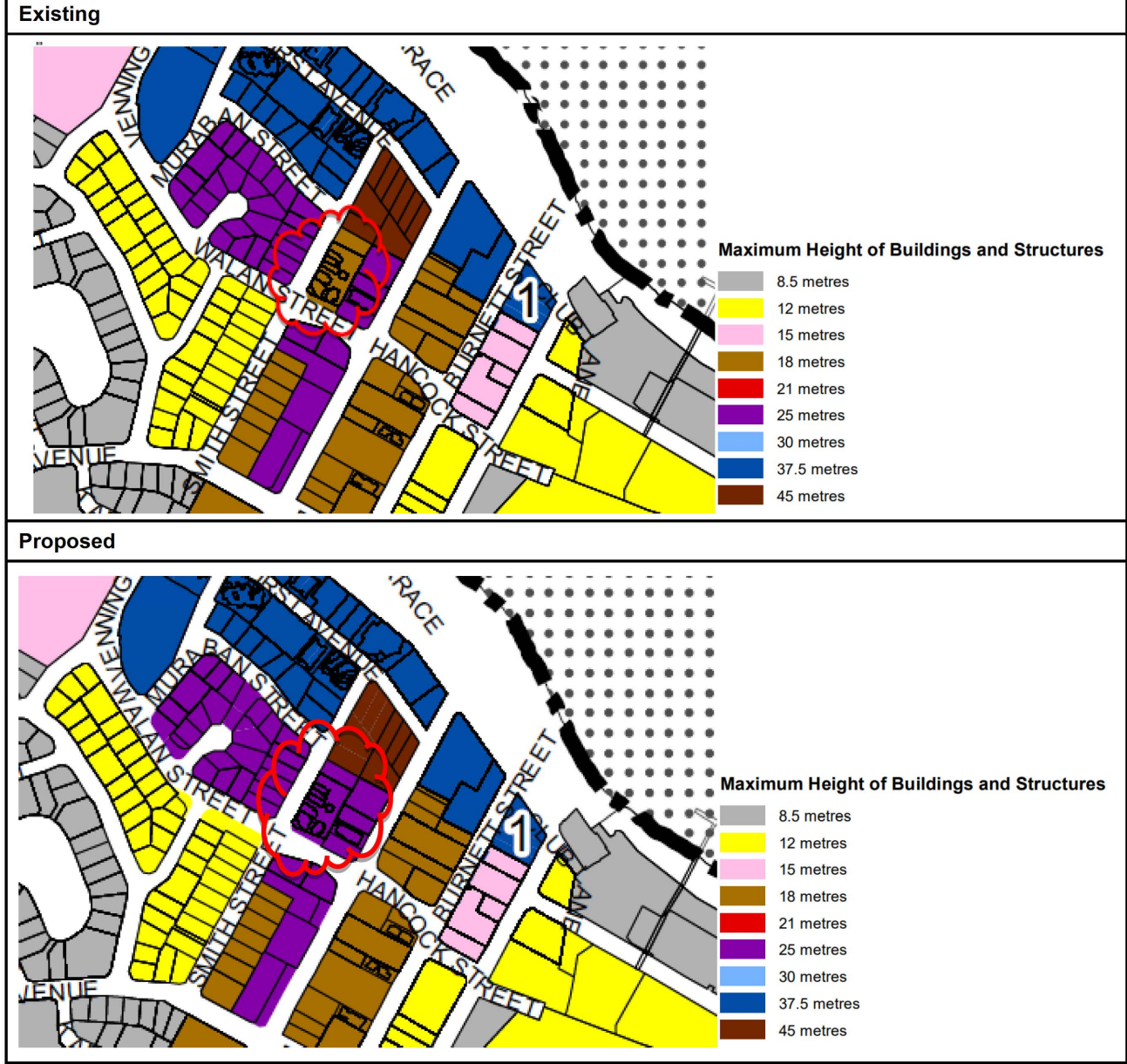


Schedule 2 (Mapping) – Local plan maps



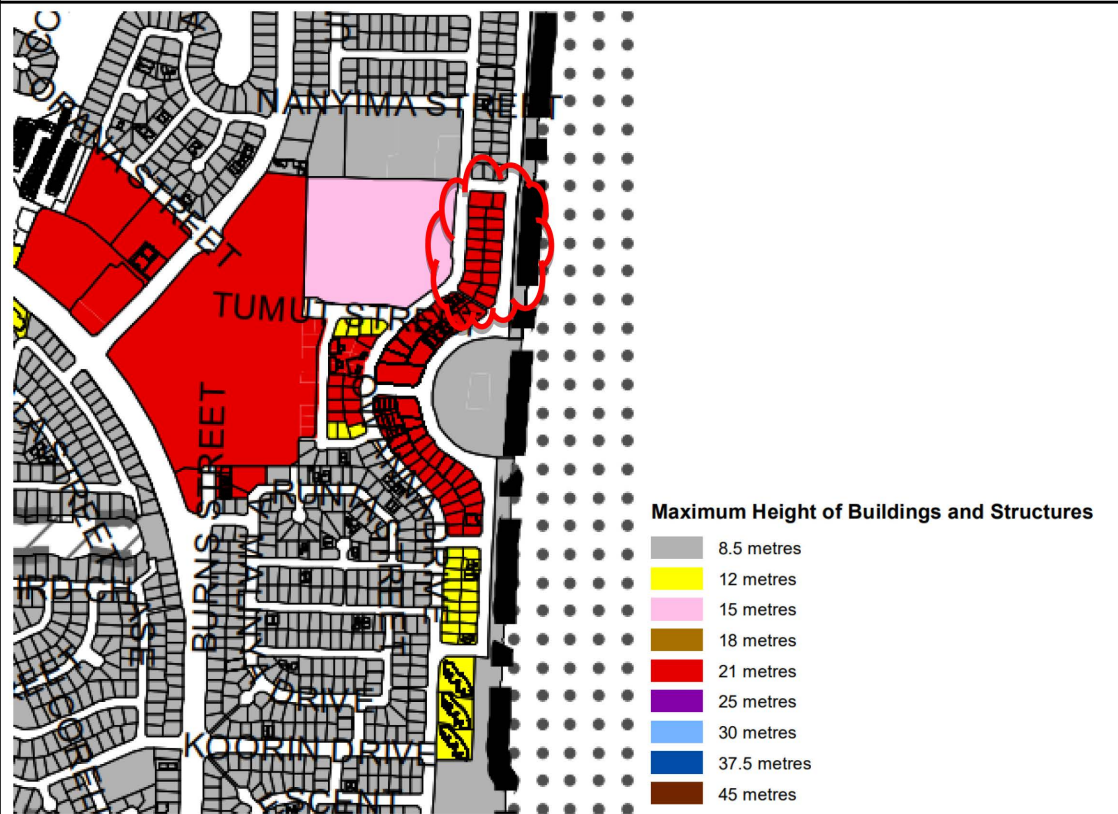
Schedule 2 (Mapping) – Overlay maps

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

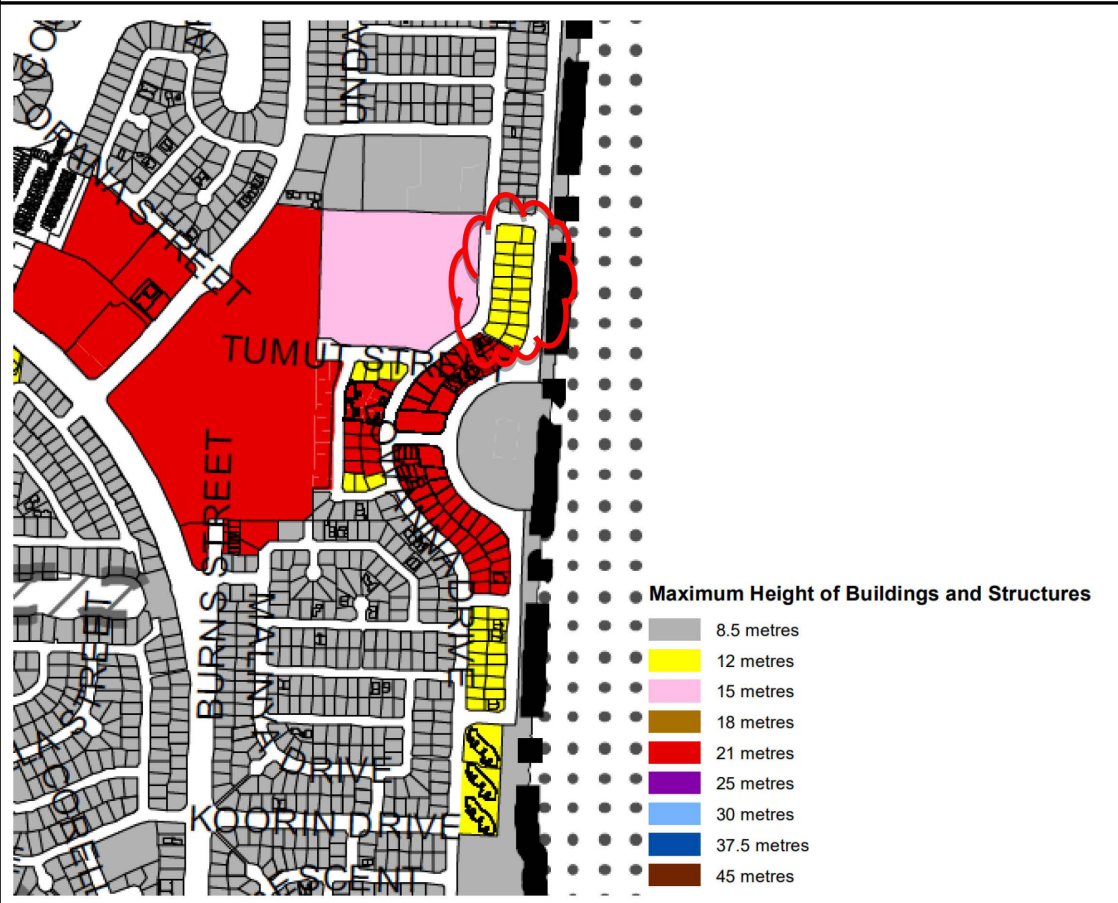


Extract of Overlay Map OVM35 (Kawana Waters Local Plan Area)

Existing



Proposed



## 10. Consultation with government agencies

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

## 11. Public consultation

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

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

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

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

## 12. Consideration of public submissions

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

## 13. Background studies and reports

No additional background studies or reports have been prepared to inform the preparation of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters*.

## 14. Indicative timeframe

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

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

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

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

# 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**

QUEENSLAND GOVERNMENT

# **Attachment 5**

## **Planning Assessment Report**

**Proposed major amendment – outcome of the state interest review and if it may proceed to public consultation**

**Under chapter 2, part 4, section 17.5 and 17.6 of the Minister's Guidelines and Rules**

**Sunshine Coast Regional Council – Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site specific and editorial matters**

**September 2022**

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## Previous records register

Source number	Briefing note title or MGR stage	Date signed
Nil	Nil	Nil



# 1. Executive Summary

On 28 April 2022, the Sunshine Coast Regional Council (the council) resolved to make a major amendment (the proposed amendment) to the *Sunshine Coast Planning Scheme 2014* (the planning scheme). The purpose of the proposed amendment is to reflect existing development approvals, existing or desired future land uses, and to respond to council property-related matters and identified mapping anomalies.

The effect of the proposed amendment would be changes to zoning, building heights, local plan precincts and planning scheme provisions relating to 145 sites in the Buderim, Kawana, Maroochydore/Kulin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina local plan areas.

The Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) has completed the SIR. This report assesses the proposed amendment against the legislative requirements for making or amending a local planning instrument.

There are several relevant state interests to the proposed amendment including:

- State Planning Policy 2017 (SPP): Liveable communities and housing – Housing supply and diversity and liveable communities
- SPP: Economic growth – Development and construction
- SPP: Environment and heritage – Biodiversity
- SPP: Safety and resilience to hazards – Natural hazards, risk and resilience
- SPP: Infrastructure – Transport infrastructure
- South East Queensland Regional Plan 2017 (*ShapingSEQ*): goal 1: grow – element 1: focusing residential density, and element 4: housing diversity, and goal 3: connect – element 3: integrated planning and the sub-regional outcomes for the northern sub-region.

DSDILGP considers that most of the proposed amendment is consistent with the legislative requirements of the Planning Act, Planning Regulation and MGR and the regulated requirements of the Planning Regulation. However, DSDILGP does not support the proposed amendments to the Buddina Urban Village.

The proposed amendments to parts of the Buddina Urban Village seek to reduce residential densities and building heights. The proposed amendments are in response to a petition involving 228 signatures tabled by the local councillor. A motion to remove the amendments to the Buddina Urban Village was supported by the Mayor, however was lost 5-6.

The planning for the Buddina Urban Village has been in place since 2003 under the Caloundra City Plan. The Buddina Urban Village is a mixed-use area planned to link the Kawana Surf Club to the Kawana shopping precinct and broader commercial precinct adjacent to Nicklin Way. The Buddina Urban Village contains tourism, retail and higher density living options and is part of the council's urban consolidation corridor from Maroochydore to Caloundra.

The corridor has been identified by *ShapingSEQ* and the planning scheme as a major source of residential consolidation on the Sunshine Coast. To support this consolidation and growth, the Department of Transport and Main Roads (DTMR) and the council are developing business cases for major transport initiatives such as the Maroochydore to Caloundra and the Beerwah to Maroochydore mass transit projects.

DSDILGP considers that the proposed amendments to the Buddina Urban Village:

- are not supported by sufficient information to justify the proposed policy changes
- would impact the council's ability to achieve sustainable land use and settlement patterns through urban consolidation rather than expanding into greenfield areas
- would reduce opportunities for housing diversity, and the efficient use of land and infrastructure
- do not appropriately integrate state interests in the SPP and *ShapingSEQ*
- would be more appropriately considered during the preparation of the new Sunshine Coast planning scheme, currently underway, and broader engagement with the wider community as part of that process.

## *Recommended Ministerial condition*

DSDILGP recommend a Ministerial condition that removes the Buddina Urban Village element from the proposed amendment package. The Buddina Urban Village can be re-considered by the council as part of the preparation of the new planning scheme. DSDILGP has consulted with council officers regarding the proposed condition wording and has confirmed that the Buddina Urban Village component can be removed without impacting the balance of the proposed amendment.

## 2. Overview

<b>Council</b>	Sunshine Coast Regional Council (the council)
<b>Proposed amendment</b>	Sunshine Coast Planning Scheme 2014 (the planning scheme) – site specific and editorial matters (proposed amendment)
<b>Current stage of the process</b>	State interest review - Chapter 2, part 4, section 17 of the MGR
<b>Planning Minister/delegate decision due</b>	16 September 2022 (60 business days from day of receipt)
<b>Council decision to prepare date</b>	28 April 2022
<b>Notice of decision to make/amend a planning scheme and required material submitted</b>	24 June 2022
<b>State interests</b>	<p><b>State Planning Policy 2017 (SPP)</b></p> <ul style="list-style-type: none"> <li>• Guiding principles</li> <li>• Liveable communities and housing – Housing supply and diversity</li> <li>• Liveable communities and housing – Liveable communities</li> <li>• Economic growth – Development and construction</li> <li>• Environment and heritage – Biodiversity</li> <li>• Safety and resilience to hazards – Natural hazards, risk and resilience</li> <li>• Infrastructure – Transport infrastructure</li> </ul> <p><b>South East Queensland Regional Plan 2017 (ShapingSEQ)</b></p> <ul style="list-style-type: none"> <li>• Goal 1: Grow – Element 1: Focusing residential density</li> <li>• Goal 1: Grow – Element 4: Housing diversity</li> <li>• Goal 3: Connect – Element 3: Integrated Planning</li> <li>• Sub-regional outcomes: Northern sub-region</li> </ul>
<b>Pause Notice issues</b>	NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
<b>Recommendation/s</b>	Give the council a notice stating the proposed amendment may proceed to public consultation subject to a Minister's condition

## 3. Purpose and relevant statutory provisions

In accordance with chapter 2, part 4 of the MGR, the proposed amendment is required to follow the process outlined within the MGR. Under chapter 2, part 4, section 21.5 of the MGR, after receiving the council's notice of a decision to amend its planning scheme, the Planning Minister has 60 business days to undertake an assessment of the proposed amendment and supporting documentation. As part of the assessment the Planning Minister must undertake a SIR.

Once the SIR is completed the Planning Minister must give the council a notice stating the outcome of the SIR, a communications strategy that the council must implement, whether the proposed amendment may proceed to public consultation, and the Minister's conditions (if any) that apply to the proposed amendment.

This report assesses the compliance of the proposed amendment with the legislative requirements for making or amending a local planning instrument. Under section 20 of the Planning Act, the preparation of an amendment is required to follow the process prescribed in the MGR. In accordance with section 16.5 of the MGR, the council provided a notice to the Planning Minister stating that the council has decided to amend its planning scheme and provided the required material for a proposed major amendment as prescribed in Schedule 3 of the MGR.

In accordance with chapter 2, part 4, section 17.2 of the MGR, the Planning Minister must consider if the proposed amendment:

- a) advances the purpose of the Planning Act
- b) is consistent with section 16(1) of the Planning Act
- c) is consistent with the regulated requirements prescribed in the Planning Regulation
- d) is well drafted and clearly articulated
- e) accords with the result of any relevant study or report, or review required under section 25(1) of the Planning Act.

## 4. Background

The Sunshine Coast region is 225,285 hectares in size with a current population estimate of 342,541 (Source: ABS). The population is expected to grow to 495,000 by 2041 (Source: *ShapingSEQ*). There are several urban communities, small townships and rural villages throughout the Sunshine Coast local government area.

On 14 April 2014, the council adopted the planning scheme which commenced on 21 May 2014 under the *Sustainable Planning Act 2009*. The planning scheme replaced the *Caloundra City Plan 2004* and the *Maroochy Plan 2000* with one planning scheme for the region. On 3 July 2017, the planning scheme was aligned with the Planning Act.

In January 2021, the council resolved to prepare a new planning scheme to replace the current planning scheme by 2024. On 28 April 2022, the council decided to make the proposed amendment.

On 24 June 2022, in accordance with section chapter 2, part 4, 16.5 of the MGR, the council provided a notice to the Planning Minister stating that the council has decided to amend its planning scheme and provide the required material for a proposed amendment as prescribed in schedule 3 of the MGR, including a copy of the proposed amendment for a SIR and approval to proceed to public consultation in accordance with section 17.6 of the MGR.

Under section 20 of the Planning Act, the preparation of an amendment to a planning scheme is required to follow the process prescribed in the MGR.

In accordance with chapter 2, part 4, section 17.2 of the MGR, as part of the SIR the Planning Minister must consider if the proposed amendment:

- advances the purpose of the Planning Act
- is consistent with section 16(1) of the Planning Act
- is consistent with the regulated requirement prescribed in the Planning Regulation 2017 (the Planning Regulation)
- is well drafted and clearly articulated
- accords with the result of any relevant study or report, or review required under section 25(1) of the Planning Act.

### 4.1 Proposed amendment details

The proposed amendment changes the zoning, maximum building height, local plan precincts and planning scheme provisions relating to specific sites in the Buderim, Kawana, Maroochydore/Kulin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina Local plan areas. A detailed description of each locality is included in **Appendix 1** and the explanatory memorandum included in **Appendix 2**.

There are four key reasons for the proposed amendment as summarised in Table 1 below:

1. to reflect existing development approvals
2. to reflect existing or desired future land uses
3. to respond to council property-related matters
4. to respond to identified mapping anomalies.

