

Explanatory Memorandum

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

Public consultation version

November 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.

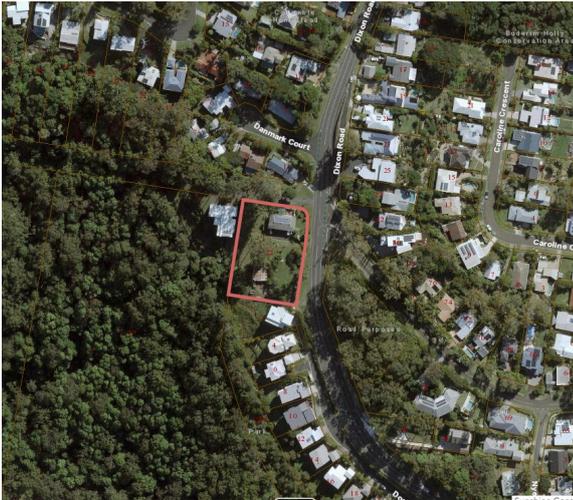
4. Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

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
Buderim	Lots 30 and 31 on SP293861 Lot 70 on SP310631	Power Road, Buderim and Starling Street, Buderim	Private and Public	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
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>	<p>3, 6 and 31 Lavarack Crescent, Buderim</p>	Private	
Buderim	<p>Lot 2 on RP183878</p>	<p>33 Quorn Close, Buderim</p>	Council	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
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	
Mooloolaba	Lot 91 on RP73433 Lot 0 on SP173707	13 and 21 Smith Street, Mooloolaba	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Mooloolaba	Lot 142 on SP318724 and Lot 900 on SP318724	52 and 52A Amarina Avenue, Mooloolaba	Council	
Peregian Springs	Lot 58 on SP155890 Lot 59 on SP155890	58/ 114 Peregian Springs Drive, Peregian Springs 59/ 114 Peregian Springs Drive, Peregian Springs	Private	
Woombye	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 Lots 0, 1 and 2 on SP330299	49 Countryview Street, Woombye Bushland Park 2 Boomerang Court, Woombye 3, 5, 6, 1/6, 2/6, 7, 8, 9, 10, 11, 12, 13 and 14 Boomerang Court, Woombye 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	Private and Council	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Yandina	Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 32 and 33 on SP300553	1, 20 to 30, 32 and 34 Reo Place, Yandina	Private and Council	
Yandina	Lots 1 to 23 and 100 on SP327995	Honeysuckle Place, Yandina 3 to 16, 18 and 20 Honeysuckle Place, Yandina 1, 6, 8, 10, 12 and 14 Appleberry Place, Yandina	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, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina Local plan areas (described in **Table 4.1** and **Appendix 1**), to: -
 - (i) reflect an existing development approval;
 - (ii) better reflect existing or desired future land uses;
 - (iii) respond to Council property-related matters or a Council resolution; and
 - (iv) respond to identified mapping anomalies.
- (b) address other editorial matters to improve the clarity and efficiency of the planning scheme.

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

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

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

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

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

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

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

Table 7.1 Summary of proposed planning scheme amendment

Planning Scheme Part	Summary of Amendment
Part 6 (Zones)	<ul style="list-style-type: none"> Amend the reference to Precinct MAK LPP-3 (Maud Street/Sugar Road) to Precinct MAR LPP-5 (Maud Street/Sugar Road) in Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone) relating to Business activities, in Section 6.2.1 (Low density residential zone code), to reflect the correct precinct reference number as shown on the Maroochydore/Kuluin Local Plan Precincts Map (LPM22) and in the Maroochydore/Kuluin Local plan code. Amend Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone) in Section 6.2.8 (Local centre zone code), to include provision for a Service station to be a potentially consistent use, where located in a local (not full service) activity centre and replacing an existing service station.
Part 7 (Local Plans)	<ul style="list-style-type: none"> Amend Table 7.2.5.4.1 (Performance outcomes and acceptable outcomes for assessable development) in Section 7.2.5 (Buderim local plan code), to include specific provisions relating to reconfiguring a lot on Lot 11 on RP883261, 22 Dixon Road, Buderim. Amend Figure 7.2.5A (Buderim Local Plan Elements) of Section 7.2.5 (Buderim local Plan Code) to remove the greenspace designation over Lot 2 on RP183878. Amend Performance Outcome PO38 in Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)) of Section 7.2.6 (Caloundra local plan code) to replace the reference to Key Site 5 (Kronks Motel) to Key Site 6 (Kronks Motel) to reflect the correct terminology. Amend the reference to Precinct MAR LPP-6 (Maud Street/Sugar Road) to Precinct MAR LPP-5 (Maud Street/Sugar Road) in Section 7.2.19.3 (Purpose and overall outcomes) of Section 7.2.19 (Maroochydore/Kuluin local plan code), to reflect the correct precinct reference number as shown on the Maroochydore/Kuluin Local Plan Precincts Map (LPM22). Amend Figure 7.2.24A (Peregian South Local Plan Elements) of Section 7.2.24 (Peregian South Local Plan Code) to remove the greenspace designation over Lot 58 and Lot 59 on SP155890.

Planning Scheme Part	Summary of Amendment
	<ul style="list-style-type: none"> Amend Section 7.2.25 (Sippy Downs local plan code) to include specific provisions for development in Jorl Court in relation to drainage, road widening and the provision of indented parking in appropriate locations. Amend Figure 7.2.25A (Sippy Downs Local Plan Elements) of Section 7.2.25 (Sippy Downs local plan code) to reflect the proposed zoning changes to Lots 30 and 31 on SP293861 and Lot 70 on SP310631. Amend Figure 7.2.26A (Woombye Local Plan Elements) of Section 7.2.26 (Woombye Local Plan Code) to reflect the proposed zoning changes over Lots 68, 69, 70, 901 on SP311630, Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620, Lots 0, 1 and 2 on SP319218 and Lots 0, 1 and 2 on SP330299.
Part 9 (Development Codes)	<ul style="list-style-type: none"> Amend Acceptable Outcome AO9 in Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) of Section 9.3.6 (Dwelling house code), to reflect Council's standard driveway drawings and to clearly reference the Australian Standards. Amend the Caloundra Local Plan Area precinct number reference in the section header above Performance Outcome PO18 in Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) of Section 9.3.6 (Dwelling house code) from Precinct CAL LPP-4 (Moffat Beach/ Shelly Beach/ Dicky Beach) to Precinct CAL LPP-2 (Moffat Beach/ Shelly Beach/ Dicky Beach) to reflect the correct precinct reference number as shown on the Caloundra Local Plan Precincts Map (LPM45).
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Amend the zone and where relevant the Urban Growth Management Boundary or Rural Residential Growth Management Boundary for several specific sites (refer to Appendix 1 for details of the proposed planning scheme amendment); Amend the precinct boundary of MAR LPSP-1 (Ocean Street Food and Music Sub-precinct) on the Maroochydore/Kuluin Local Plan Precincts Map LPM22, to remove (Lot 0 on SP151751 and Lot 0 SP100069) (refer to Appendix 1 for details of the proposed planning scheme amendment); Amend the Height of buildings and structures overlay map to increase the maximum building height for 13 and 21 Smith Street, Mooloolaba.

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: -

- Section 20 (Amending planning schemes under the Minister's rules) of the *Planning Act 2016*; and
- 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*: -

- 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**;
- is consistent with section 16(1) of the Act in that it: -
 - continues to identify strategic outcomes for housing supply and diversity, and economic growth within the Sunshine Coast local government area;

- (ii) continues the inclusion of measures that facilitate the achievement of the strategic outcomes in the planning scheme for housing supply and diversity, and economic growth;
- (c) is consistent with the regulated requirements prescribed in the *Planning Regulation 2017*; and
- (d) is well drafted and articulated.

9. Compliance with State planning instruments

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

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

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

Table 9.1 Compliance with State planning instruments

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

10. Consultation with government agencies

In accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules*, Council sent a copy of the proposed amendment to the Planning Minister on 24 June 2022, for formal consideration of State interests and to seek approval for Council to proceed to public consultation.

11. Compliance with state imposed conditions

Council received approval from the Planning Minister by letter dated 25 October 2022, that Council may commence public consultation, subject to the following condition:

"1. The council must remove all parts of the proposed amendment related to the Buddina Urban Village from the proposed amendment.