**Table 1 – Proposed amendment by locality**

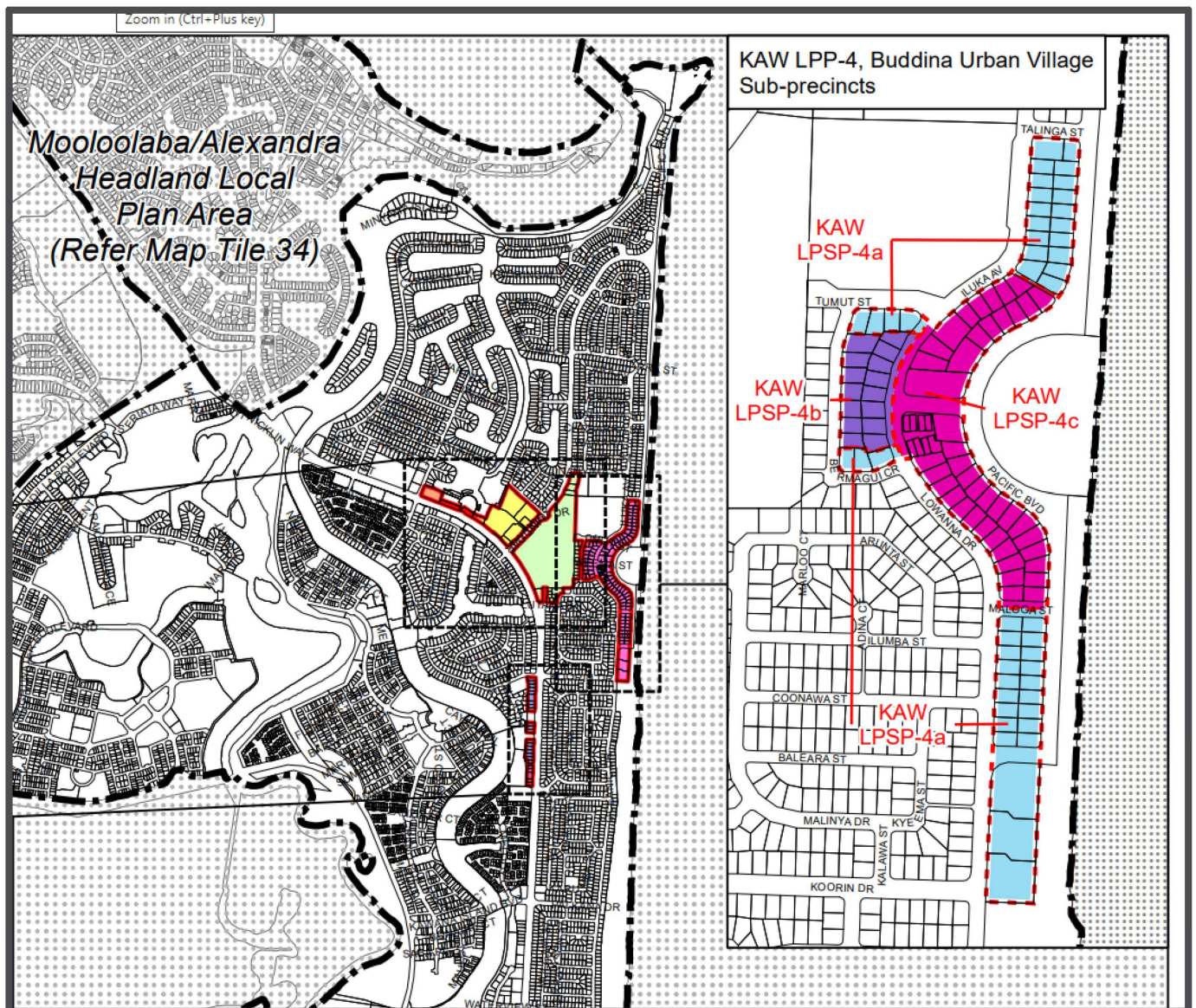
Locality	Summary of proposed amendment
<b>1. To reflect existing development approvals</b>	
Peregian Springs	<ul style="list-style-type: none"> <li>Amend the zoning of two adjoining properties on Peregian Springs Drive from the sport and recreation zone to the low-density zone to reflect an existing development approval for a dwelling house on each lot.</li> <li>Amend the Peregian South local plan elements map to remove mapped greenspace over the subject sites.</li> </ul>
Woombye	<ul style="list-style-type: none"> <li>Amend the zoning of 31 properties in Countryview Street, Boomerang Court and Paynter Park Drive from the rural zone to the low-density residential zone to reflect an existing development approval for reconfiguring a lot (residential subdivision).</li> <li>Amend the zoning of two properties within the approved subdivision from the rural zone to the environmental management and conservation zone, and one property from the rural zone to the open space zone – note these properties have now been transferred to council as environmental reserve and open space/drainage reserve.</li> <li>Consequential amendments to the Woombye local plan mapping and other parts of the planning scheme for consistency.</li> </ul>
Yandina	<ul style="list-style-type: none"> <li>Amend the zoning of 13 properties in Reo Place from the limited development (landscape residential) zone to the low-density residential zone to reflect an existing development approval for reconfiguring a lot (residential subdivision).</li> <li>Amend the zoning of one property within the approved subdivision from the limited development (landscape residential) zone to the environmental management and conservation zone – note this property has now been transferred to council as environmental reserve.</li> <li>Consequential amendments to the Yandina local plan mapping and other parts of the planning scheme for consistency.</li> </ul>
Yandina	<ul style="list-style-type: none"> <li>Amend the zoning of 23 properties in Honeysuckle Place and Appleberry Place from the limited development (landscape residential) zone to the low-density residential zone to reflect an existing development approval for reconfiguring a lot (residential subdivision).</li> <li>Amend the zoning of one property within the approved subdivision from the limited development (landscape residential) zone to the environmental management and conservation zone. This property has been transferred to council as environmental reserve.</li> <li>Consequential amendments to the Yandina local plan mapping and other parts of the planning scheme for consistency.</li> </ul>
<b>2. To reflect existing or desired future land use</b>	
Maroochydore	<ul style="list-style-type: none"> <li>Amend the Ocean Street Food and Music sub-precinct boundary to exclude the Duporth Riverside apartments and Pier Ten residential apartments at 6 and 8-10 Wharf Street from the sub-precinct.</li> <li>This amendment is in response to a submission from the Body Corporate of each apartment building regarding concerns of individual unit owners about the potential expansion of late-night entertainment uses and associated noise onto their property.</li> </ul>
Buddina	<ul style="list-style-type: none"> <li>Amend (reduce) the zoning of all land within sub-precinct KAW LPSP-4a (Urban Village Residential) from the high-density residential zone to the medium-density residential zone (see <b>Figure 1</b>).</li> <li>Reduce the maximum building height of land in the north-eastern section of sub-precinct KAW LPSP-4a (Urban Village Residential) from 21m to 12m.</li> <li>Consequential amendments to the Kawana Waters local plan mapping and code provisions to reflect zoning and building height changes.</li> <li>These amendments are in response to community concerns regarding the character of the local area and other matters (i.e., erosion prone areas, native wildlife and turtle nesting) – note these 'other matters' are intended to be reviewed as part of the new Sunshine Coast Planning Scheme currently underway.</li> </ul>
Buderim	<ul style="list-style-type: none"> <li>Amend the zoning of nine individual properties on the northern side of Jorl Court from the rural residential zone to part low density residential zone (front portion of each lot), part</li> </ul>

	<p>environmental management and conservation zone (rear portion of each lot). The zoning boundary was determined by the existing drainage easement over the rear of the properties.</p> <ul style="list-style-type: none"> <li>• Amend the zoning of three individual properties at the western end of Jorl Court from the rural residential zone to the low-density residential zone.</li> <li>• Include specific amendments to the Sippy Downs local plan code in relation to road widening, indented parking and drainage for Jorl Court.</li> <li>• Consequential amendments to the Sippy Downs local plan mapping and other parts of the planning scheme for consistency.</li> <li>• These amendments are in response to representations received from landowners on the northern side of Jorl Court and the western side of Stringybark Road. The council has not proposed any zoning changes to the properties on Stringybark Road due to multiple environmental constraints.</li> </ul>
Buderim	<ul style="list-style-type: none"> <li>• Amend the zoning of 22 Dixon Road from the limited development (landscape residential) zone to the low-density residential zone – precinct LDR1 (protected housing area).</li> <li>• Include specific provisions in the Buderim local plan code in relation to future development on this property.</li> <li>• Consequential amendments to the Buderim local plan mapping and other parts of the planning scheme for consistency.</li> <li>• This amendment is in response to representations received from the landowner and further consideration of site constraints by the council.</li> </ul>
Buderim	<ul style="list-style-type: none"> <li>• Amend the zoning of three properties on Lavarack Crescent from the low-density residential zone to the local centre zone.</li> <li>• Amend the table of consistent and potentially consistent uses within the local centre zone code to include a service station as a potentially consistent use, if replacing an existing service station.</li> <li>• This amendment is in response to a council resolution from the ordinary meeting held on 17 October 2019 (which followed the refusal of a development application for extension to an existing service station) to further consider the zoning of the land as part of the next planning scheme review.</li> </ul>
Mooloolaba	<ul style="list-style-type: none"> <li>• Amend the building height of two adjoining properties in Smith Street from 18m to 25m.</li> <li>• This amendment is in response to representations made by the landowner seeking an increase in the maximum building height due to the district centre zoning and building heights of surrounding development.</li> </ul>
<b>3. To respond to council property-related matters</b>	
Buderim	<ul style="list-style-type: none"> <li>• Amend the zoning of the council owned property at 33 Quorn Close from the open space zone to the low-density residential zone – precinct LDR1 (protected housing area).</li> <li>• Amend the Buderim local plan mapping to remove the greenspace designation over the property.</li> <li>• This amendment is proposed due to the land being surplus to council requirements, with the proposed zoning intended to reflect the previous residential zoning (under the superseded Maroochy Plan 2000) and the prevailing zoning in the immediate locality.</li> </ul>
Mooloolaba	<ul style="list-style-type: none"> <li>• Amend the zoning of the council owned property at 52 Amarina Avenue from the community facilities zone (utility installation) to the low-density residential zone – precinct LDR1 (protected housing area).</li> <li>• This amendment is proposed due to the land being surplus to council requirements, with the proposed zoning intended to reflect the previous residential zoning (under the superseded Maroochy Plan 2000) and the prevailing zoning in the immediate locality.</li> </ul>
<b>4. To respond to identified mapping anomalies</b>	
Buderim	<ul style="list-style-type: none"> <li>• Remove the zoning of land within the realigned Goshawk Boulevard (future) road corridor.</li> <li>• Include the adjoining lots to the north and south, created as a result of the road corridor realignment, within the limited development (landscape residential) zone and the medium density residential zone respectively.</li> <li>• Consequential amendments to the Sippy Downs local plan mapping and code provisions to reflect the road corridor realignment and zoning changes.</li> <li>• Consequential amendments to other parts of the planning scheme for consistency.</li> </ul>

Unlike the balance of the proposed amendments, the amendments related to the Buddina Urban Village were not a result of planning grounds. At the council meeting, Cr Joe Natoli tabled a petition signed by 228 people (predominantly residents) in support of the proposed amendments. Cr Natoli has been vocal against higher densities throughout established low density areas in the coastal corridor, most notably during the public consultation for the Maroochydore to Caloundra mass transit project.

There are two council motions relevant to the Buddina Urban Village. The first was to approve an amendment on 28 April 2022, which included changes to the Buddina Urban Village, which was supported by a vote that was 5 for and 4 against. The Mayor was absent from the discussion and vote on this motion. The second motion to overturn the first motion was lost 5-6. The Mayor was present for discussions and voted to move the motion.

Figure 1 Buddina Urban Village (extract from planning scheme)



## 5. Planning Minister's consideration

DSDILGP has undertaken a review of the proposed amendment against the relevant legislative requirements of the Planning Act, the Planning Regulation, state planning instruments and the provisions of the MGR.

Chapter 2, part 4, section 17.2 of the MGR sets out the considerations the Planning Minister must have when conducting the SIR and deciding if the council may commence public consultation for the proposed amendment.

The table below provides an assessment of compliance of the proposed amendment against the legislative requirements and process for amending a planning scheme.

Within 60 days of receiving the proposed amendment, the Planning Minister must give the council a notice stating the outcome of the state interest review, if it may proceed to public consultation, and the Planning Minister conditions (if any) that apply to the proposed amendment. If the proposed amendment may not proceed to public consultation, the Planning Minister must give the council reasons why it may not proceed.

Chapter 2, part 4, section 16.5(b)	Consider the required material given under section 16.5 of the MGR and whether sufficient information was provided in accordance with schedule 3 of the MGR
<p><b>Assessment</b></p> <p>The council is required to provide certain material to the Planning Minister to undertake the SIR and give notice that the council may proceed to public consultation or not. The council provided:</p> <ol style="list-style-type: none"> <li>1. an electronic copy of the proposed amendment in the appropriate format</li> <li>2. a statement addressing the state interests in the relevant regional plan and SPP which includes-               <ol style="list-style-type: none"> <li>a. how the state interests are integrated in the amendment</li> <li>b. reasons why any state interests have not been integrated in the amendment</li> <li>c. any state interests that are not relevant</li> </ol> </li> <li>3. a statement about how the key elements of a planning scheme mentioned in section 16(1) of the Planning Act have been addressed and if the amendment is consistent with the regulated requirements</li> <li>4. a communications strategy</li> <li>5. an indicative timeframe for the completion of the amendment process</li> <li>6. relevant mapping.</li> </ol> <p>The council did not provide any background studies, reports or natural hazard risk assessments in support of the proposed amendment.</p> <p><i>Insufficient information</i></p> <p>On 1 July 2022, officers from DSDILGP met with council officers and requested further justification for the proposed amendments related to the Buddina Urban Village. The proposed amendments reflect a significant policy change for the council, and DSDILGP considers this policy change conflicts with several SPP and <i>ShapingSEQ</i> policies. Council officers informed DSDILGP that there was no supporting information for the decision.</p> <p>DSDILGP considers that the lack of supporting information for the proposed amendment to the Buddina Urban Village highlights that the council has not considered the long-term or broader implications of the amendments on the goal of achieving the consolidation targets for the Sunshine Coast under <i>ShapingSEQ</i>. Therefore, it is recommended that the proposed amendment to the Buddina Urban Village be removed and considered as part of the new Sunshine Coast planning scheme project currently being prepared by the council.</p>	

### 5.1. State agency consideration of state interests

As part of the SIR, the Planning Minister must give the proposed amendment to other relevant state agencies for consideration of the effect of the proposed amendment on state interests, including those identified in legislation, the SPP or a regional plan.

The state interests relevant to the proposed amendment include the following:

**State Planning Policy (July 2017) (SPP)**

- Guiding principles
- Liveable communities and housing – Housing supply and diversity
- Liveable communities and housing – Liveable communities
- Economic growth – Development and construction
- Environment and heritage – Biodiversity
- Safety and resilience to hazards – natural hazards, risk and resilience
- Infrastructure – Transport infrastructure.

**South East Queensland Regional Plan 2017 (ShapingSEQ)**

- Goal 1: Grow – Element 1: Focusing residential density
- Goal 1: Grow – Element 4: Housing diversity
- Goal 3: Connect – Element 3: Integrated Planning
- Sub-regional outcomes: Northern sub-region.

The proposed amendment was given to the following state agencies for their consideration against the state interests:

State agency	SPP State interests
Department of Communities, Housing and Digital Economy (DCHDE)	Housing supply and diversity Liveable communities
Department of Environment and Science (DES)	Biodiversity Coastal environment Natural hazards, risk and resilience
DSDILGP	Natural hazards, risk and resilience Housing supply and diversity Liveable communities
Department of Transport and Main Roads (DTMR)	Liveable communities Transport infrastructure

Comments were sought from relevant state agencies between 24 June 2022 and 15 July 2022 and collated by DSDILGP on 15 July 2022. A detailed assessment of all state interest comments is included as **Appendix 3**.

**Buddina Urban Village**

The assessment confirmed that while most of the proposed amendment is consistent with the regulatory matters and aligns with matters of state interest, the proposed amendments to the Buddina Urban Village are not consistent with the following state interests:

1. The Buddina Urban Village element of the proposed amendment is not consistent with several goals, elements and strategies of *ShapingSEQ*. *ShapingSEQ* characterises the northern sub-region, including the Sunshine Coast local government area, as involving diverse living opportunities, including seaside and inland urban centres, suburban, rural residential and rural (including hinterland) living with a strong focus on consolidation around major urban centres and along planned coastal passenger transport corridors.

*Goal 1: Grow – Element 1: Efficient land use and Element 2: Focusing residential density*

The proposed amendment seeks to reduce residential densities in an area that is centrally located and well serviced by essential urban infrastructure, services and facilities, including frequent public transport. The Buddina locality is within an existing identified growth corridor extending from Caloundra to Maroochydore and is proximately (within 400m) to the Kawana district activity centre.



The proposed reduction in urban densities for the Buddina Urban Village has been considered in isolation of the overall investigation, planning and delivery of urban consolidation targets along this growth corridor. It is DSDILGP's view that planning for the future of this growth corridor should occur more holistically to determine the most appropriate locations for increased and/or reduced densities in the context of population growth and urban infrastructure capacity of the entire local government area.

*Goal 1: Grow – Element 4: Housing diversity*

The reduction of building height and residential density will reduce housing choice and diversity by reducing the opportunity to deliver a mix of dwelling types and sizes in an identified consolidation area.

*Goal 3: Connect – Element 3: Integrated planning*

*ShapingSEQ* seeks to coordinate and integrate the planning and delivery of infrastructure, particularly transport infrastructure, based on a consistent set of regional plan growth assumptions, including the 2041 dwelling supply benchmarks. The council has not undertaken an assessment of the impact of the Buddina Urban Village amendment on the aspirations for the larger Maroochydore to Caloundra growth corridor. The council has not demonstrated how this amendment integrates with the council's intent for the balance of the coastal corridor and has not considered how this amendment conflicts with major State and local government mass transit initiatives.

DSDILGP consider that the proposed amendment to the Buddina Urban Village does not align with *ShapingSEQ* outcomes or best planning practice.

2. The Buddina Urban Village element of the proposed amendment is not consistent with the following state interests of the SPP, including:

- i. Housing supply and diversity – The Buddina Urban Village is centrally located and close to essential urban infrastructure, services and facilities, including frequent public transport. The location presents an ideal opportunity for redevelopment and provision of more diverse housing options in an accessible and well-serviced location.

DSDILGP estimates that the proposed amendment will reduce the number of potential dwellings within the Buddina Urban Village by 200-250 units, which is not in alignment with the state interest of providing a diverse range of housing options in accessible and well-serviced locations.

- ii. Liveable communities – The Buddina Urban Village represents an ideal opportunity for provision of higher density housing that is accessible and well-serviced. Urban consolidation in this area will maximise the efficient and effective use of existing urban infrastructure and will allow for increased transport and land use integration in an area already identified for future for mass transit.

The proposed reduction of residential densities within the Buddina Urban Village is not in alignment with the state interest of creating diverse communities that meet lifestyle needs by facilitating:

- appropriate, responsive and proactive zoning
- higher density development in accessible and well-serviced locations
- efficient use of established infrastructure and services.

DSDILGP recommends that the Planning Minister condition that elements of the proposed amendment related to the Buddina Urban Village be removed from the proposed amendment and considered as part of the preparation of the new planning scheme. The council can then appropriately consider the holistic implications of reducing urban densities within established, well-serviced urban centres in the context of population growth and housing demand in this locality and the Caloundra to Maroochydore overall corridor.