Reason:

- 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*
- the SPP, Housing supply and diversity state interest, policy (3) in that the proposed amendment reduces opportunities to provide diverse, affordable and comprehensive range of housing options in an accessible and well-serviced location*
- the SPP, Liveable communities, policy (2) in that the proposed amendment reduces higher density development in an accessible and well-serviced location and does not result in an efficient use of established infrastructure and services*
- ShapingSEQ 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."*

The proposed amendment has been modified to comply with the above Ministerial condition.

12. Public consultation

In accordance with the *Minister's Guidelines and Rules*, Council must undertake public consultation for a minimum of 20 business days during the process for making a 'major amendment' to the planning scheme, once the State interest review is complete. In this regard, by letter dated 25 October 2022, Council received advice from the Planning Minister that it may proceed to publicly consult on the proposed amendment, subject to a condition.

Further, the Planning Minister noted Council's communications strategy for the proposed amendment that includes 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.

The proposed amendment is subject to public consultation from **Monday, 21 November to Monday, 19 December 2022** (inclusive)

13. Consideration of public submissions

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

14. 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*.

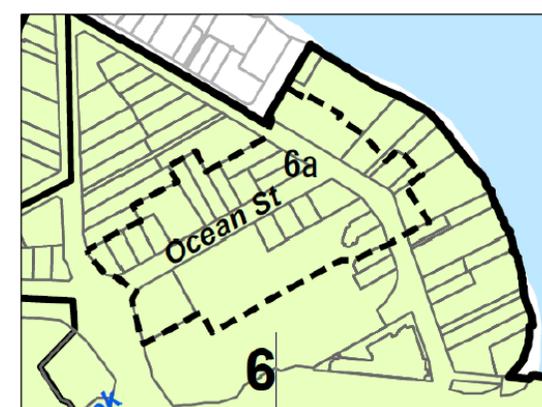
15. Indicative timeframe

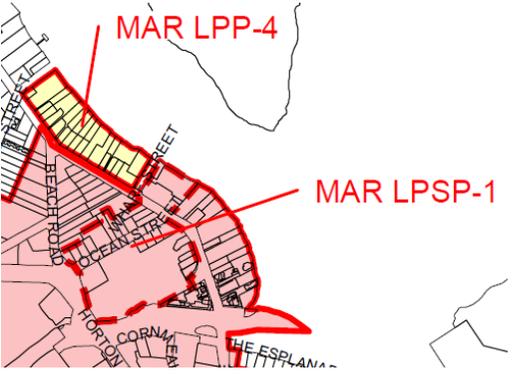
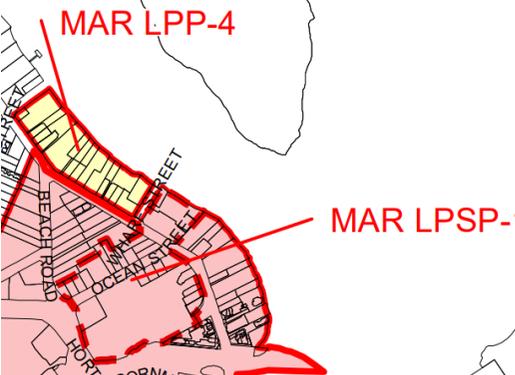
In accordance with the *Minister's Guidelines and Rules* Schedule 3, item 5 of the 'required material' for a proposed major amendment, an indicative timeframe for the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* is provided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

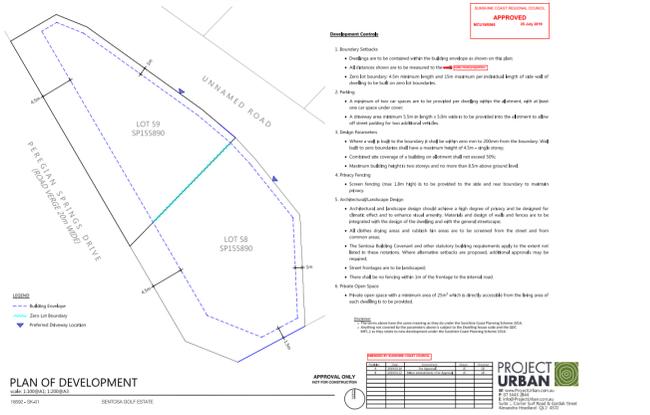
Amendment Stage	Indicative Timing
<i>Preparation</i>	April 2022 - May 2022
<i>First State Interest Review</i>	June 2022 – October 2022
<i>Public notification</i>	November 2022 – December 2022
<i>Consider and report on submissions</i>	January 2023 – March 2023
<i>Ministerial Review</i>	April 2023 – June 2023
<i>Adoption and commencement</i>	July 2023 – September 2023

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

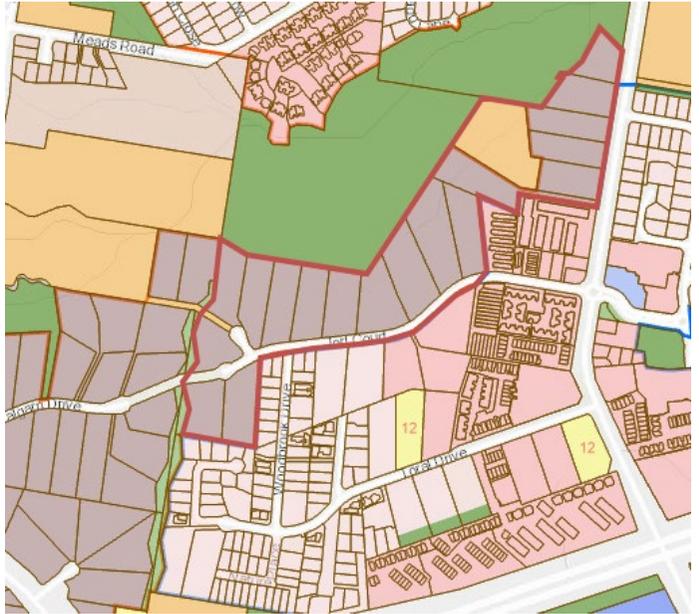
Appendix 1: Details of Proposed Amendment (Site Specific)

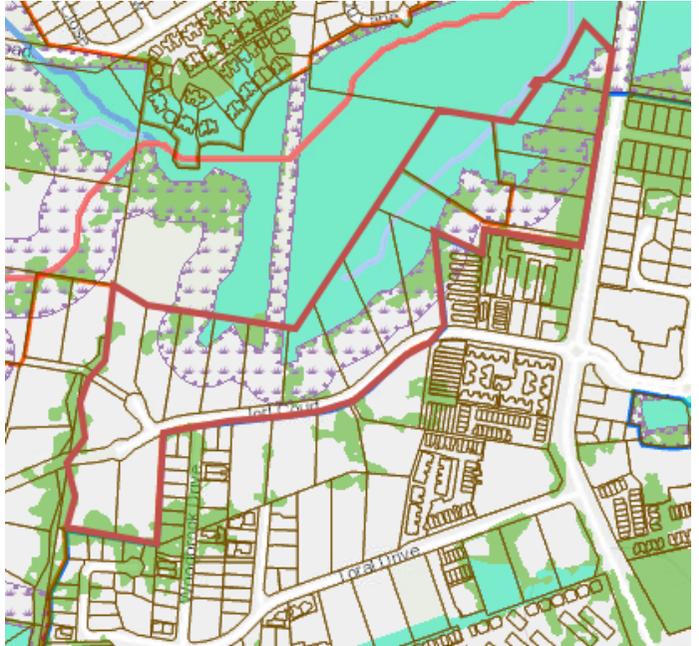
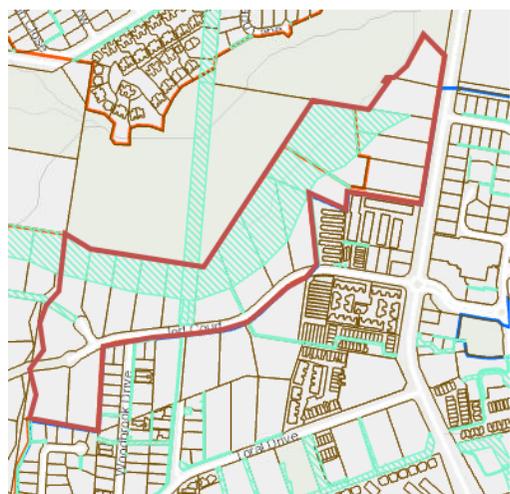
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>The Duporth Riverside 6 Wharf Street, Maroochydore</p> <p>Pier Ten 8-10 Wharf Street, Maroochydore</p> <p>(Lot 0 on SP151751</p> <p>Lot 0 SP100069)</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current zoning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