On 5 August 2022, council officers were informed of DSDILGP's concerns with the Buddina Urban Village element of the proposed amendment. Council officers advised their preference was for the Planning Minister to condition that the Buddina Urban Village component be removed from the proposed amendment, rather than DSDILGP issuing an information request to the council requesting further justification for the Buddina Urban Village amendments. The council officers advised there was no further information they could provide at this time.

## 5.2. Other considerations during state interest review

The Planning Minister is required to consider other matters including legislative requirements during the state interest review. An assessment is detailed in the table below.

<b>Chapter 2, part 4, section 17.2(a) of MGR</b>	<b>Consider whether the proposed amendment advances the purpose of the <i>Planning Act 2016</i> (the Planning Act) (section 3)</b>
<p><b>Assessment</b></p> <p>The purpose of the Planning Act is to establish an efficient, effective, transparent, integrated, coordinated and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability. Ecological sustainability is a balance that integrates:</p> <ul style="list-style-type: none"> <li>the protection of ecological processes and natural systems at a local, regional, state and wider levels</li> <li>economic development</li> <li>the maintenance of the cultural, economic, physical and social wellbeing of people and communities.</li> </ul> <p><b>Assessment</b></p> <p>The proposed rezoning of specific sites to reflect existing approvals, to respond to council property-related matters and identified mapping anomalies, and to reflect existing or desired future land use generally:</p> <ul style="list-style-type: none"> <li>protects ecological processes and natural systems by concentrating urban development on land recognised as appropriate for residential development through the development assessment process</li> <li>encourages economic development in the Sunshine Coast region</li> <li>maintains the cultural, economic, physical and social wellbeing of people and communities by providing further residential options in proximity to existing communities and centres.</li> </ul> <p>DSDILGP considers the proposed amendment advances the purpose of the Planning Act, except for the Buddina Urban Village elements.</p> <p><b>Buddina Urban Village</b></p> <p>The Buddina Urban Village element of the proposed amendment does not advance the purpose of the Planning Act for the following reasons:</p> <ol style="list-style-type: none"> <li>The proposed amendment reduces the density and scale of development in an urban area which is well serviced and will reduce the supply and diversity of housing options in this part of the Sunshine Coast, thereby reducing opportunities for the cultural, economic, physical and social wellbeing of the local community.</li> <li>The council has not presented any information that demonstrates they have considered the impacts of this proposed change on the financial viability of future development on these sites. In mid-2019 the first major high-density development was completed, and since then two further major developments have started construction in the Buddina Urban Village. These are the first new developments in the Buddina Urban Village which is evidence that the current planning scheme and market conditions are providing opportunity for urban consolidation. A reduction in yield is likely to significantly reduce viability and economic development and stop further consolidation in this area.</li> <li>the Maroochydore to Caloundra corridor has been identified by <i>ShapingSEQ</i> and the planning scheme as the major source of residential consolidation on the Sunshine Coast. To support this consolidation, DTMR and the council have invested in developing business cases for major transport initiatives such as the Maroochydore to Caloundra and the Beerwah to Maroochydore Mass Transit projects.</li> <li>The proposed amendment will not result in sustainable settlement patterns that protect ecological processes and natural systems at a local level and regional level. The council has not identified how the loss of consolidated supply, resulting from the proposed amendment, will be provided for across the balance of the local government area.</li> </ol> <p>Therefore, a Minister's condition is recommended to remove the Buddina Urban Village component of the proposed amendment.</p>	
<b>Chapter 2, part 4, section 17.2(b) of MGR</b>	<b>Consider whether the proposed amendment is consistent with section 16(1) of the <i>Planning Act</i> – Contents of local planning instruments</b>

Section 16(1) of the planning Act states that a planning scheme must -

- a) identify strategic outcomes for the local government area to which the planning scheme applies; and
- b) include measures that facilitate the achievement of the strategic outcomes; and
- c) coordinate and integrate the matters dealt with by the planning scheme, including State and regional aspects of the matters.

#### Assessment

The proposed amendment generally complies with the strategic outcomes identified in the planning scheme for the local government area, including measures that facilitate the achievement of strategic outcomes. The proposed amendment also coordinates and integrates the matters dealt with by the planning scheme, including state and regional planning matters. The exception to this is the proposed amendments to the Buddina Urban Village.

The proposed amendment is required to reflect the state interests stated in the SPP and *ShapingSEQ*. The proposed amendments to the Buddina Urban Village aim to reduce density and height of future residential development in a well serviced area, which is inconsistent with:

- goal 1 elements 1, 2, 4 and Goal 3 element 3 of *ShapingSEQ*
- the housing supply and diversity and liveable communities state interests identified in the SPP.

The proposed amendment to the Buddina Urban Village does not promote diverse, liveable communities, does not provide appropriately zoned land in accessible and well-serviced locations or result in the efficient use of established infrastructure and services.

The proposed amendment to the Buddina Urban Village does not align with *ShapingSEQ* outcomes or best planning practice. The council has not undertaken an assessment of the impact of the Buddina Urban Village amendment on the aspirations for the larger Maroochydore to Caloundra growth corridor. The council has not considered how this amendment conflicts with major State and local government mass transit initiatives

The planning for the Buddina Urban Village as a high-density infill growth area has been in place for 20 years. Development conditions are favourable and as a result, quality high density developments that provide a diversity of housing are proceeding. The proposed amendment to the Buddina Urban Village creates uncertainty for investment in this locality and is likely to impede further infill being achieved.

**Chapter 2, part 4, section 17.2(c) of MGR**

**Consider whether the proposed amendment is consistent with the regulated requirements prescribed in the Planning Regulation**

The regulated requirements for a local planning instrument are contained within the Planning Regulation, Part 2, Division 2, Subdivision 1 - Regulated requirements.

#### Assessment

The current planning scheme is consistent with the regulated requirements of the Planning Regulation. The proposed amendment maintains the use of the zones, use and administrative terms and definitions already contained within the current planning scheme.

**Chapter 2, part 4, section 17.2(d) of MGR**

**Consider whether the proposed amendment is well drafted and clearly articulated**

#### Assessment

The proposed amendment is written and presented in the same format as the current planning scheme. The proposed changes are consistent with the writing style of the current planning scheme, are easy to understand and clearly articulate the desired planning outcomes.

<b>Chapter 2, part 4, section 17.2(e) of MGR</b>	<b>Consider whether the proposed amendment accords with the result of any strategic study or report, or review required under section 25(1) of the Planning Act</b>
<p>Section 25(1) of the Planning Act sets requirements for a local government to review its planning schemes.</p> <p><b>Assessment</b></p> <p>The proposed amendment does not form part of a review required under section 25(1) of the Planning Act and is not proposed as a result of a relevant study or report. Separately, to accord with the requirements under section 25(1) of the Planning Act, the council has commenced preparation of a new planning scheme to replace the planning scheme by 2024.</p>	

### 5.3. Communications strategy

For a proposed amendment, Schedule 3 of the MGR notes that a communications strategy forms part of the required material to be submitted with the notice prepared by council under chapter 2, part 4, section 16.5 of the MGR.

An assessment of the relevant requirements of the MGR is contained below.

<b>Section 17.5 of MGR</b>	<b>Consider whether the communications strategy to be implemented is adequate having regard to the nature of the proposed amendment</b>
<p><b>Assessment</b></p> <p>The council has provided a copy of its proposed communications strategy for the proposed amendment for consideration by the Planning Minister. The communication strategy:</p> <ul style="list-style-type: none"> <li>a) complies with the prescribed consultation period requirements under the Planning Act (section 18(5)(b))</li> <li>b) includes a statement about the extent of consultation with relevant state agencies</li> <li>c) describes how the attention of the community, or the affected part of the community, will be drawn to the purpose and general effect of the instrument</li> <li>d) has been prepared having regard to DSDILGP's Community Engagement Toolkit for Planning.</li> </ul> <p>The proposed communication strategy will provide an adequate level of consultation with the community for the scale of amendment. A copy of the proposed communication strategy is included as <b>Attachment 3</b> to the brief.</p>	

## 6. Other matters

No other matters were considered relevant for this proposed amendment.

## 7. Legal advice

Legal advice has not been sought in relation to this proposed amendment.

## 8. Recommendation

It is DSDILGP's view that the council has prepared a proposed amendment that generally meets the legislative requirements, and it is recommended that the council may proceed to public consultation subject to the condition enclosed (refer to **Attachment 4** to the brief) being undertaken prior to public consultation.


## **9. Appendices**



**Appendix 1 – Detailed description of changes proposed in each locality**



**Appendix 2 – Explanatory memorandum from the council**

**Appendix 3 – DSDILGP's assessment of all state interest comments.**


Appendix 1 – MA-0079 – Sunshine Coast Planning Scheme (Major Amendment) – Details of proposed amendment


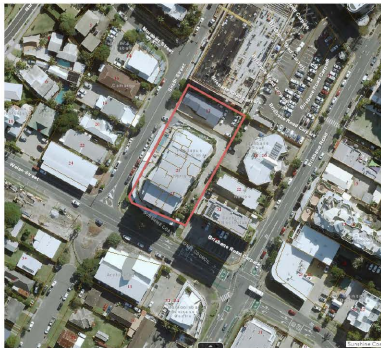
Details of proposed amendment					
Subject site	Location map	Current zoning	Summary	Proposed changes	State interests
<p><b>Buddina Urban Village and Kawana waters (total area: 3.5ha)</b></p> <p><u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>15 Bermagui Crescent, Buddina – Lot 827 on B92942</li> <li>61, 63, 65, 67, 69, 71, 73, 75 Iluka Avenue, Buddina – Lot 304, 305, 306, 307, 308, 309, 310 and 311 on B92911</li> <li>44, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 1N/143 – 25N/143, 145, 1C/145 – 25C/145, 147, 1S/147–25S/147 Lowanna Drive, Buddina – Lot 825 on B92942 – Lot 78 on B92936 – Lots 71 - 77 on B92931 – Lot 170 on B92930, Lots 0 – 25 on BUP102060 – Lots 0 – 25 on BUP102619 – Lots 0 – 25 on BUP102984</li> <li>4 Narooma Court, Buddina – Lot 826 on B92942</li> <li>84, 85, 86, 87, 88, 89, 90, 91, 92, 116, 117, 1/117, 2/117, 118, 1/118, 2/118, 119, 120, 121, 122, 123, 124, 1/124, 2/124 and 126 Pacific Boulevard, Buddina – Lots 281 – 289 on B92911 – Lots 29, 32 – 36 on B92923 – Lots 0 – 2 on BUP4659 – Lots 0 – 2 on BUP9297 – Lots 0 – 2 on BUP4997</li> <li>2 and 6 Talinga Street, Buddina – Lot 280 on B92911 and Lot 1 on RP201319</li> <li>2, 4, 6, 8 Tumut Street, Buddina – Lots 813 - 816 on B92941</li> </ul>		High density residential zone	<p>The council received a petition with 228 signatories and individual representations, seeking an amendment to the <i>Sunshine Coast Planning Scheme 2014</i> in relation to the Buddina Urban Village in the Kawana Waters local plan area. The petition/representations requested that the zoning and maximum building height of land included in sub-precinct KAWLPSP-4a (Urban Village Residential) be amended to maintain the low-medium density residential character of the local area and to include specific provisions in the <i>Sunshine Coast Planning Scheme 2014</i> in relation to the erosion prone area, native wildlife and turtle nesting areas.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the land located within sub-precinct KAW LPSP-4a is currently included in the high density residential zone and has a maximum building height of 12 metres and 21 metres. The majority of the land currently included in sub-precinct KAW LPSP-4a has a building height of 12 metres with the exception of the norther part of the sub-precinct adjoining Talinga Street, which has a maximum building height of 21 metres.</p> <p>The council proposes zoning changes, maximum building height changes, consequential changes to Kawana Waters local plan code and alignment of the Kawana Waters local plan elements to be consistent with the Kawana Waters local plan area precincts map.</p> <p>It is noted that the specific <i>Sunshine Coast Planning Scheme 2014</i> provisions related to native wildlife and land within the erosion prone area will be reviewed as part of the new <i>Sunshine Coast Planning Scheme 2014</i> project and not this amendment.</p>	<ul style="list-style-type: none"> <li>Amend the zoning of all land within sub-precinct KAW LPSP-4a (Urban Village Residential) from the high density residential zone to the Medium density residential zone.</li> <li>Amend the maximum building height of land in the north-eastern section of sub-precinct KAW LPSP-4a (Urban Village Residential) from 21m to 12m.</li> <li>Consequential amendments to the Kawana Waters local plan mapping and code provisions to reflect zoning and building height changes.</li> <li>These amendments are in response to community concerns regarding the character of the local area and other matters (ie. erosion prone areas, native wildlife and turtle nesting) – note these ‘other matters’ are intended to be reviewed as part of the New Planning Scheme Project currently underway.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>Guiding principles</li> <li>Liveable communities and housing – Housing supply and diversity</li> <li>Liveable communities and housing – Liveable communities</li> <li>Economic growth – Development and construction</li> <li>Environment and heritage – Biodiversity</li> <li>Safety and resilience to hazards – Natural hazards, risk and resilience</li> <li>Infrastructure – Transport infrastructure</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>Goal 1: Grow – Element 1: Focusing residential density</li> <li>Goal 1: Grow – Element 4: Housing diversity</li> <li>Goal 3: Connect – Element 3: Integrated Planning</li> <li>Sub-regional outcomes: Northern sub-region</li> </ul>



<p><b>Buderim (total area: 14.4ha)</b> <u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>Power Road and Starling Street, Buderim <ul style="list-style-type: none"> <li>Lots 30 and 31 on SP293861</li> <li>Lot 70 on SP310631</li> </ul> </li> </ul>		<p>Rural zone</p>	<p>Planning for the Goshawk Boulevard connection has been in place since the late 1990's. The council purchased the land in 2003 and adopted the Goshawk Boulevard extension at its ordinary meeting of September 2007. As part of the Goshawk Boulevard connection project, the council acquired land for the purpose of road reserve on Lot 3 on RP215630. The resumption created two new lots (Lots 30 and 31 on SP293861 and the road reserve. No reconfiguration application was assessed due to an exemption granted under Schedule 19 and 26 of the former Sustainable Planning Act 2009.</p> <p>The road reserve was finalised in a slightly different alignment to that shown in the indicative mapping used for the basis of slip zoning designated for the site during the drafting of the <i>Sunshine Coast Planning Scheme 2014</i>. This has created a zoning anomaly in part of Lot 30, part of Lot 31 and in the new road reserve. As part of the purchase agreement, it was determined that the whole of Lot 30 is to be included in the Limited development (Landscape residential) zone and the whole of Lot 31 in the Medium density residential zone</p> <p>As part of the Goshawk Boulevard connection project, on 14 June 2019, Lot 69 on SP152235 was cancelled to create Lot 70 on SP310631 to provide for a road reserve connection between Goshawk Boulevard and the new established road reserve connecting to Power Road.</p>	<ul style="list-style-type: none"> <li>Remove the zoning of land within the realigned Goshawk Boulevard (future) road corridor.</li> <li>Include the adjoining lots to the north and south, created as a result of the road corridor realignment, within the Limited development (landscape residential) zone and the medium density residential zone respectively.</li> <li>Consequential amendments to the Sippy Downs local plan mapping and code provisions to reflect the road corridor realignment and zoning changes.</li> <li>Consequential amendments to other parts of the <i>Sunshine Coast Planning Scheme 2014</i> for consistency.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>Guiding principles</li> <li>Economic growth – Development and construction</li> <li>Environment and heritage – Biodiversity</li> <li>Safety and resilience to hazards – Natural hazards, risk and resilience</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>Goal 3: Connect – Element 3: Integrated Planning</li> <li>The land is within the urban footprint</li> </ul>
<p><b>Buderim (total area: 12ha)</b> <u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>15-17, 19-21, 23-27, 29-35, 39, 43, 49-51, 53, 59, 60-64, 54-58 Jori Court, Buderim <ul style="list-style-type: none"> <li>Lots 13, 14, 15 and 16 on RP839362</li> <li>Lots 17, 18, 19, 20, 24, 25, 26 on RP843835</li> </ul> </li> <li>5 Roms Court, Buderim <ul style="list-style-type: none"> <li>Lot 21 on RP845434</li> </ul> </li> <li>108, 114, 120, 124-126, 128-130, 132 and 134 Stringybark Road, Buderim <ul style="list-style-type: none"> <li>Lot 1 on RP897336</li> <li>Lot 2 on RP184019</li> <li>Lots 7, 8, 9, 10, 11 on RP810552</li> </ul> </li> </ul>		<p>Rural zone</p>	<p>The council has received representations from residents seeking a change in the zoning of the land on the northern side of Jori Court from rural residential zone to low density residential or medium density residential.</p> <p>Under the <i>ShapingSEQ</i>, the subject area is included within the urban footprint. The area under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject area is predominantly included in the rural residential zone and is located within the Sippy Downs local plan area. The existing land uses are predominantly rural residential in nature, consisting of large single detached dwellings located on lots ranging from 4,000m<sup>2</sup> to 9,000m<sup>2</sup>.</p> <p>The subject area is affected by a number of overlays, including the Biodiversity, waterways and wetlands overlay (native vegetation area, waterways and wetlands), Bushfire hazard overlay (Medium Bushfire hazard and Medium Bushfire hazard buffer) and the Flood hazard overlay which impact specific lots to varying extents.</p> <p>North of Jori Court and west of Stringybark Road is prone to flooding and inundation, is identified as a medium bushfire hazard area and is mapped as containing native vegetation, waterways and wetlands. Drainage easements exist over the northern portion of the land. The purpose of these easements is to prohibit any activities or works that may obstruct or impede the flow of stormwater runoff unless prior approval from Council is provided. The front portions of the lots, on the north side of Jori Court, are relatively unconstrained and the council has identified that they may have future development potential.</p>	<ul style="list-style-type: none"> <li>Amend the zoning of 9 individual properties on the northern side of Jori Court from the Rural residential zone to part Low density residential zone (front portion of each lot) and part Environmental management and conservation zone (rear portion of each lot) – zoning boundary is determined by existing drainage easement extent over the rear of these properties.</li> <li>Amend the zoning of 3 individual properties at the western end of Jori Court from the Rural residential zone to the low density residential zone.</li> <li>Include specific amendments to the Sippy Downs local plan code in relation to road widening, indented parking and drainage for Jori Court.</li> <li>Consequential amendments to the Sippy Downs local plan mapping and other parts of the <i>Sunshine Coast Planning Scheme 2014</i> for consistency.</li> <li>These amendments are in response to representations received from landowners on the northern side of Jori Court and the western side of Stringybark Rd - note there are no zoning changes proposed to the properties on Stringybark Rd, due to multiple environmental constraints.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>Guiding principles</li> <li>Liveable communities and housing – Housing supply and diversity</li> <li>Liveable communities and housing – Liveable communities</li> <li>Environment and heritage – Biodiversity</li> <li>Safety and resilience to hazards – Natural hazards, risk and resilience</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>Goal 1: Grow – Element 1: Focusing residential density</li> <li>Goal 1: Grow – Element 4: Housing diversity</li> <li>Sub-regional outcomes: Northern sub-region</li> <li>The land is within the urban footprint</li> </ul>