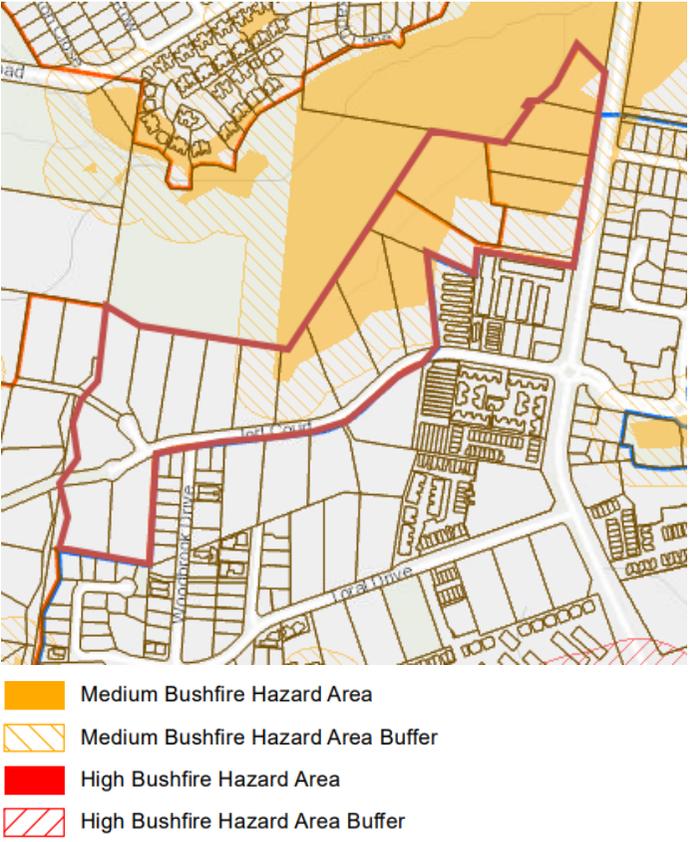
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract of the Maroochydore/Kuluin Local Plan Area – Local Plan Precincts Map LPM22 in effect from 11 June 2018 to 28 January 2020</p>  <p> ■ MAR LPP-1, City Core - - - MAR LPSP-1, Ocean Street Hospitality Area ■ MAR LPP-4, Wharf Street </p> <p>Figure 4: Extract of the Maroochydore/Kuluin Local Plan Area – Local Plan Precincts Map LPM22 in effect from 28 January 2020 to present</p>  <p> ■ MAR LPP-1, City Core - - - MAR LPSP-1, Ocean Street Food and Music Sub-Precinct ■ MAR LPP-4, Wharf Street </p>	<p>Precinct in Maroochydore was renamed the Ocean Street Food and Music Sub-Precinct (refer to Figure 4).</p> <p>The representations received requested that the residential apartments be removed from the Ocean Street Sub-Precinct prior to the adoption of the Special Entertainment Precinct amendment (which was post-consultation at the time). Given that this amendment at the time, was substantially progressed through the amendment process, it was recommended that this matter be considered as part of a future amendment package.</p> <p>Inclusion in the Ocean Street Food and Music Sub-Precinct provides the opportunity for entertainment/hospitality activities to occur, subject to relevant development approvals. The Sub-Precinct also generally acts as a flag that entertainment uses, and some associated noise is to be expected in the area. The Body Corporates and individual property owners of the Duporth Riverside and Pier Ten residential apartments indicated that they were concerned that the inclusion of the residential apartments in the Sub-Precinct would adversely affect the residential status of their property and could result in more intensive entertainment uses occurring on their property.</p> <p>Restrictions on uses may be identified in the Strata By-Laws at the respective apartment complexes, which may lower the risk of more intensive hospitality/entertainment use being proposed and approved in the existing restaurant tenancy.</p> <p>However, having regard to the above, it is considered appropriate to realign the boundary to exclude the Duporth Riverside and Pier Ten residential apartments from the Ocean Street Food and Music Sub-precinct. This would still provide for the remainder of the Ocean Street Sub-Precinct to operate as intended.</p> <p>It is therefore proposed to amend the Ocean Street Food and Music Sub-Precinct boundary to exclude the Duporth Riverside and Pier 10 residential apartments at 6 and 8-10 Wharf Street, Maroochydore.</p>	