<p><b>Buderim (total area: 0.35ha)</b> <u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>3, 6 and 31 Lavarack Crescent, Buderim <ul style="list-style-type: none"> <li>Lots 2 and 12 on RP90687</li> <li>Lot 8 on RP95934</li> </ul> </li> </ul>		<p>Low density residential</p>	<p>At the council's ordinary meeting held on 17 October 2019, Council refused a development application (MCU18/0216) for a Material Change of Use for an extension to an existing service station located at 2-4 and 6 Lavarack Crescent, Buderim. In addition to refusing the subject development application, the council also resolved to further consider the zoning of the land subject to the development application.</p> <p>2-4 Lavarack Crescent, formally described as lot 1 on RP90687 is located on the corner of King Street and Lavarack Crescent, is currently occupied by a service station, a mechanic workshop and a car wash and included in the local centre zone. 6 Lavarack Crescent, formally described as Lot 2 on RP90687 is located on the southern side of 2-4 Lavarack Crescent, contains a 2 storey dwelling and ancillary structures and is located in the low density residential zone. Lot 1 has a total site area of 959m2 and Lot 2 is 891m2 in area.</p> <p>3 Lavarack Crescent, formally described as Lot 12 on RP90687 and 31 Lavarack Crescent, formally described as Lot 8 on RP95934 are located in the low density residential zone. Lot 12 on RP90687 is 891m2 in area and currently occupied by Suncoast Christian Health Centre, QML pathology and a dwelling unit. Lot 8 on RP95934 is 789m2 in area and currently occupied by a chiropractic business. The surrounding locality consists of predominantly multiple dwellings and single dwellings consistent with their respective uses.</p> <p>Economic advice prepared in relation to MCU18/0216 indicated that there is an economic need for a modern service station. With regard to the aforementioned advice, the council recommends that the zoning of Lot 2 on RP90687 be amended to low density residential.</p> <p>It is also considered appropriate to amend the zoning of 3 and 31 Lavarack Crescent (Lot 12 on RP90687 and Lot 8 on RP95934) from the Low density residential (Precinct LDR1 (Protected Housing Area)) to the Local centre zone. The proposed inclusion of the sites in the local centre zone is intended to create a more contiguous local centre and to compliment the proposal to amend the adjacent lot.</p> <p>To provide for the expansion or redevelopment of an existing service station where located within a Local centre zone and identified as a local (not full service) activity centre, it is proposed to amend the Local Centre zone code (i.e. Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone)) to include a service station as a potentially consistent use, if replacing an existing service station and located in a local (not full service) activity centre.</p>	<ul style="list-style-type: none"> <li>Amend the zoning of 3 properties on Lavarack Crescent from the low density residential zone to the Local centre zone.</li> <li>Amend the table of consistent and potentially consistent uses within the Local centre zone code to include a service station as a potentially consistent use, if replacing an existing service station.</li> <li>This amendment is in response to a council resolution from the Ordinary Meeting held on 17 October 2019 (which followed the refusal of a development application for extension to an existing service station) to further consider the zoning of the land as part of the next <i>Sunshine Coast Planning Scheme 2014</i> review, and a demonstrated level of community, economic and planning need for the existing, older style service station to become more modern and competitive.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>Guiding principles</li> <li>Liveable communities and housing – Liveable communities</li> <li>Economic growth – Development and construction</li> <li>Infrastructure – Transport infrastructure</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>Goal 3: Connect – Element 3: Integrated Planning</li> <li>The land is within the urban footprint</li> </ul>
<p><b>Buderim (total area: 808<sup>2</sup>)</b> <u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>33 Quorn Close, Buderim <ul style="list-style-type: none"> <li>Lot 2 on RP183878</li> </ul> </li> </ul>		<p>Open space zone</p>	<p>33 Quorn Close is currently owned by the council and has been identified as underutilised and surplus to the council's needs. The council has resolved to dispose of the property, prior to disposing of the subject property the council intends to amend the zoning from open space zoning to reflect the previous site zoning to low density residential under the <i>Sunshine Coast Planning Scheme 2014</i>.</p> <p>The subject site is also identified as 'greenspace' in the Buderim Local Plan Elements of Buderim Local Plan Code and is also designated as a recreation - amenity reserve in the council's open space network although no park assets exist on site.</p>	<ul style="list-style-type: none"> <li>Amend the zoning of the council owned property at 33 Quorn Close from the Open space zone to the low density residential zone – precinct LDR1 (protected housing area).</li> <li>Amend the Buderim local plan mapping to remove the greenspace designation over the property.</li> <li>This amendment is proposed due to the land being surplus to council requirements, with the proposed zoning intended to reflect the</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>Liveable communities and housing – Housing supply and diversity</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>Goal 1: Grow – Element 1: Focusing residential density</li> <li>The land is within the urban footprint</li> </ul>




			<p>The subject site is 808m<sup>2</sup> in area and is identified as Pt Quorn Close Park. The subject site is surrounded by established dwelling houses on land included either in the low density residential zone or the Limited development (Landscape residential) zone. A drainage easement and sewage infrastructure are located along the north-western boundary of the site.</p> <p>The site is also subject to a number of <i>Sunshine Coast Planning Scheme 2014</i> overlays, most notably the Landslide hazard and steep land overlay, which indicates that the north-eastern half of the site is identified as a moderate landslide hazard and the south-western half of the site is identified as a high landslide hazard area, with a slope of 15-20% (refer to Figure 3(a) and 3(b)).</p> <p>A Slope Stability Risk Assessment, undertaken in March 2020, indicates that the risk to property and to properties adjacent to the site is "low" provided that the recommendations made within the report relating to hillside construction and long-term stability are implemented.</p> <p>Development of the subject site would require the preparation of a site-specific geotechnical assessment report as part of any future development application, which would be assessed against the <i>Sunshine Coast Planning Scheme 2014</i>'s Landslide hazard and steep land overlay code as well as other relevant parts of the <i>Sunshine Coast Planning Scheme 2014</i> (e.g. dwelling house code).</p>	<p>previous residential zoning (under the superseded Maroochy Plan 2000) and the prevailing zoning in the immediate locality.</p>	
<p><b>Buderim (total area: 0.41ha)</b> <u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>22 Dixon Road, Buderim – Lot 11 on RP883261</li> </ul>		<p>Limited development zone</p>	<p>Council has received representation from the landowner of 22 Dixon Road, Buderim (Lot 11 on RP883261) seeking an amendment to the zoning of the land from the limited development (Landscape residential) zone to a residential zone.</p> <p>The subject land is a rectangular shaped lot, with a total area of 4,096m<sup>2</sup>. It has an established house positioned in the northern half of the lot and the land slopes away from Dixon Road with a south westerly aspect.</p> <p>The northern boundary adjoins the unconstructed Board Lane, while the southern boundary of the subject land adjoins land included in the Low density residential zone - Precinct LDR1 (Protected Housing Area), and the western boundary of the subject land adjoins land included in the Limited development zone, which is substantially vegetated and contains a single dwelling. The Dixon Road alignment adjoins the subject land to the east.</p> <p>Under the <i>ShapingSEQ</i> South East Queensland Regional Plan 2017, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Limited development (Landscape residential) zone (refer to Figure 1) and is located within the Buderim Local Plan Area, outside of the Urban Growth Management Boundary.</p> <p>The land is partially mapped as being subject to the Biodiversity, Waterways and Wetlands Overlay, the Bushfire Hazard Overlay and the Landslide Hazard and Steep Land Overlay.</p>	<ul style="list-style-type: none"> <li>Amend the zoning of the property at 22 Dixon Road from the Limited development (landscape residential) zone to the low density residential zone – Precinct LDR1 (Protected housing area)</li> <li>Include specific provisions in the Buderim local plan code in relation to future development on this property.</li> <li>Consequential amendments to the Buderim local plan mapping and other parts of the <i>Sunshine Coast Planning Scheme 2014</i> for consistency.</li> <li>This amendment is in response to representations received from the landowner and further consideration of site constraints by council.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>Liveable communities and housing – Housing supply and diversity</li> <li>Environment and heritage – Biodiversity</li> <li>Safety and resilience to hazards – Natural hazards, risk and resilience</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>Goal 1: Grow – Element 1: Focusing residential density</li> <li>Goal 3: Connect – Element 3: Integrated Planning</li> <li>The land is within the urban footprint</li> </ul>

			<p>In November 2008, Council issued a Development Permit for Reconfiguring a lot (1 into 2 lots) under the former Maroochy Plan 2000 (REC07/0019). This approval has since lapsed.</p> <p>The council recommends that the zoning of the subject land be amended from limited development to low density residential and to limit the subdivision of the land to a maximum of 2 lots in order to be consistent with the former approval above. The proposed amendment is consistent with the prevailing residential zoning and provisions of the Buderim Local Plan Area.</p>		
<p><b>Maroochydore (total area: 0.43ha)</b> <u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>The Duporth Riverside 6 Wharf Street, Maroochydore <ul style="list-style-type: none"> <li>Lot 0 on SP151751</li> </ul> </li> <li>Pier Ten 8-10 Wharf Street, Maroochydore <ul style="list-style-type: none"> <li>Lot 0 on SP100069</li> </ul> </li> </ul>		Principal centre zone	<p>The council received representations made on behalf of the body corporate and individual property owners from the Duporth Riverside and Pier Ten residential apartments. Representations were made objecting to their inclusion in the Ocean Street Food and Music sub-precinct (formerly Ocean Street Hospitality area sub-precinct) under the <i>Sunshine Coast Planning Scheme 2014</i> and requesting a realignment of the Ocean Street Food and music sub-precinct to exclude the Duporth Riverside and Pier Ten residential apartments.</p> <p>Representations were received by the council post-consultation but prior to adoption of the <i>Sunshine Coast Planning Scheme 2014</i> amendment No.21 Special Entertainment Precincts. As such, the matter was recommended to be considered as part of a future amendment package.</p> <p>The body corporates and individual property owners of the Duporth Riverside and Pier Ten residential apartments indicated that they were concerned that the inclusion of residential apartments in the sub-precinct would adversely affect the residential status of their property and could result in more intensive entertainment uses occurring on their property.</p>	<ul style="list-style-type: none"> <li>Amend the Ocean Street Food and Music sub-precinct boundary to exclude the Duporth Riverside and Pier Ten residential apartments at 6 and 8-10 Wharf Street from the sub-precinct.</li> <li>This amendment is in response to a submission from the Body Corporate of each apartment building regarding concerns of individual unit owners about the potential expansion of late night entertainment uses and associated noise onto their property.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>Economic growth – Development and construction</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>The land is within the urban footprint</li> </ul>
<p><b>Mooloolaba (total area: 0.25ha)</b> <u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>13 Smith Street, Mooloolaba <ul style="list-style-type: none"> <li>Lot 142 on SP318724</li> </ul> </li> <li>21 Smith Street, Mooloolaba <ul style="list-style-type: none"> <li>Lot 900 on SP318724</li> </ul> </li> </ul>		District centre zone	<p>Council has received a request on behalf of the landowner of 13 Smith Street, Mooloolaba seeking an increase in the maximum building height from 18 metres to 37.5 metres.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject site is currently included in the District centre zone in the Mooloolaba/Alexandra Headland Local plan area and has a maximum building height of 18 metres.</p> <p>The subject site has a total site area of 690m2. The northern side boundary of the subject site adjoins the Brisbane Road Car Park, which currently has a maximum building height of 45 metres. To the south is the Pandanus Mooloolaba Apartments, located at 21 Smith Street. This site currently has a maximum building height of 18 metres. Land to the south-east and north-west currently has a maximum building height of 25 metres.</p> <p>With regard to the existing maximum building heights surrounding the subject site, the council proposes an amendment to increase the maximum building height for 13 and 21 Smith Street from 18 metres to 25 Metres.</p>	<ul style="list-style-type: none"> <li>Amend the maximum building height of 2 adjoining properties in Smith Street from 18m to 25m.</li> <li>This amendment is in response to representations made by the landowner seeking an increase in the maximum building height due to the district centre zoning and building heights of surrounding development.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>Guiding principles</li> <li>Liveable communities and housing – Housing supply and diversity</li> <li>Liveable communities and housing – Liveable communities</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>Goal 1: Grow – Element 1: Focusing residential density</li> <li>Goal 1: Grow – Element 4: Housing diversity</li> <li>Goal 3: Connect – Element 3: Integrated Planning</li> <li>Sub-regional outcomes: Northern sub-region</li> <li>The land is within the urban footprint</li> </ul>

<p><b>Mooloolaba (total area: 644m<sup>2</sup>)</b></p> <p><u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>• 52 Amarina Avenue, Mooloolaba <ul style="list-style-type: none"> <li>– Lot 142 on SP318724</li> </ul> </li> <li>• 52A Amarina Avenue, Mooloolaba <ul style="list-style-type: none"> <li>– Lot 900 on SP318724</li> </ul> </li> </ul>		<p>Community facilities zone</p>	<p>52 Amarina Avenue, Mooloolaba which has a total site area of 644m<sup>2</sup> is currently under the ownership of the council who has identified the land as underutilised and surplus to the council's requirements. The council previously resolved to dispose of the property. Prior to disposal the council intends on amending the zoning of the subject property to reflect the previous residential zoning.</p> <p>52A Amarina Avenue, Mooloolaba adjoins 52 Amarina Avenue, Mooloolaba and is currently under the ownership of the Northern SEQ Distributor-Retailer Authority. Lot 900 has a site area of 63m<sup>2</sup> and currently houses Unitywater infrastructure in the form of a sewage pump station. The combined total land area is 707m<sup>2</sup> and has canal frontage to the Mooloolah River. Surrounding properties in the local area consist primarily of dwelling houses, which are included in the low density residential zone.</p> <p>The subject land is currently included in the community facilities zone and subject to a number of <i>Sunshine Coast Planning Scheme 2014</i> overlay, most notably the flood hazard overlay. The council proposes to amend the zoning of 52 Amarina Avenue, Mooloolaba from community facilities to low density residential, generally in accordance with the surrounding properties included in precinct LDR1 (Protected Housing Area) of the <i>Sunshine Coast Planning Scheme 2014</i> and consistent with the previous zoning under the former Maroochy Plan 2000.</p> <p>52A Amarina Avenue is intended to retain the current community facilities zoning.</p>	<ul style="list-style-type: none"> <li>• Amend the zoning of the council owned property at 52 Amarina Avenue from the community facilities zone (Utility installation) to the low density residential zone – precinct LDR1 (protected housing area).</li> <li>• The adjoining lot (52A Amarina Ave) is owned by the Northern SEQ Distributor-Retailer Authority (ie. Unitywater) and currently houses Unitywater infrastructure – note this property is to be retained in the community facilities zone (utility installation).</li> <li>• This amendment is proposed due to the land being surplus to council requirements, with the proposed zoning intended to reflect the previous residential zoning (under the superseded Maroochy Plan 2000) and the prevailing zoning in the immediate locality.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>• Guiding principles</li> <li>• Liveable communities and housing – Housing supply and diversity</li> <li>• Liveable communities and housing – Liveable communities</li> <li>• Safety and resilience to hazards – Natural hazards, risk and resilience</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>• The land is within the urban footprint</li> </ul>
<p><b>Peregian Springs (total area: 962m<sup>2</sup>)</b></p> <p><u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>• 58/ 114 Peregian Springs Drive, Peregian Springs <ul style="list-style-type: none"> <li>– Lot 58 on SP155890</li> </ul> </li> <li>• 59/ 114 Peregian Springs Drive, Peregian Springs <ul style="list-style-type: none"> <li>– Lot 59 on SP155890</li> </ul> </li> </ul>		<p>Sport and recreation zone</p>	<p>The council received a request on behalf of the landowners of 58 and 59/114 Peregian Springs Drive, Peregian Springs to amend the zoning of the subject property from the sport and recreation zone to low density residential zone.</p> <p>The subject freehold land has a total land area of 962m<sup>2</sup> and is located within the Peregian South Local Plan area. On 25 July 2019, Council issued a development permit for a material change of use of premises to establish 2 dwelling houses on the subject land (MCU19/0068).</p> <p>The council considers it appropriate to reflect the current development approval over Lots 58 and 59 on SP155890 and include this land in the Low density residential zone, which is consistent with the surrounding zoning. It is also proposed to amend Figure 7.2.24A (Peregian South Local Plan Elements) to remove the greenspace designation over the subject land.</p>	<ul style="list-style-type: none"> <li>• Amend the zoning of 2 adjoining properties on Peregian Springs Drive from the Sport and recreation zone to the low density zone to reflect an existing development approval for a dwelling house on each lot.</li> <li>• Amend the Peregian South local plan elements map to remove mapped greenspace over the subject sites.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>• Guiding principles</li> <li>• Liveable communities and housing – Housing supply and diversity</li> <li>• Liveable communities and housing – Liveable communities</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>• The land is within the urban footprint</li> </ul>

<p><b>Woombye (total area: 7.5ha)</b> <u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>49 Countryview Street, Woombye <ul style="list-style-type: none"> <li>Lots 68, 69, 70, 901 on SP311630</li> </ul> </li> <li>Bushland Park 2 Boomerang Court, Woombye <ul style="list-style-type: none"> <li>Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620</li> </ul> </li> <li>3, 5, 6, 1/6, 2/6, 7, 8, 9, 10, 11, 12, 13 and 14 Boomerang Court, Woombye <ul style="list-style-type: none"> <li>Lots 0, 1 and 2 on SP319218</li> </ul> </li> <li>29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 1/45, 2/45 and 46 Paynter Park Road, Woombye</li> </ul>			<p>The council received representations on behalf of the owners of land formerly known as Lot 67 on SP209138 and Lot 122 on SP114689 seeking a change to the zoning of the land from rural zone to low density residential zone, environmental management and conservation zone and open space zone.</p> <p>In 2017 the council issued a development permit to reconfigure a lot (1 lot into 24 residential lots and reserve lots) over former lot 22 on SP114689 and a development permit to reconfigure a lot (1 lot into 3 lots and reserve) over former lot 67 on SP209138. The lots have now been created with the related plan sealing and title registered with the Titles Office on 15 October 2020. Furthermore, the development of those lots for residential purposes has commenced.</p> <p>The council proposes to amend the current rural zoning to low density residential in order to be consistent with the approved low density residential use.</p> <p>Lot 901 on SP311630 and lot 902 on SP311620 have been transferred to council in fee simple for Bushland Park purposes. The council proposes to include both lot 901 on SP311630 and 902 on SP311620 in the Environmental management and conservation zone.</p> <p>Lot 903 on SP311620 has also been transferred to the council in fee simple for drainage purposes. The council proposes to include this land in the open space zone.</p> <p>It is also proposed to amend the UGMB on the Woombye Local Plan Area Zone Map ZM27 and to amend Figure 7.2.26A (Woombye Local Plan Elements) to reflect the proposed zoning changes. It is also proposed to make consequential amendments to other parts of the <i>Sunshine Coast Planning Scheme 2014</i> to reflect the proposed changes.</p>	<ul style="list-style-type: none"> <li>Amend the zoning of 31 properties in Countryview Street, Boomerang Court and Paynter Park Drive from the Rural zone to the low density residential zone to reflect an existing development approval for reconfiguring a lot (urban residential subdivision).</li> <li>Amend the zoning of 2 properties within the approved subdivision from the Rural zone to the Environmental management and conservation zone, and 1 property from the Rural zone to the Open space zone – these properties have now been transferred to council as environmental reserve and open space/drainage reserve.</li> <li>Consequential amendments to the Woombye local plan mapping and other parts of the <i>Sunshine Coast Planning Scheme 2014</i> for consistency.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>Guiding principles</li> <li>Liveable communities and housing – Housing supply and diversity</li> <li>Liveable communities and housing – Liveable communities</li> <li>Safety and resilience to hazards – Natural hazards, risk and resilience</li> <li>Environment and heritage – Biodiversity</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>The land is within the urban footprint</li> <li>Goal 1: Grow – Element 1: Focusing residential density</li> <li>Sub-regional outcomes: Northern sub-region</li> </ul>
<p><b>Yandina (total area: 6.1ha)</b> <u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>1, 20 to 30, 32 and 34 Reo Place, Yandina <ul style="list-style-type: none"> <li>Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 32, 33 on SP300553</li> </ul> </li> </ul>		<p>Limited development zone and low density residential zone</p>	<p>The council received a request to amend the zoning of lots 13 to 24, 32, and 33 on SP300553 from limited development zone to low density residential zone and environmental management and conservation zone to reflect the current use of the land. Under the <i>Sunshine Coast Council Planning Scheme 2014</i> the subject lots are currently included in the limited development zone and partially in the low density residential zone.</p> <p>In September 2016, Council issued a Development Permit to Reconfigure a lot (1 into 32 Lots and Reserve) over Lot 344 on CG228. The lots have now been created and developed. The related plan sealing and titling was registered with the Titles Office on 19 September 2018. A number of the lots approved for residential purposes have been cleared and developed in accordance with the approved use</p> <p>The council proposes that lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 32 on SP300553 be included in the low density residential zone and Lot 33 on SP300553 be included in the environmental management and conservation zone. It is also proposed that the UGMB on the Yandina Local Plan Area Zone Map ZM8 be amended along with other consequential amendments to align.</p>	<ul style="list-style-type: none"> <li>Amend the zoning of 13 properties in Reo Place from the Limited development (landscape residential) zone to the low density residential zone to reflect an existing development approval for reconfiguring a lot (urban residential subdivision).</li> <li>Amend the zoning of 1 property within the approved subdivision from the Limited development (landscape residential) zone to the Environmental management and conservation zone – this property has now been transferred to council as environmental reserve.</li> <li>Consequential amendments to the Yandina local plan mapping and other parts of the <i>Sunshine Coast Planning Scheme 2014</i> for consistency.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>Guiding principles</li> <li>Liveable communities and housing – Housing supply and diversity</li> <li>Liveable communities and housing – Liveable communities</li> <li>Safety and resilience to hazards – Natural hazards, risk and resilience</li> <li>Environment and heritage – Biodiversity</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>The land is within the urban footprint</li> <li>Goal 1: Grow – Element 1: Focusing residential density</li> <li>Sub-regional outcomes: Northern sub-region</li> </ul>

<p><b>Yandina (total area: 6.4ha)</b>  <u>Address and real property description</u></p> <ul style="list-style-type: none"> <li>Honeysuckle Place, Yandina <ul style="list-style-type: none"> <li>Lots 1 to 23 and 100 on SP327995</li> </ul> </li> </ul>		<p>Limited development (landscape residential) zone</p>	<p>The council is proposing that the zoning of Lots 1 to 23 on SP327995 and Lot 100 on SP 327995 be amended from the Limited development (Landscape residential) zone to the low density residential and environmental management and conservation zone to reflect an enacted development approval.</p> <p>The subject land totals 6.34 hectares. Land to the south and west consists of established dwelling houses. Land to the north is zoned for rural purposes. Lot 100 on SP327995 is under Council ownership and identified for an environmental purpose (bushland park). The remaining lots are privately owned.</p> <p>In April 2019, Council issued a Development Permit to Reconfigure a Lot (1 Lot into 23 Lots and Reserve) over Lot 343 on CG228 (parent lot) (REC15/0127). The lots have now been created and the related plan sealing and titling was registered with the Titles Office on 25 October 2021.</p> <p>Under the <i>ShapingSEQ</i>, the subject land is included in the Urban Footprint land use category.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject land is currently included in the Limited development (Landscape residential) zone and is located in the Yandina Local Plan Area, outside of the Urban Growth Management Boundary. The land is also subject to a number of overlays, most notably the Biodiversity, waterways and wetlands overlay and Bushfire hazard overlay.</p> <p>All matters relating to biodiversity and bushfire hazard have been appropriately addressed through the development assessment process. Many of the lots intended for residential purposes are in private ownership. Two (2) of the lots (Lots 1 and 18) have been approved for dual occupancies (MCU21/0033) and several private certifier development applications have been submitted to Council for dwelling houses.</p>	<ul style="list-style-type: none"> <li>Amend the zoning of 23 properties in Honeysuckle Place and Appleberry Place from the Limited development (landscape residential) zone to the low density residential zone to reflect an existing development approval for reconfiguring a lot (urban residential subdivision).</li> <li>Amend the zoning of 1 property within the approved subdivision from the Limited development (landscape residential) zone to the Environmental management and conservation zone – this property has now been transferred to council as environmental reserve.</li> <li>Consequential amendments to the Yandina local plan mapping and other parts of the <i>Sunshine Coast Planning Scheme 2014</i> for consistency.</li> </ul>	<p><b>State Planning Policy 2017</b></p> <ul style="list-style-type: none"> <li>Guiding principles</li> <li>Liveable communities and housing – Housing supply and diversity</li> <li>Liveable communities and housing – Liveable communities</li> <li>Safety and resilience to hazards – Natural hazards, risk and resilience</li> <li>Environment and heritage – Biodiversity</li> </ul> <p><b>ShapingSEQ</b></p> <ul style="list-style-type: none"> <li>The land is within the urban footprint</li> <li>Goal 1: Grow – Element 1: Focusing residential density</li> <li>Sub-regional outcomes: Northern sub-region</li> </ul>
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## Explanatory Memorandum

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

State interest review version

May 2022



## 1. Short title

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

## 2. Type of local planning instrument

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

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

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

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


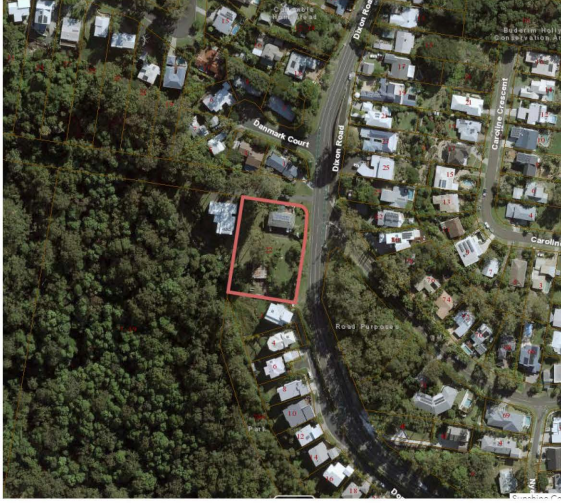

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – *Site Specific and Editorial Matters*, applies to land described in **Table 4.1**.




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

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

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



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

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

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

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

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

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

## 6. Reasons for the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

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

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

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

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

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

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

**Table 7.1** Summary of proposed planning scheme amendment

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

Planning Scheme Part	Summary of Amendment
	<p>include specific provisions relating to reconfiguring a lot on Lot 11 on RP883261, 22 Dixon Road, Buderim.</p> <ul style="list-style-type: none"> <li>• Amend Figure 7.2.5A (Buderim Local Plan Elements) of Section 7.2.5 (Buderim local Plan Code) to remove the greenspace designation over Lot 2 on RP183878.</li> <li>• Amend Performance Outcome PO38 in Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)) of Section 7.2.6 (Caloundra local plan code) to replace the reference to Key Site 5 (Kronks Motel) to Key Site 6 (Kronks Motel) to reflect the correct terminology.</li> <li>• Amend Section 7.2.14 (Kawana Waters local plan code) to include specific reference and provisions in relation to development in the medium density residential zone in Precinct KAW LPP-4 (Buddina Urban Village) to reflect the proposed change in zoning from the High density residential zone to the Medium density residential zone for land in Sub-precinct KAW LPSP-4a (Urban Village Residential).</li> <li>• Amend the extent of the 'Buddina Urban Village' noted on Figure 7.2.14A (Kawana Waters Local Plan Elements) – Buddina Inset to include Lots 0 – 25 on BUP102060, Lots 0 – 25 on BUP102619 and Lots 0 – BUP102984, to be consistent with the Buddina Urban Village precincts shown on Local Plan Map LPM35 (Kawana Waters Local Plan Precincts).</li> <li>• Amend the reference to Precinct MAR LPP-6 (Maud Street/Sugar Road) to Precinct MAR LPP-5 (Maud Street/Sugar Road) in Section 7.2.19.3 (Purpose and overall outcomes) of Section 7.2.19 (Maroochydore/Kuluin local plan code), to reflect the correct precinct reference number as shown on the Maroochydore/Kuluin Local Plan Precincts Map (LPM22).</li> <li>• Amend Figure 7.2.24A (Peregian South Local Plan Elements) of Section 7.2.24 (Peregian South Local Plan Code) to remove the greenspace designation over Lot 58 and Lot 59 on SP155890.</li> <li>• Amend Section 7.2.25 (Sippy Downs local plan code) to include specific provisions for development in Jorl Court in relation to drainage, road widening and the provision of indented parking in appropriate locations.</li> <li>• Amend Figure 7.2.25A (Sippy Downs Local Plan Elements) of Section 7.2.25 (Sippy Downs local plan code) to reflect the proposed zoning changes to Lots 30 and 31 on SP293861 and Lot 70 on SP310631.</li> <li>• Amend Figure 7.2.26A (Woombye Local Plan Elements) of Section 7.2.26 (Woombye Local Plan Code) to reflect the proposed zoning changes over Lots 68, 69, 70, 901 on SP311630, Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620, Lots 0, 1 and 2 on SP319218 and Lots 0, 1 and 2 on SP330299.</li> </ul>
<p><b>Part 9 (Development Codes)</b></p>	<ul style="list-style-type: none"> <li>• Amend Acceptable Outcome AO9 in Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) of Section 9.3.6 (Dwelling house code), to reflect Council's standard driveway drawings and to clearly reference the Australian Standards.</li> <li>• Amend the Caloundra Local Plan Area precinct number reference in the section header above Performance Outcome PO18 in Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) of Section 9.3.6 (Dwelling house code) from Precinct CAL LPP-4 (Moffat Beach/ Shelly Beach/ Dicky Beach) to Precinct CAL LPP-2 (Moffat Beach/ Shelly Beach/ Dicky Beach) to reflect the correct precinct reference number as shown on the Caloundra Local Plan Precincts Map (LPM45).</li> </ul>
<p><b>Schedule 2 (Mapping)</b></p>	<ul style="list-style-type: none"> <li>• Amend the zone and where relevant the Urban Growth Management Boundary or Rural Residential Growth Management Boundary for several specific sites (refer to <b>Appendix 1</b> for details of the proposed planning scheme amendment);</li> </ul>

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

## 8. Compliance with the Planning Act 2016

In accordance with the Minister's Alignment Amendment Rules, the *Sunshine Coast Planning Scheme 2014* was amended for alignment with the *Planning Act 2016* on 3 July 2017. The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* does not materially affect this compliance.

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

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

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

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

## 9. Compliance with State planning instruments

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

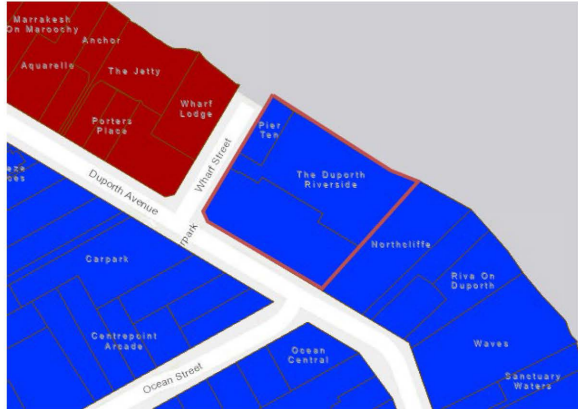
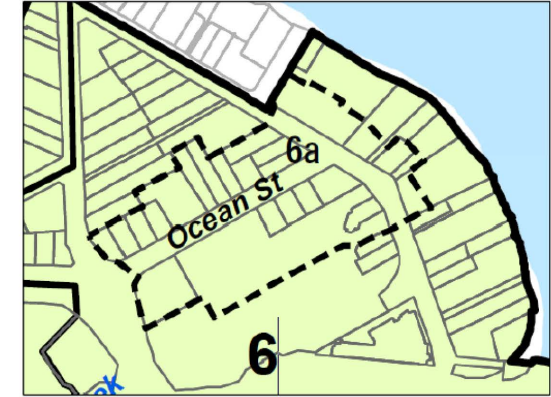
A new State Planning Policy (SPP) commenced on 3 July 2017 and a new Regional Plan, *ShapingSEQ South East Queensland Regional Plan 2017*, was released on 11 August 2017.

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

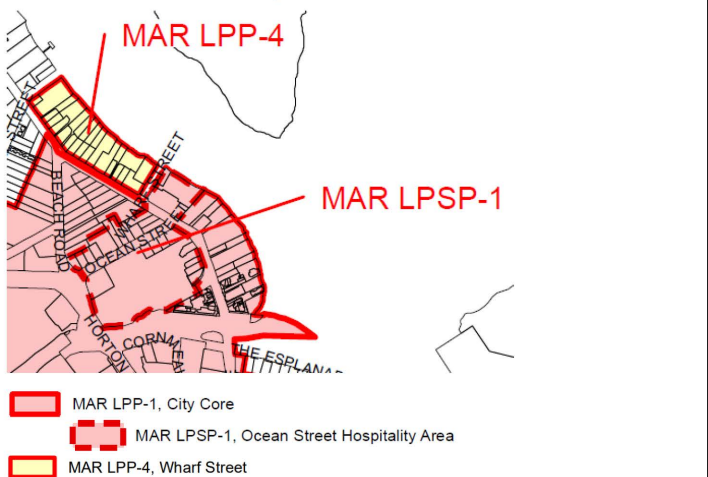
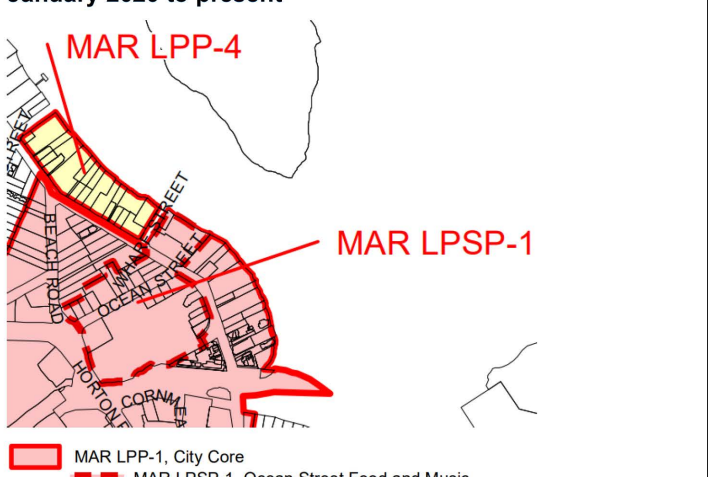
**Table 9.1 Compliance with State planning instruments**

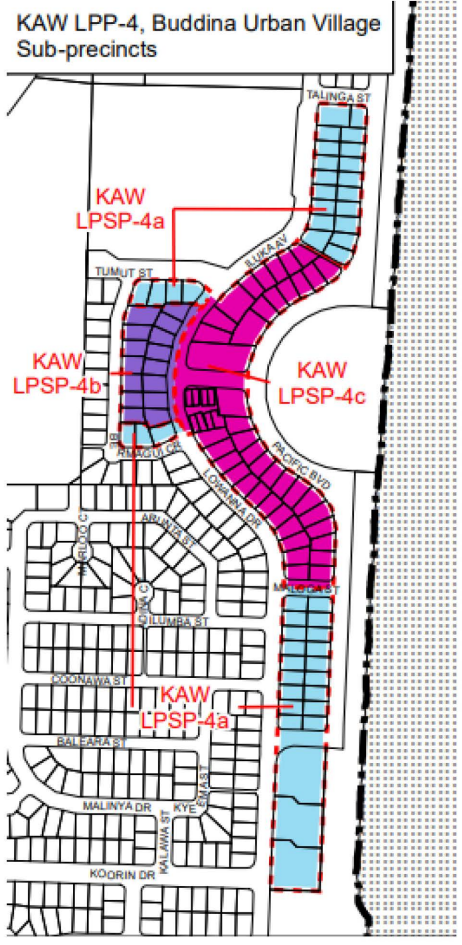
<b>Aspect of Proposed Amendment</b>	<b>State Interest</b>	<b>Summary of Compliance</b>
<b>All site specific amendments</b>	<b><i>ShapingSEQ South East Queensland Regional Plan 2017</i></b>	The subject sites are all currently included in the Urban footprint regional land use category under the <i>ShapingSEQ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


## Appendix 1: Details of Proposed Amendment (Site Specific)

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



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

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

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

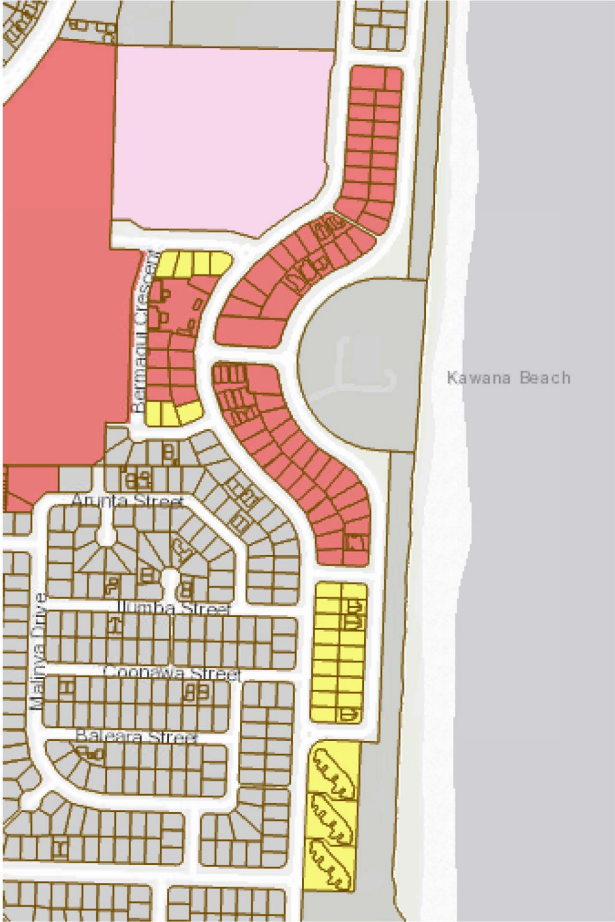

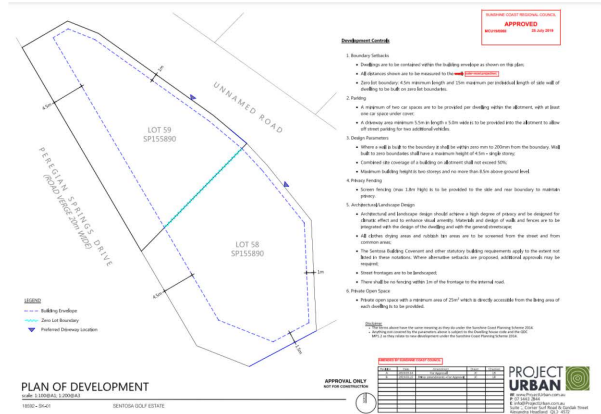
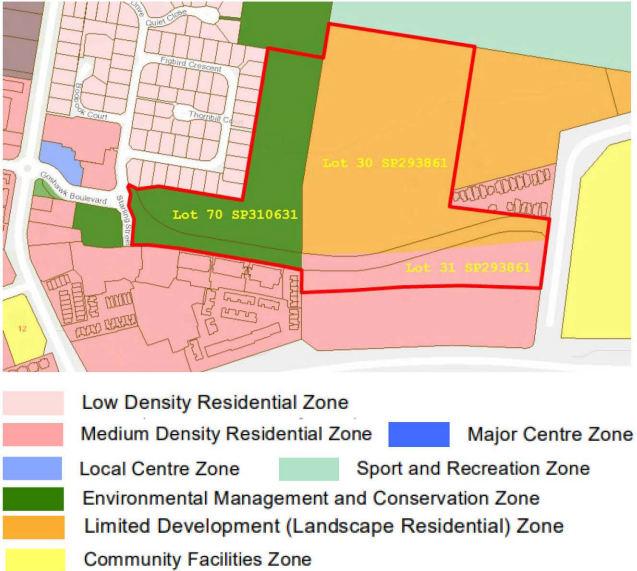
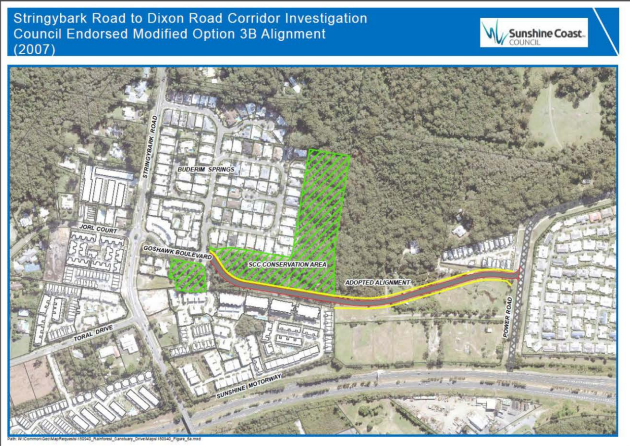
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="369 248 1061 304"><b>Figure 3: Extract from the <i>Sunshine Coast Planning Scheme 2014</i> – Height of buildings and structures overlay</b></p>  <p data-bbox="369 1270 860 1406"> <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; margin-right: 5px;"></span> 8.5 metres  <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; margin-right: 5px;"></span> 12 metres  <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; margin-right: 5px;"></span> 15 metres    <span style="display: inline-block; width: 15px; height: 15px; background-color: red; margin-left: 20px; margin-right: 5px;"></span> 21 metres </p>		