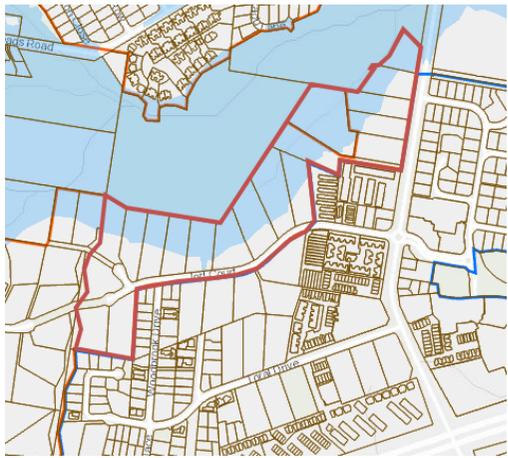
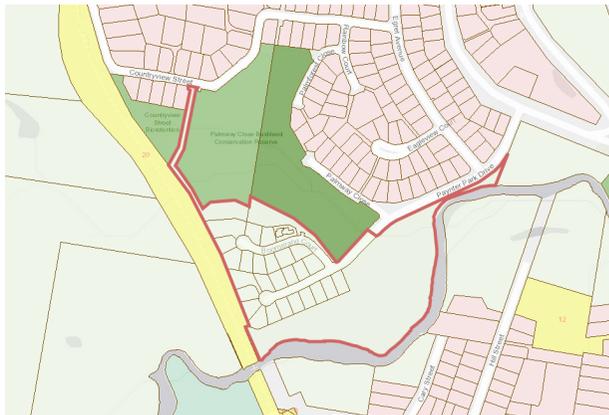
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>58/ 114 Peregian Springs Drive, Peregian Springs</p> <p>59/ 114 Peregian Springs Drive, Peregian Springs</p> <p>(Lot 58 on SP155890</p> <p>Lot 59 on SP155890)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p> Low Density Residential Zone Medium Density Residential Zone Sport and Recreation Zone </p>	<p>Council received a request on behalf of the landowners to amend the zoning of Lots 58 and 59 on SP155890 (58/114 and 59/114 Peregian Springs Drive, Peregian Springs) from the Sport and recreation zone to the Low density residential zone.</p> <p>The subject land has a total land area of 962m² and is located in the Peregian South Local plan area. The land is located on the corner of Peregian Springs Drive and Balgownie Drive and forms part of a residential community development (Sentosa Golf Estate). The land is freehold and does not form part of the Sentosa Estate common property.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Sport and recreation zone (refer Figure 1). This zoning reflects the former use of the land as a recreational centre and tennis court.</p> <p>The subject land is currently vacant. The Sentosa Golf Estate Community Titles Scheme (CTS 31985) included reference to the subject land being used either for residential purposes or for recreational purposes.</p> <p>On 25 July 2019, Council issued a Development Permit for a Material Change of Use of Premises to establish 2 Dwelling houses on the subject land (MCU19/0068). Refer to Figure 2 for a copy of the approved plan.</p> <p>Figure 2: Approved Plan (MCU19/0068)</p> 	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lots 58 and 59 on SP155890 be included in the Low density residential zone; and 2. Figure 7.2.24A (Peregian South Local Plan Elements) be amended to remove the mapped greenspace over the subject sites.

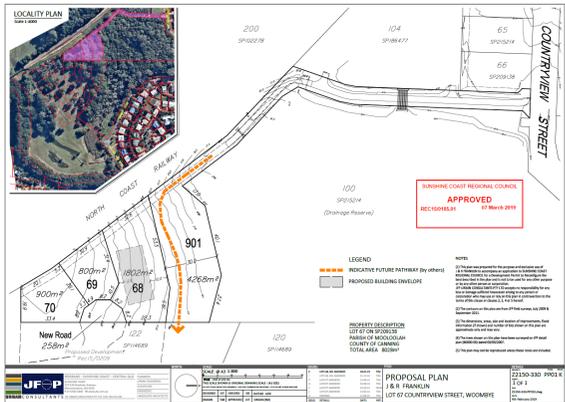
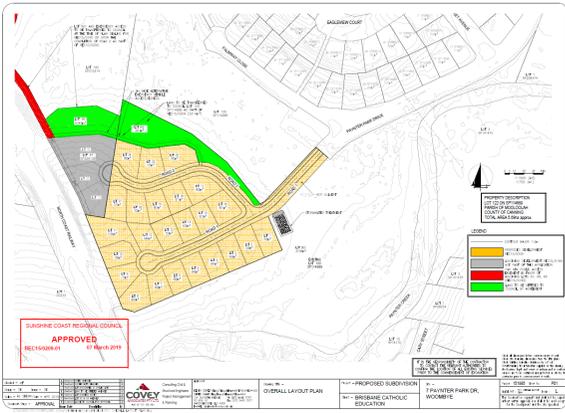
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>zoning anomaly in part of Lot 30, part of Lot 31 and in the new road reserve (see Figure 2).</p> <p>As part of the purchase agreement, it was determined that the whole of Lot 30 is to be included in the Limited development (Landscape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

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

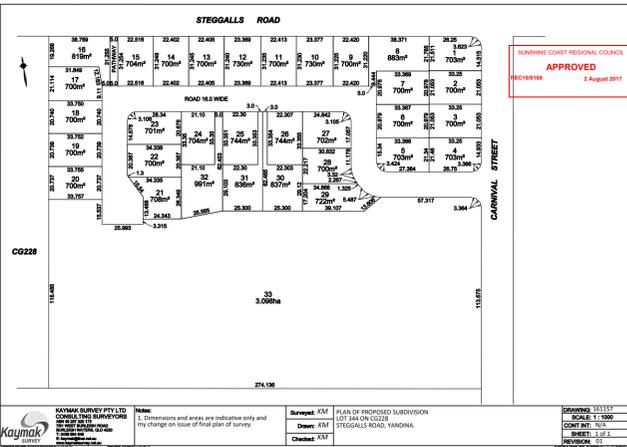
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Stream Order 1 – 2, Riparian Protection Area, Wetlands and Native vegetation)</p>  <p>— Stream Order 1 - 2 — Stream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

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

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

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

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

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

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="369 252 1064 335">Figure 4: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium bushfire hazard area, Medium bushfire hazard area buffer)</p>  <p data-bbox="369 774 750 909"> Medium Bushfire Hazard Area Medium Bushfire Hazard Area Buffer High Bushfire Hazard Area High Bushfire Hazard Area Buffer </p>	<p data-bbox="1086 236 1736 427">Area and outside of the Urban Growth Management Boundary. The land is also subject to a number of overlays, most notably the Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 - 2) (refer to Figure 3) and Bushfire hazard overlay (Medium bushfire hazard area, Medium bushfire hazard area buffer) (refer to Figure 4).</p> <p data-bbox="1086 443 1713 523">All matters relating to biodiversity and bushfire hazard have been appropriately addressed through the development assessment process.</p> <p data-bbox="1086 539 1713 619">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 data-bbox="1086 635 1713 746">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 data-bbox="1086 762 1713 874">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 data-bbox="1086 890 1736 1161">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>	

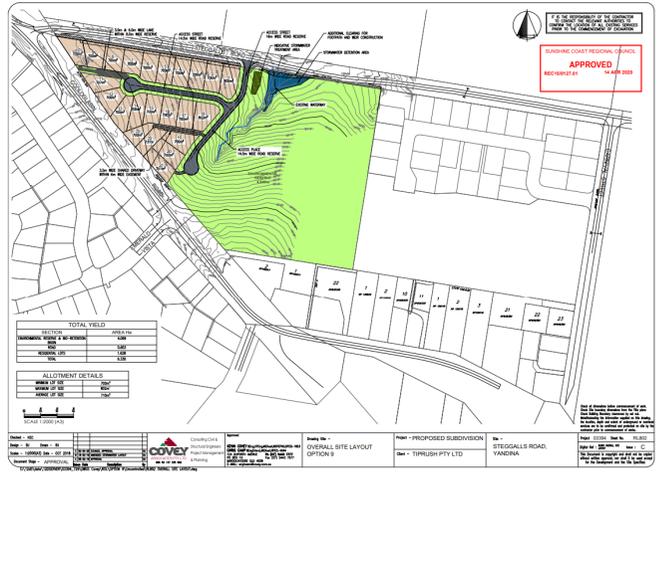
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Honeysuckle Place, Yandina</p> <p>3 to 16, 18 and 20</p> <p>Honeysuckle Place, Yandina</p> <p>1, 6, 8, 10, 12 and 14</p> <p>Appleberry Place, Yandina</p> <p>(Lots 1 to 23 and 100 on SP327995)</p>	<p>Figure 2: Extract from the Sunshine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