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

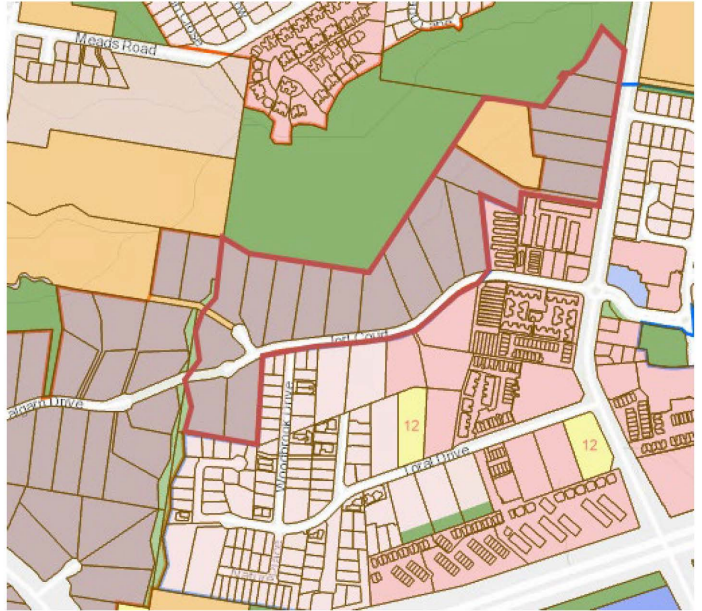


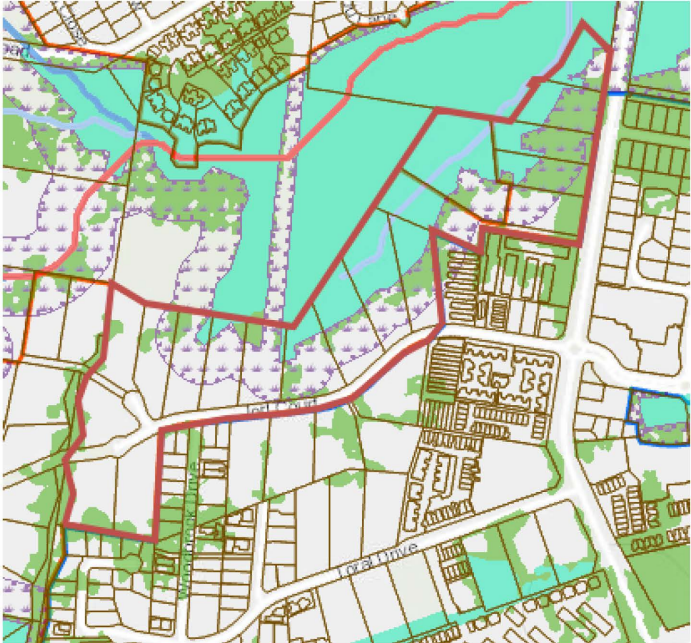
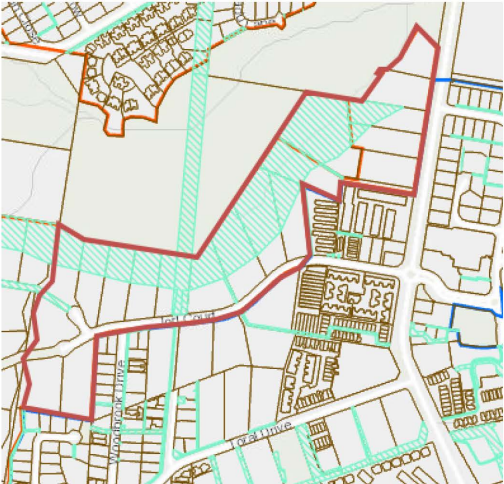
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p><b>58/ 114</b> Peregian Springs Drive, Peregian Springs</p> <p><b>59/ 114</b> Peregian Springs Drive, Peregian Springs</p> <p>(Lot 58 on SP155890</p> <p>Lot 59 on SP155890)</p>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</b></p>  <p> <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da; border: 1px solid #c0392b; margin-right: 5px;"></span> Low Density Residential Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #e74c3c; border: 1px solid #c0392b; margin-right: 5px;"></span> Medium Density Residential Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #2ecc71; border: 1px solid #c0392b; margin-right: 5px;"></span> Sport and Recreation Zone </p>	<p>Council received a request on behalf of the landowners to amend the zoning of Lots 58 and 59 on SP155890 (58/114 and 59/114 Peregian Springs Drive, Peregian Springs) from the Sport and recreation zone to the Low density residential zone.</p> <p>The subject land has a total land area of 962m<sup>2</sup> and is located in the Peregian South Local plan area. The land is located on the corner of Peregian Springs Drive and Balgownie Drive and forms part of a residential community development (Sentosa Golf Estate). The land is freehold and does not form part of the Sentosa Estate common property.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Sport and recreation zone (refer <b>Figure 1</b>). This zoning reflects the former use of the land as a recreational centre and tennis court.</p> <p>The subject land is currently vacant. The Sentosa Golf Estate Community Titles Scheme (CTS 31985) included reference to the subject land being used either for residential purposes or for recreational purposes.</p> <p>On 25 July 2019, Council issued a Development Permit for a Material Change of Use of Premises to establish 2 Dwelling houses on the subject land (MCU19/0068). Refer to <b>Figure 2</b> for a copy of the approved plan.</p> <p><b>Figure 2: Approved Plan (MCU19/0068)</b></p>  <p><b>Development Controls</b></p> <ol style="list-style-type: none"> <li><b>Boundary Setbacks</b> <ul style="list-style-type: none"> <li>• Front setbacks to be consistent with the building setback as shown on the plan.</li> <li>• All boundary setbacks to be measured to the <b>external</b> face of the building.</li> <li>• Zero lot boundary: A five metre height and 10m maximum perpendicular length of side wall of building to be allowed on boundary.</li> </ul> </li> <li><b>Parking</b> <ul style="list-style-type: none"> <li>• A maximum of two car spaces are to be provided per dwelling within the allotment with at least one car space under cover.</li> <li>• A driveway may maximum 3.5m in length 3.5m wide to be provided into the allotment to allow all street parking for two additional vehicles.</li> </ul> </li> <li><b>Driveway Requirements</b> <ul style="list-style-type: none"> <li>• Where a wall is built to the boundary it shall be set back 200mm from the boundary wall back to the boundary wall from a maximum height of 1.5m above ground.</li> <li>• Maximum building height to be 2.5m above ground level from the street front boundary.</li> </ul> </li> <li><b>Driveway Design</b> <ul style="list-style-type: none"> <li>• Driveway design shall be 1.5m high to be provided to the site and rear boundary to maintain privacy.</li> </ul> </li> <li><b>Architectural and Landscape Design</b> <ul style="list-style-type: none"> <li>• Architectural and Landscape Design should achieve a high degree of privacy and be designed to blend with the surrounding landscape and provide a high level of privacy and be designed to be sympathetic with the design of the building and with the general environment.</li> <li>• All other design rules and controls to apply as to be consistent with the street and front common area.</li> <li>• The Sentosa Building Consent and other statutory building requirements apply to the subject lot. Based on these conditions, where alternative setbacks are proposed, additional approval may be required.</li> <li>• Street frontage use to be residential.</li> <li>• Street frontage use to be residential.</li> <li>• Street frontage use to be residential.</li> </ul> </li> <li><b>Private Open Space</b> <ul style="list-style-type: none"> <li>• Private open space with a maximum area of 20m<sup>2</sup> which is directly accessible from the living area of each dwelling to be provided.</li> </ul> </li> </ol> <p><b>APPROVAL ONLY</b></p> <p><b>PROJECT URBAN</b></p>	<p><b>It is proposed that:</b></p> <ol style="list-style-type: none"> <li><b>1. Lots 58 and 59 on SP155890 be included in the Low density residential zone; and</b></li> <li><b>2. Figure 7.2.24A (Peregian South Local Plan Elements) be amended to remove the mapped greenspace over the subject sites.</b></li> </ol>

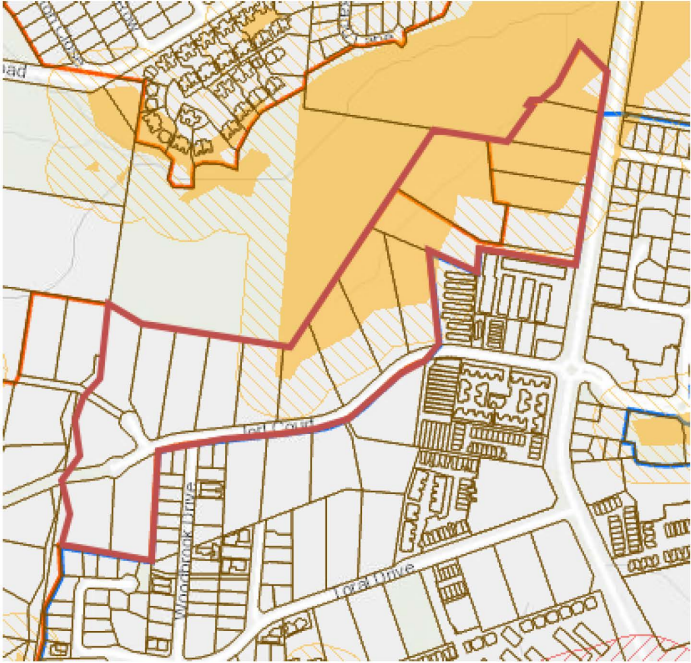
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>As such, it is considered appropriate to reflect the current development approval over the subject land, being Lots 58 and 59 on SP155890, and include this land in the Low density residential zone, which is consistent with the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

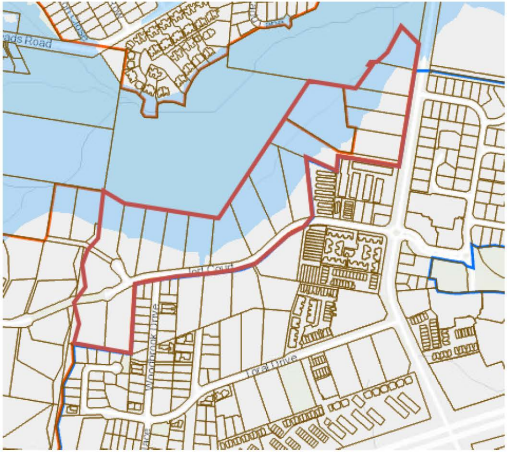

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>zoning anomaly in part of Lot 30, part of Lot 31 and in the new road reserve (see <b>Figure 2</b>).</p> <p>As part of the purchase agreement, it was determined that the whole of Lot 30 is to be included in the Limited development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

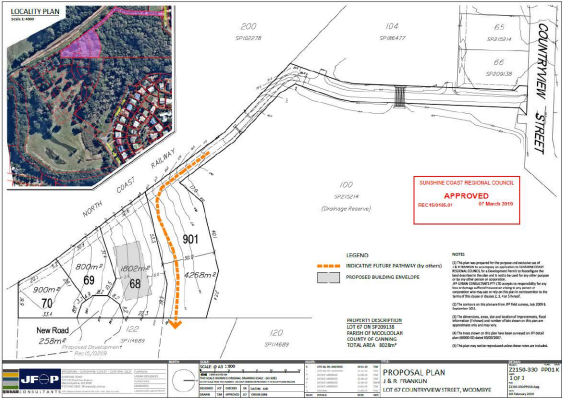
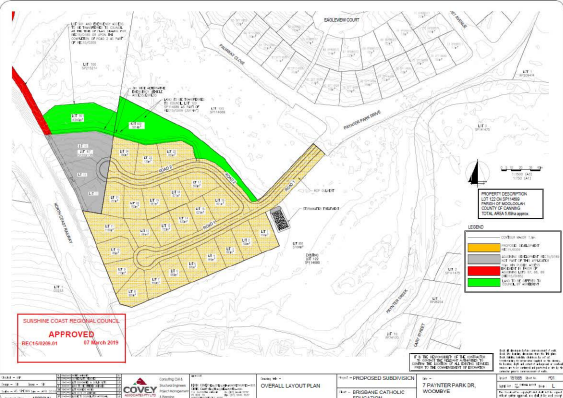


Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>15-17, 19-21, 23-27, 29-35, 39, 43, 49-51, 53, 59, 60-64, 54-58 Jorl Court, Buderim</p> <p>5 Roms Court, Buderim (Lots 13, 14, 15 and 16 on RP839362</p> <p>Lots 17, 18, 19, 20, 24, 25, 26 on RP843835</p> <p>Lot 21 on RP845434)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

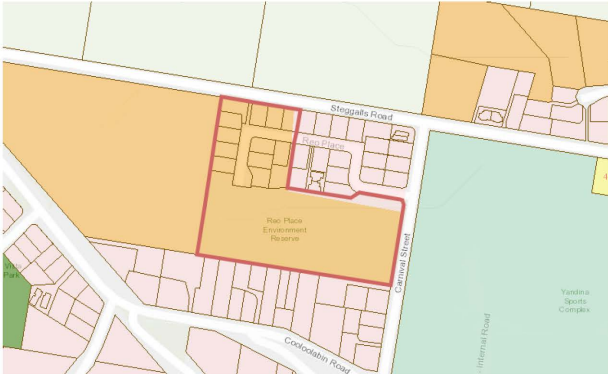

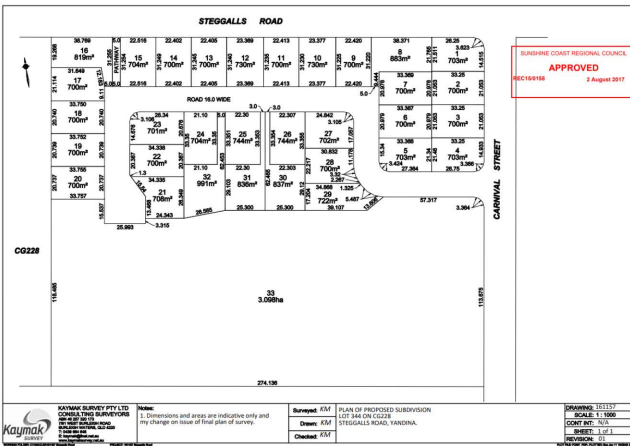
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p><b>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Stream Order 1 – 2, Riparian Protection Area, Wetlands and Native vegetation)</b></p>  <p> <span style="color: blue;">—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

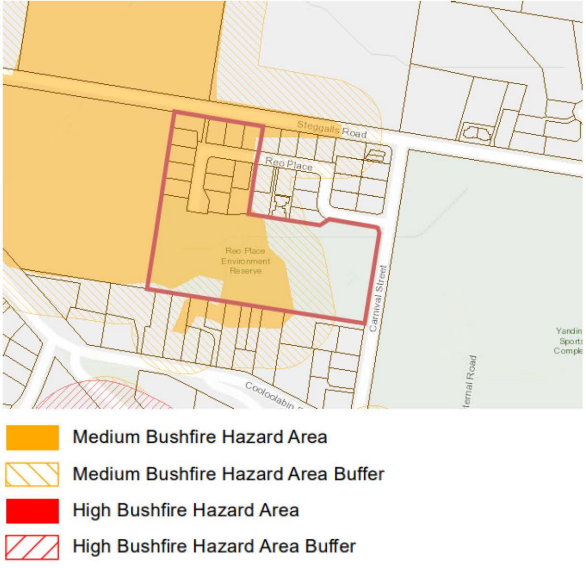
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p><b>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium Bushfire Hazard Area and Medium Bushfire Hazard Area Buffer)</b></p>  <p> <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Medium Bushfire Hazard Area  <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, orange 2px, orange 4px); border: 1px solid black;"></span> Medium Bushfire Hazard Area Buffer  <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> High Bushfire Hazard Area  <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border: 1px solid black;"></span> High Bushfire Hazard Area Buffer </p>	<p>Court. In this context, it may be appropriate for the existing Rural residential zoned lots with frontage to Jorl Court to be considered for inclusion in the Low density residential zone, which would complement the adjacent Low and Medium density residential zoned land.</p> <p>However, it is considered that the rear portion of the Rural residential zoned lots, on the northern side of Jorl Court, which are constrained by flooding, native vegetation, wetlands (including matters of state environmental significance) and drainage easements should be included in the Environmental management and conservation zone, to provide for the ongoing protection of this land for environmental and drainage purposes. It is intended that the boundary of the proposed Environmental management and conservation zone should follow the boundary of the drainage easement.</p> <p>It is also considered appropriate to include the properties at the end and south-west of Jorl Court (Lots 24, 25 and 26 on RP843835) in the Low density residential zone. These properties are not directly affected by flooding but are impacted by drainage issues and may require drainage easements to be taken. Therefore, it is recommended that specific provisions be included in the Sippy Downs Local plan code in relation to drainage on these lots.</p> <p>The lots along the western side of Stringybark Road are largely constrained by native vegetation, wetlands and drainage easements and are considered unsuitable for more intensive urban development. It is therefore considered appropriate that the zoning of these lots remain unchanged.</p> <p>Having regard to the above, it is proposed that the land in Jorl Court that is currently zoned Rural residential is amended to the Low density residential zone and the Environmental management and conservation zone. It is also proposed to amend the Urban Growth Management Boundary and Rural Residential Growth Management Boundary on the Sippy Downs Local Plan Area Zone Map ZM33, to reflect the proposed zoning changes.</p> <p>The land on the western side of Stringybark Road is to be retained in the current Rural residential and Limited development (Landscape residential) zones. It is also proposed to include specific provisions in the Sippy Downs</p>	

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

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

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

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>1, 20 to 30, 32 and 34 Reo Place, Yandina</p> <p>(Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 32 and 33 SP300553)</p>	<p><b>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</b></p>  <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f8cbad; border: 1px solid black;"></span> Low Density Residential Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c6e0b4; border: 1px solid black;"></span> Sport and Recreation Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #76923c; border: 1px solid black;"></span> Environmental Management and Conservation Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f8cbad; border: 1px solid black;"></span> Limited Development (Landscape Residential) Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e6f2e6; border: 1px solid black;"></span> Rural Zone</li> </ul>	<p>A request has been made to amend the zoning of Lots 13 to 24, 32 and 33 on SP300553, Reo Place, Yandina, from the Limited development (Landscape residential) zone to the Low density residential zone and the Environmental management and conservation zone, to reflect the current use of the land.</p> <p>Lot 33 on SP300553 is under Council ownership and identified for an environmental purpose. The remaining other lots are privately owned and currently developed for low density residential uses.</p> <p>In September 2016, Council issued a Development Permit to Reconfigure a lot (1 into 32 Lots and Reserve) over Lot 344 on CG228 (the parent lot) (REC15/0158) (refer <b>Figure 1</b> below). The lots have now been created and developed. The related plan sealing and titling was registered with the Titles Office on 19 September 2018.</p>	<p><b>It is proposed that:</b></p> <ol style="list-style-type: none"> <li>1. Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 32 on SP300553 be included in the Low density residential zone;</li> <li>2. Lot 33 on SP300553 be included in the Environmental management and conservation zone;</li> <li>3. the Urban Growth Management Boundary be amended on the Yandina Local Plan Area Zone Map ZM8 to reflect the new extent of urban development in the Local Plan Area; and</li> <li>4. consequential amendments be made to other parts of the planning scheme for consistency with the above amendments.</li> </ol>
	<p><b>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 – 2)</b></p>  <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 2px; background-color: blue; border: 1px solid blue;"></span> Stream Order 1 - 2</li> <li><span style="display: inline-block; width: 20px; height: 2px; background-color: blue; border: 1px solid blue; border-style: dashed;"></span> Stream Order 3 - 4</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, purple 2px, purple 4px); border: 1px solid purple;"></span> Riparian Protection Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid green;"></span> Native Vegetation Area</li> </ul>	<p><b>Figure 1: Approved Plan (REC15/0158)</b></p>  <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject lots are currently included in the Limited development (Landscape residential) zone and partially included in the Low density residential zone (refer to <b>Figure 2</b>). The subject lots are located in the Yandina Local Plan</p>	

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



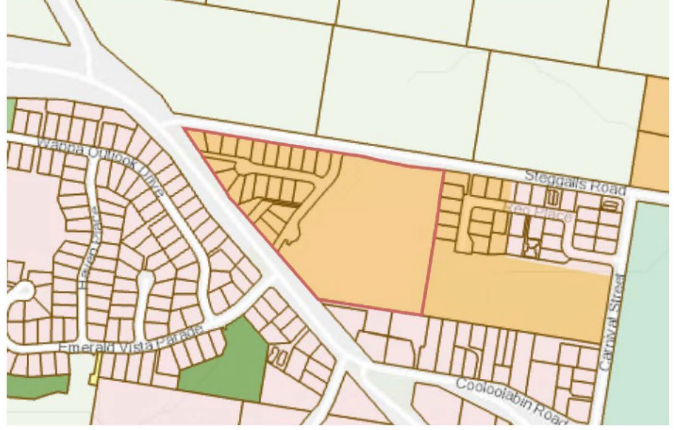
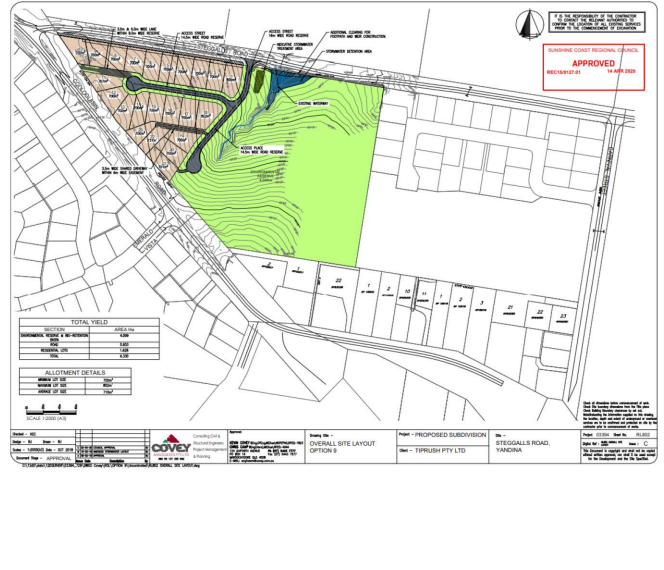
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Honeysuckle Place, Yandina 3 to 16, 18 and 20 Honeysuckle Place, Yandina 1, 6, 8, 10, 12 and 14 Appleberry Place, Yandina (Lots 1 to 23 and 100 on SP327995)</p>	<p><b>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</b></p>  <p> <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8cbad; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #c6e0b4; border: 1px solid black; margin-right: 5px;"></span> Sport and Recreation Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #4ca143; border: 1px solid black; margin-right: 5px;"></span> Environmental Management and Conservation Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> Limited Development (Landscape Residential) Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #e1f5fe; border: 1px solid black; margin-right: 5px;"></span> Rural Zone </p>	<p>The zoning of Lots 1 to 23 on SP327995 and Lot 100 on SP 327995 is proposed to be amended from the Limited development (Landscape residential) zone to the Low density residential and environmental management and conservation zone to reflect an enacted development approval.</p> <p>The subject land totals 6.34 hectares. Land to the south and west consists of established dwelling houses. Land to the north is zoned for rural purposes. Lot 100 on SP327995 is under Council ownership and identified for an environmental purpose (bushland park). The remaining lots are privately owned.</p> <p>In April 2019, Council issued a Development Permit to Reconfigure a Lot (1 Lot into 23 Lots and Reserve) over Lot 343 on CG228 (parent lot) (REC15/0127) (refer <b>Figure 1a and 1b</b> below). The lots have now been created and the related plan sealing and titling was registered with the Titles Office on 25 October 2021.</p>	<p><b>It is proposed that:</b></p> <ol style="list-style-type: none"> <li><b>Lots 1 to 23 on SP327995 be included in the Low density residential zone;</b></li> <li><b>Lot 100 on SP327995 be included in the Environmental management and conservation zone;</b></li> <li><b>the Urban Growth Management Boundary on the Yandina Local Plan Area Zone Map ZM8 be amended to reflect the new extent of urban development in the Local Plan Area; and</b></li> <li><b>consequential planning scheme amendments be made to other parts of the planning scheme for consistency with the above amendments.</b></li> </ol>
		<p><b>Figure 1a: Approved Plans (REC15/0127)</b></p> 	

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



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

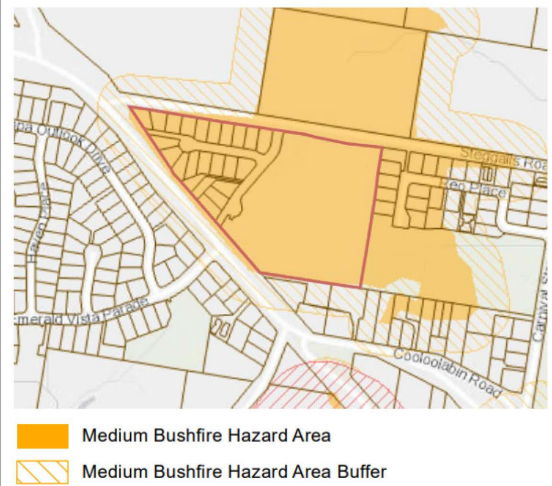


Figure 1b: Approved Plans (REC15/0127)




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

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

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

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

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

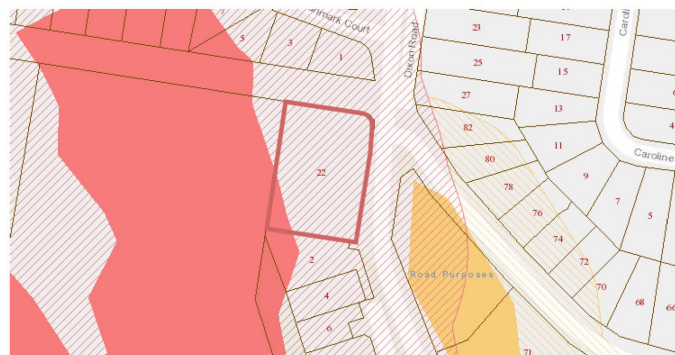
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>As the development is approved for low density residential purposes, the Limited development (Landscape residential) provisions are no longer appropriate.</p> <p>Given the above, it is considered reasonable that the planning scheme appropriately reflects the approved and intended land uses over the land.</p> <p>Therefore, it is proposed that Lots 1 to 23 on SP327995 be included in the Low density residential zone and Lot 100 on SP327995 be included in the Environmental management and conservation zone. It is also proposed that the Urban Growth Management Boundary on the Yandina Local Plan Area Zone Map ZM8 be amended to reflect the new extent of urban development in the Local Plan Area and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	
<p><b>22 Dixon Road, Buderim</b>  <b>(Lot 11 on RP883261)</b></p>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</b></p>  <p> <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da; border: 1px solid #c6c8ca; margin-right: 5px;"></span> Low Density Residential Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3f3; border: 1px dashed #f5c6cb; margin-right: 5px;"></span> Precinct LDR1 (Protected Housing Area)  <span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid #c3e6cb; margin-right: 5px;"></span> Sport and Recreation Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid #c3e6cb; margin-right: 5px;"></span> Environmental Management and Conservation Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3f3; border: 1px solid #f5c6cb; margin-right: 5px;"></span> Limited Development (Landscape Residential) Zone  <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid #007bff; margin-right: 5px;"></span> Urban Growth Management Boundary </p>	<p>Council has received representation from the landowner of 22 Dixon Road, Buderim (Lot 11 on RP883261) seeking an amendment to the zoning of the land from the Limited development (Landscape residential) zone to a residential zone.</p> <p>The subject land is a rectangular shaped lot, with a total area of 4,096m<sup>2</sup>. It has an established house positioned in the northern half of the lot and the land slopes away from Dixon Road with a south westerly aspect.</p> <p>The northern boundary adjoins the unconstructed Board Lane, while the southern boundary of the subject land adjoins land included in the Low density residential zone - Precinct LDR1 (Protected Housing Area), and the western boundary of the subject land adjoins land included in the Limited development (Landscape residential) zone, which is substantially vegetated and contains a single dwelling. The Dixon Road alignment adjoins the subject land to the east.</p> <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Limited development (Landscape residential) zone (refer to <b>Figure 1</b>) and is</p>	<p><b>It is proposed that:</b></p> <ol style="list-style-type: none"> <li><b>the zoning of Lot 11 on RP883261 be amended from the Limited development (landscape residential) to the Low density residential zone – Precinct LDR1 (Protected Housing Area);</b></li> <li><b>specific provisions be included in the Buderim local plan code in relation to development on Lot 11 on RP883261;</b></li> <li><b>the Urban Growth Management Boundary on the Buderim Local Plan Area Zone Map ZM32 be amended to reflect the new extent of urban development; and</b></li> </ol>

**Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay**



Native Vegetation Area

**Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay**



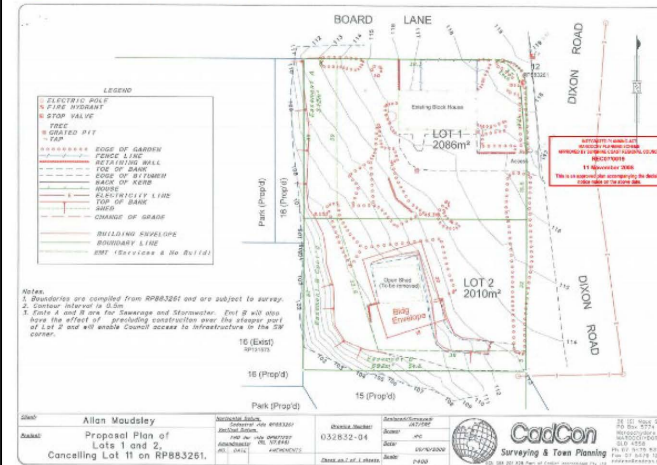
Medium Bushfire Hazard Area  
 Medium Bushfire Hazard Area Buffer  
 High Bushfire Hazard Area  
 High Bushfire Hazard Area Buffer

located within the Buderim Local Plan Area, outside of the Urban Growth Management Boundary.

The land is partially mapped as being subject to the Biodiversity, Waterways and Wetlands Overlay (Native Vegetation Area – western and southern portions) (refer to **Figure 2**), the Bushfire Hazard Overlay (High Bushfire Hazard Area and High Bushfire Hazard Area Buffer) (refer to **Figure 3**) and the Landslide Hazard and Steep Land Overlay (Moderate and High Hazard Areas and Slopes) (refer to **Figure 4(a) and 4(b)**).

In November 2008, Council issued a Development Permit for Reconfiguring a lot (1 into 2 lots) under the former *Maroochy Plan 2000* (REC07/0019). This approval has since lapsed (refer to **Figure 5**).

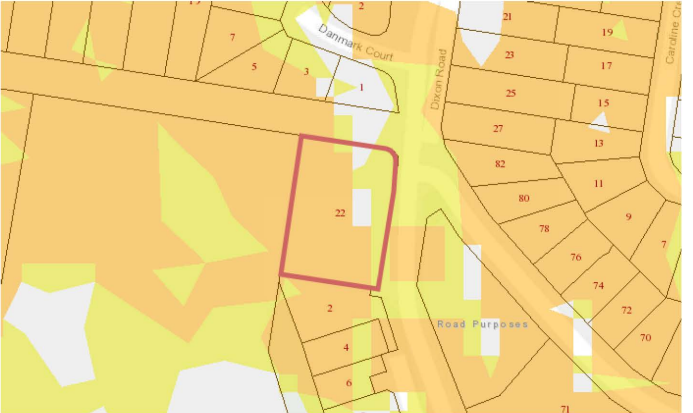
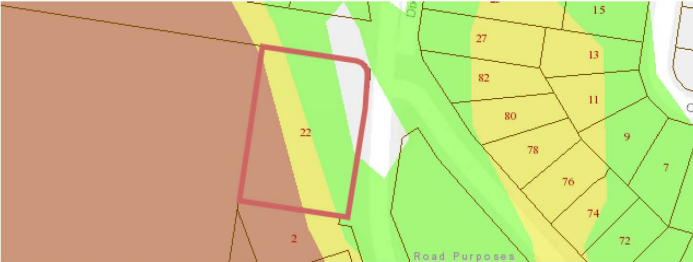
**Figure 5: Lapsed approved subdivision**



A Geotechnical Report prepared as part of the development application stated that *"the site is suitable for subdivision and that a suitable and stable house site is available on the site. The site is steep however good engineering practices are recommended to address the geotechnical and slope stability constraints on the site. These recommended practices should be more precisely defined by NCGC"*.

Having regard to the above, it is considered appropriate to amend the zoning of the subject land from the Limited

**4. consequential planning scheme amendments be made to other parts of the planning scheme for consistency with the above amendments.**

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p><b>Figure 4(a): Extract from the <i>Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (Landslide)</i></b></p>  <p> <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Moderate Hazard Area  <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> High Hazard Area </p> <p><b>Figure 4(b): Extract from the <i>Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (Steep land)</i></b></p>  <p> <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Slope 15-20%  <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Slope 20-25%  <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black; margin-right: 5px;"></span> Slope &gt;25% </p>	<p>development (Landscape residential) zone to a Low density residential zoning and to limit the subdivision of the land to a maximum of 2 lots, which is consistent with the former Development Permit. It is also considered that matters relating to landslide hazard and steep slopes, native vegetation and bushfire hazard can be appropriately addressed by the existing provisions in the planning scheme as part of any future development application.</p> <p>It is also noted that the subject land has access to existing services and changes to the proposed zoning to allow for further subdivision over part of the site would be consistent with surrounding lots to the south.</p> <p>It is therefore proposed that the zoning of the subject land be amended from the Limited development (landscape residential) zone to the Low density residential zone - Precinct LDR1 (Protected Housing), which is consistent with the prevailing residential zoning in the Buderim Local Plan Area. It is also proposed to include specific provisions in the Buderim Local Plan Code relating to subdivision on the subject land. It is also proposed that the Urban Growth Management Boundary on the Buderim Local Plan Area Zone Map ZM32 be amended to reflect the proposed zoning changes and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	

**Site ID**

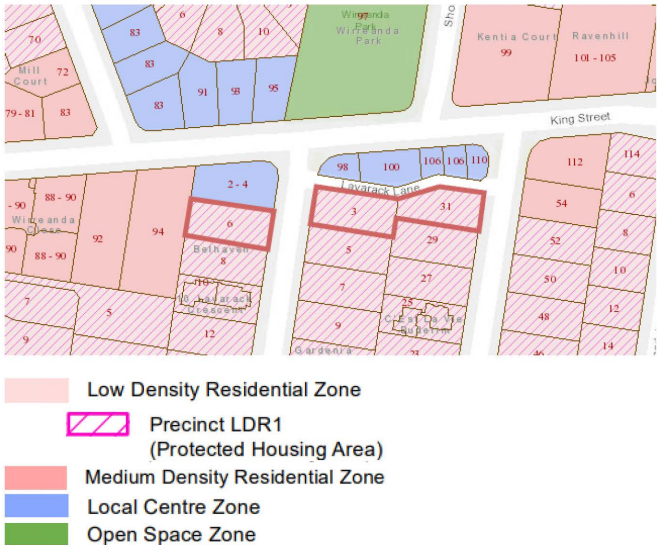
**Sunshine Coast Planning Scheme 2014**

**Summary**

**Proposed Amendment**

**3, 6 and 31 Lavarack Crescent, Buderim**  
**(Lots 2 and 12 on RP90687**  
**Lot 8 on RP95934)**

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



At Council's Ordinary Meeting held on 17 October 2019, Council refused a development application (MCU18/0216) for a Material Change of Use for an extension to an existing service station located at 2-4 and 6 Lavarack Crescent, Buderim. In addition to refusing the subject development application, Council also resolved (Council resolution OM19/157, item (c)) to:

*“further consider the zoning of the land subject to the development application as part of the next planning scheme or major planning scheme review.”*

The land at 3 Lavarack Crescent and 31 Lavarack Crescent, Buderim has also been included in this review, given:

- its adjacency (to the east) of the land described above and (to the south) of land in the Local centre zone with frontage to Lavarack Lane (and King Street); and
- the existing medical related businesses operating on this land.

2-4 Lavarack Crescent (legally described as Lot 1 on RP90687) is located on the corner of King Street and Lavarack Crescent and is currently occupied by a service station (Matilda Blue), a mechanic workshop (Buderim Mechanical) and a car wash (Buderim's Hand Car Wash and Detailing). 6 Lavarack Crescent (legally described as Lot 2 on RP90687) is located on the southern side of 2-4 Lavarack Crescent and contains a 2 storey dwelling and ancillary structures. Lot 1 has a total site area of 959m<sup>2</sup> and Lot 2 is 891m<sup>2</sup> in area.

3 Lavarack Crescent (legally described as Lot 12 on RP90687) and 31 Lavarack Crescent (legally described as Lot 8 on RP95934) are located on the southern side of Lavarack Lane behind the existing business uses. Lot 12 on RP90687 is 891m<sup>2</sup> in area and currently occupied by Suncoast Christian Health Centre, QML pathology and a dwelling unit. Lot 8 on RP95934 is 789m<sup>2</sup> in area and currently occupied by a chiropractic business.

The surrounding land with frontage to King Street primarily consists of multiple dwellings (i.e. townhouses) and dual occupancies, one to two storeys in height with some single dwelling sites. The surrounding land to the north and south primarily consists of low density residential dwellings with the



**It is proposed that:**


1. **the zoning of Lot 2 on RP90687 (6 Lavarack Crescent, Buderim), Lot 12 on RP90687 (3 Lavarack Crescent, Buderim) and Lot 8 on RP95934 (31 Lavarack Crescent, Buderim) be amended from the Low density residential zone (Precinct LDR1 (Protected Housing Area)) to the Local centre zone; and**
2. **Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone) of Part 6.2.8 Local Centre zone code, be amended to include a service station to be a potentially consistent use, if replacing an existing service station and located in a local (not full service) activity centre.**

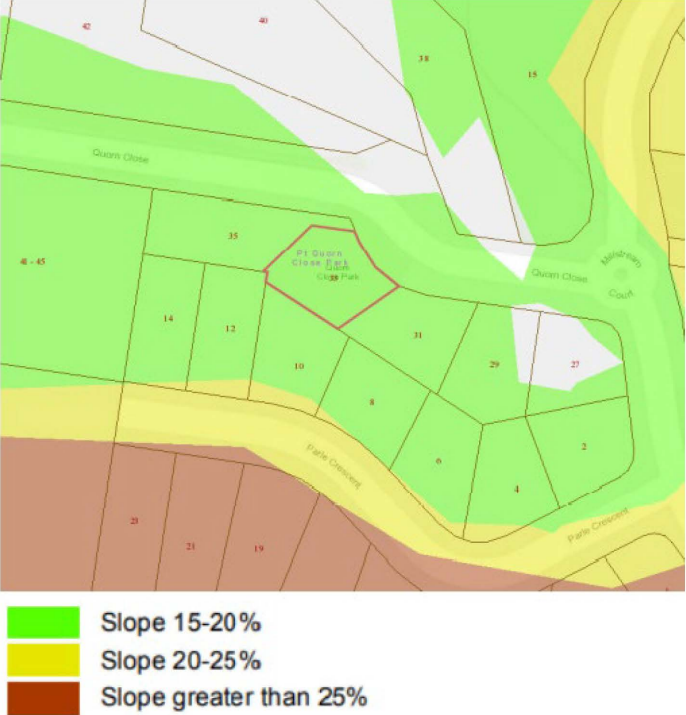
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>occasional dual occupancies. There are pockets of local business (i.e. primarily convenience shopping and medical uses) along King Street.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, Lot 1 on RP90687 is currently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



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




Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<b>33 Quorn Close, Buderim (Lot 2 on RP183878)</b>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</b></p>  <p> <span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; border: 1px solid #ccc; margin-right: 5px;"></span> Low Density Residential Zone  <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #f4cccc 2px, #f4cccc 4px); border: 1px solid #ccc; margin-right: 5px;"></span> Precinct LDR1 (Protected Housing Area)  <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> Medium Density Residential Zone    <span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Open Space Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Environmental Management and Conservation Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; border: 1px solid #ccc; margin-right: 5px;"></span> Limited Development (Landscape Residential) Zone </p>	<p>33 Quorn Close, Buderim (legally described as Lot 2 on RP183878) is currently under Council ownership and has been identified as being underutilised and surplus to Council's requirements.</p> <p>Council previously resolved to dispose of the property. Prior to the disposal it is intended that the zoning of the subject site is amended to generally reflect the previous residential zoning and the prevailing zoning in the local plan area, and to enable the land to be more easily developed for a residential use in the future.</p> <p>The subject site is 808m<sup>2</sup> in area and is identified as Pt Quorn Close Park. The subject site is surrounded by established dwelling houses on land included either in the Low density residential zone (Precinct LDR1 (Protected Housing Area)) or the Limited development (Landscape residential) zone (refer to <b>Figure 1</b>). A drainage easement (refer <b>Figure 2</b>) and sewage infrastructure are located along the north-western boundary of the site.</p> <p><b>Figure 2: Drainage easement</b></p>  <p>Under the former <i>Maroochy Plan 2000</i>, the subject site was included in the Buderim Scarp Residential (Neighbourhood Residential) Precinct.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject site is currently included in the Open space zone (refer to <b>Figure 1</b>) of the Buderim Local plan area. The</p>	<p><b>It is proposed that:</b></p> <ol style="list-style-type: none"> <li><b>Lot 2 on RP182878 be included in the Low density residential zone in Precinct LDR1 (Protected Housing Area) on Zone Map ZM32 (Buderim Local Plan Area); and</b></li> <li><b>Figure 7.2.5A (Buderim Local Plan Elements) of the Buderim Local Plan Code is amended to remove the greenspace designation over Lot 2 on RP182878.</b></li> </ol>

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="365 236 1059 316"><b>Figure 3(a): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (i) (Landslide)</b></p>  <p data-bbox="376 954 678 1066"> <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Moderate Hazard  <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> High Hazard  <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Very High Hazard </p>	<p data-bbox="1081 236 1742 347">subject site is also identified as ‘greenspace’ on Figure 7.2.5A (Buderim Local Plan Elements) of Section 7.2.5 (Buderim Local Plan Code), which is reflective of its Open space zoning.</p> <p data-bbox="1081 363 1742 667">The subject site is also designated as a Recreation - Amenity Reserve in Council’s Open Space Network. There are no park assets on the site. The upper Quorn Close entry to the Buderim Forest Park and Falls, which includes a memorial garden, picnic/barbeque facilities, toilets and parking, is located approximately 60 metres to north of the subject site. Given this, and the apparently limited utilisation of the land for amenity or recreation purposes, removing the Open space zoning from this land would likely have a negligible impact on the amenity of the local area and the integrity of Council’s Open Space Network more broadly.</p> <p data-bbox="1081 683 1742 842">The site is also subject to a number of planning scheme overlays, most notably the Landslide hazard and steep land overlay, which indicates that the north-eastern half of the site is identified as a moderate landslide hazard and the south-western half of the site is identified as a high landslide hazard area, with a slope of 15-20% (refer to <b>Figure 3(a)</b> and <b>3(b)</b>).</p> <p data-bbox="1081 858 1742 1002">A Slope Stability Risk Assessment, undertaken in March 2020, indicates that the risk to property and to properties adjacent to the site is “low” provided that the recommendations made within the report relating to hillside construction and long-term stability are implemented.</p> <p data-bbox="1081 1018 1742 1177">Development of the subject site would require the preparation of a site-specific geotechnical assessment report as part of any future development application, which would be assessed against the planning scheme’s Landslide hazard and steep land overlay code as well as other relevant parts of the planning scheme (e.g. Dwelling house code).</p> <p data-bbox="1081 1193 1742 1399">Having regard to the above it is considered appropriate to amend the zoning of Lot 2 on RP183878 at 33 Quorn Close, Buderim from the Open space zone to the Low density residential zone (Precinct LDR-1 (Protected Housing Area)), which is consistent with the previous zoning under the former <i>Maroochy Plan 2000</i> and the prevailing zoning of adjoining land. It is also proposed to amend Figure 7.2.5A (Buderim Local Plan Elements) of the Buderim Local Plan Code, to</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="365 236 1070 323"><b>Figure 3(b): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (ii) (Steep land)</b></p>  <p data-bbox="376 946 745 1054"> <span style="display: inline-block; width: 15px; height: 10px; background-color: #00FF00; border: 1px solid black; margin-right: 5px;"></span> Slope 15-20%  <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> Slope 20-25%  <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> Slope greater than 25% </p>	<p data-bbox="1081 236 1753 292">remove the 'greenspace' designation over Lot 2 on RP182878.</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<b>52 and 52A Amarina Avenue, Mooloolaba (Lot 142 and Lot 900 on SP318724)</b>	<p><b>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</b></p>  <p> <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da; border: 1px solid #f5c6cb; margin-right: 5px;"></span> Low Density Residential Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3f3; border: 1px dashed #f5c6cb; margin-right: 5px;"></span> Precinct LDR1 (Protected Housing Area)  <span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3f3; border: 1px solid #f5c6cb; margin-right: 5px;"></span> Medium Density Residential Zone  <span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3f3; border: 1px solid #f5c6cb; margin-right: 5px;"></span> Community Facilities Zone  <span style="color: red; font-weight: bold;">20.</span> Utility installation (Local utility) </p>	<p>52 Amarina Avenue, Mooloolaba (legally described as Lot 142 on SP318724) is currently under Council ownership and has been identified as being underutilised and surplus to Council's requirements. Lot 142 has a site area of 644m<sup>2</sup> and a drainage easement is located along the southern boundary.</p> <p>Council previously resolved to dispose of the property. Prior to the disposal it is intended that the zoning of the subject site is amended to generally reflect the previous residential zoning and the prevailing zoning in the local plan area, and to enable the land to be more easily developed for a residential use in the future.</p> <p>52A Amarina Avenue, Mooloolaba (legally described as Lot 900 on SP318724) is currently under the ownership of the Northern SEQ Distributor-Retailer Authority. Lot 900 has a site area of 63m<sup>2</sup> and currently houses Unitywater infrastructure in the form of a sewage pump station.</p> <p>The combined total land area is 707m<sup>2</sup> and has canal frontage to the Mooloolah River. Surrounding properties in the local area consist primarily of dwelling houses, which are included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)).</p> <p>Under the former <i>Maroochy Plan 2000</i>, the subject land was included in the Mooloolaba Waters (Neighbourhood Residential) Precinct.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Community facilities zone and annotated 20. Utility installation (Local utility) (refer to <b>Figure 1</b>). The land is also subject to a number of planning scheme overlays, most notably the Flood hazard overlay (refer to <b>Figure 2</b>). Any future development on Lot 142 would require assessment against the relevant provisions in the planning scheme, including the Flood hazard overlay code.</p> <p>The lot size of 644m<sup>2</sup> for Lot 142 is generally consistent with surrounding residential lots included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)). It is noted however, that with the easement along the eastern boundary of the site, and the potential for flooding at the rear of the lot, the developable area of the land may be reduced to approximately 342m<sup>2</sup>. Notwithstanding, it is considered suitable for Lot 142 to be utilised for low density residential</p>	<p><b>It is proposed that Lot 900 on SP318724 is retained in the Community facilities zone (annotated 20. Utility installation (Local utility) and Lot 142 on SP318724 be included in the Low density residential zone in Precinct LDR1 (Protected Housing Area) on Zone Map ZM34 (Mooloolaba / Alexandra Headland Local Plan Area).</b></p>
	<p><b>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Flood hazard overlay</b></p>  <p> <span style="display: inline-block; width: 15px; height: 10px; background-color: #17a2b8; border: 1px solid #17a2b8; margin-right: 5px;"></span> Flooding and Inundation </p>		

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>purposes. Therefore, it is proposed that Lot 142 on SP318724 be included in the Low density residential zone (Precinct LDR-1 (Protected Housing Area)), which is consistent with the previous zoning under the former <i>Maroochy Plan 2000</i> and the prevailing zoning of surrounding land. It is proposed that Lot 900 is retained in the Community facilities zone and annotated 20. Utility installation (Local Utility).</p>	
<p><b>13 and 21 Smith Street, Mooloolaba</b></p> <p><b>Lot 91 on RP73433</b></p> <p><b>Lot 0 on SP173707</b></p>	<p><b>Figure 1: Extract from the Height of buildings and structures overlay</b></p> 	<p>Council has received a request on behalf of the landowner of 13 Smith Street, Mooloolaba (legally described as Lot 91 on RP73433), seeking an increase in the maximum building height from 18 metres to 37.5 metres.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject site is currently included in the District centre zone in the Mooloolaba/Alexandra Headland Local plan area and has a maximum building height of 18 metres (refer to <b>Figure 1</b>).</p> <p>The subject site has a total site area of 690m<sup>2</sup>. The northern side boundary of the subject site adjoins the Brisbane Road Car Park, which currently has a maximum building height of 45 metres. To the south is the Pandanus Mooloolaba Apartments, located at 21 Smith Street (legally described as Lot 0 on SP173707). This site currently has a maximum building height of 18 metres. Land to the south-east and north-west currently has a maximum building height of 25 metres.</p> <p>Having regard to the existing maximum building heights for development in the surrounding area, it is considered appropriate for an increase in the maximum building height for 13 and 21 Smith Street, from 18 metres to 25 metres. Therefore, it is proposed to amend the Height of buildings and structures overlay to include 13 and 21 Smith Street in the 25 metre height category.</p>	<p><b>It is proposed to amend the maximum building of 13 Smith Street (Lot 91 on RP73433) and 21 Smith Street (Lot 0 on SP173707) from 18 metres to 25 metres.</b></p>

### Appendix 3 of Attachment 5 – MA-00079 – Sunshine Coast Planning Scheme (Major Amendment) — State Agency Comments

The proposed amendment was provided to the technical agencies for review on 24 June 2022. The agencies were advised that any comments on the proposed amendment were due on 15 July 2022. The below table details the responses received on the proposed amendment and where required, the actions and assessment taken.

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

		<p>conservation zone areas have potential to be impacted by exemptions to clear for safety (such as bushfire hazard).</p> <p>Council should consider adding similar provisions to ensure MSES is protected (and properties are also protected from bushfire hazards) through site design which ensures fire safety buffers are contained wholly within the low density residential zone and do not encroach into the environmental management and conservation zoning.</p>	<p>dwelling on created lots are adequately set back from the mapped vegetation in order to avoid future exempt clearing.</p> <p>The lots within this amendment area are already occupied by large dwelling houses and are unlikely to be redeveloped in the short to medium term. In any case, if an individual dwelling is removed and a new dwelling rebuilt on an existing lot, the new dwelling (and any associated buildings such as garages, carports or sheds) would be subject to the provisions of the planning scheme regarding setbacks to waterways (10m setback) and wetlands (25m setback). Any exempt clearing for a new dwelling or associated building must be demonstrated as "necessary clearing for infrastructure".</p> <p>In the absence of subdivision of these lots, it is not considered appropriate to impose greater restrictions on the existing lots than what currently applies under the planning scheme and <i>Planning Regulation 2017</i>.</p> <p>Therefore, no further action is required in relation to this amendment.</p>
Coastal environment – coastal resources and processes	Department of Environment and Science (DES)	DES does not have any comments regarding the coastal environment state interest with this amendment.	No further action required.
<i>Safety and resilience to hazards</i>			
Natural hazard, risk and resilience – natural hazards (bushfire, flood, landslide)	DSDILGP	DSDILGP does not have any comments regarding the natural hazard, risk and resilience state interest as the planning scheme adequately incorporates state interests with respect to these matters.	No further action required.
Natural hazard, risk and resilience – coastal hazards	Department of Environment and Science (DES)	DES does not have any comments regarding the natural hazards state interest with this amendment.	No further action required.
<i>Infrastructure</i>			
Transport infrastructure – state transport infrastructure	Department of Transport and Main Roads (DTMR)	DTMR has no requirements.	No further action required.
<i>ShapingSEQ</i>			
Regional planning	Department of State Development, Manufacturing, Infrastructure and Planning (DSDILGP)	<p>DSDILGP reviewed the proposed amendment against the goals, elements and strategies of <i>ShapingSEQ</i> in particular, efficient land use, housing diversity and integrated planning. Generally, the proposed amendment is consistent with the goals, elements and strategies of <i>ShapingSEQ</i> with the exception of the Buddina Urban Village locality.</p> <p>The proposed amendment for Buddina seeks to reduce building height and residential densities in a central location, proximate to essential urban infrastructure, services and facilities, including frequent public transport.</p> <p>Whilst the scale of this reduction in development is relatively minor, approximately 200 dwellings, it is symptomatic of a broader issue being the conflict between segments of the community and the Sunshine Coast Regional Council (the council) about planned urban densities in the coastal strip between Maroochydore and Caloundra.</p> <p>The reduction in the density and height of development at Buddina is a first attempt to reduce the potential of this crucial area for growth on the Sunshine Coast.</p> <p>DSDILGP does not support a piecemeal approach to reducing density/'down zoning' individual areas that have been well document as part of an identified growth corridor (Caloundra to Maroochydore) and future mass transit infrastructure.</p>	<p><i>ShapingSEQ</i> identifies the Sunshine Coast Regional Council area as being part of the northern sub-region. <i>ShapingSEQ</i> characterises the northern sub-region as involving diverse living opportunities, including seaside and inland urban centres, suburban, rural residential and rural (including hinterland) living with a strong focus on consolidation around major urban centres and along planned coastal passenger transport corridors.</p> <ul style="list-style-type: none"> <li>• <i>Goal 1: Grow – Element 1: Efficient land use and Element 2: Focusing residential density</i></li> </ul> <p>The proposed amendment seeks to reduce residential densities in an area that is centrally located and well serviced by essential urban infrastructure, services and facilities, including frequent public transport. The Buddina locality is within an existing identified growth corridor extending from Caloundra to Maroochydore and is proximate (within 400m) to the Kawana district activity centre. The proposed reduction in urban densities for the Buddina Urban Village has been considered in isolation of the overall investigation, planning and delivery of urban consolidation targets along this growth corridor. It is DSDILGP's view that planning for the future of this growth corridor should occur more holistically to determine the most appropriate locations for increased and/or reduced densities in the context of population growth and urban infrastructure capacity.</p> <ul style="list-style-type: none"> <li>• <i>Goal 1: Grow – Element 4: Housing diversity</i></li> </ul> <p>By reducing building height and residential density, the proposed amendment would consequentially reduce housing choice and diversity by reducing the opportunity to deliver a mix of dwelling types and sizes in an identified consolidation area.</p>

			<p>Further, the council has not presented any information that suggests that they have considered the impact of this proposed change on the financial viability of future development on these sites. There are two major high density, 21m high, developments currently under construction in the Buddina Urban Village, it is evident that the current planning scheme and market conditions are providing opportunity for consolidation. A reduction in yield is likely to significantly reduce viability and stop further consolidation in this area.</p> <ul style="list-style-type: none"><li>• <i>Goal 3: Connect – Element 3: Integrated Planning</i></li></ul> <p><i>ShapingSEQ</i> seeks to coordinate and integrate the planning and delivery of infrastructure, particularly transport infrastructure, based on a consistent set of regional plan growth assumptions, including the 2041 dwelling supply benchmarks. For council to consider an ad hoc reduction or 'down zoning' of an individual sub-precinct within a wider growth corridor without demonstrating how this will integrate holistically with the remainder of the corridor and future mass transit opportunities is inappropriate and does not align with the regional plan outcomes or best planning practice.</p> <p>DSDILGP recommends that elements of the proposed amendment related to the Buddina Urban Village be removed from the proposed amendment and be considered as part of the new planning scheme review. The council can appropriately consider the holistic implications of reducing urban densities within established, well-serviced urban centres in the context of population growth and housing demand in this locality and the Caloundra to Maroochydore corridor overall.</p>
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**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

## AGENDA: DSDILGP & SCRC new planning scheme

**Date:** 26 May 2022

**Time:** 2:00pm-3:00pm

**Location:** Microsoft Teams

**Invitees:** DSDILGP: Anna McGrath, Nathan Rule, Jamaica Hewston, Paul Gleeson  
SCRC: Stephen Patey, Jason Krueger

**Apologies:**

Item	Topic	Lead	Time
1.	Welcome and introductions	DSDILGP	2:00pm
2.	SCRC update on upcoming planning scheme amendments	SCRC	2:05pm
3.	SCRC update on new planning scheme <ul style="list-style-type: none"><li>issues being experienced</li></ul>	SCRC	2:15pm
4.	DSDILGP focus for planning scheme reviews: <ul style="list-style-type: none"><li>housing affordability and housing availability issues, including inclusionary planning options</li><li>early engagement and some lessons learned from other councils in the drafting of their planning schemes</li></ul>	DSDILGP	2:35pm
	Status of other related projects: <ul style="list-style-type: none"><li>Northern inter-urban break</li><li>BEMDA</li></ul>	DSDILGP	2:55pm
5.	Meeting close		3:00pm