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

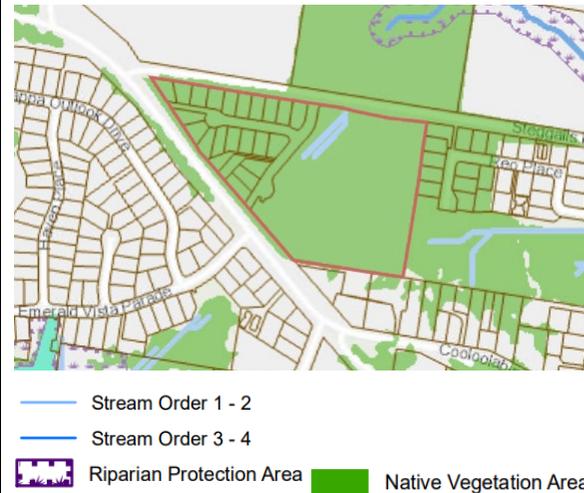


Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium bushfire hazard area)

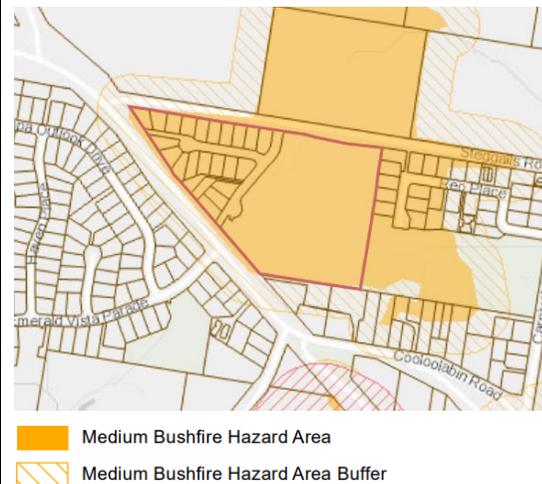


Figure 1b: Approved Plans (REC15/0127)



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

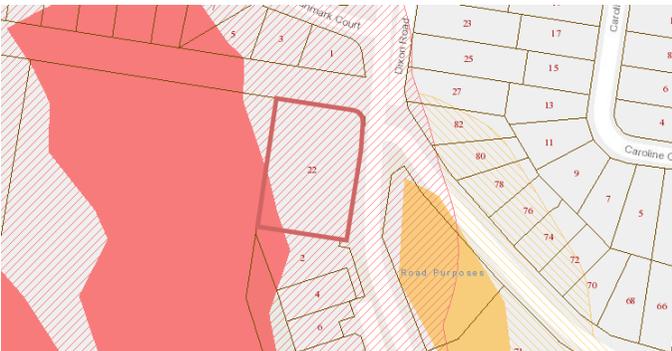
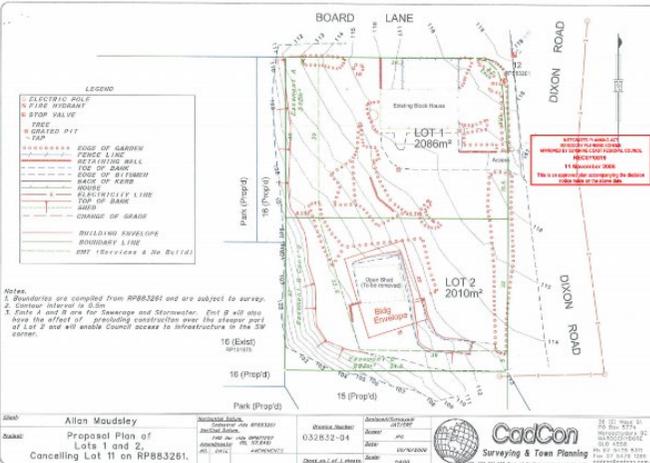
Under the *Sunshine Coast Council Planning Scheme 2014*, the subject land is currently included in the Limited development (Landscape residential) zone (refer to **Figure 2**) and is located in the Yandina Local Plan Area, outside of the Urban Growth Management Boundary.

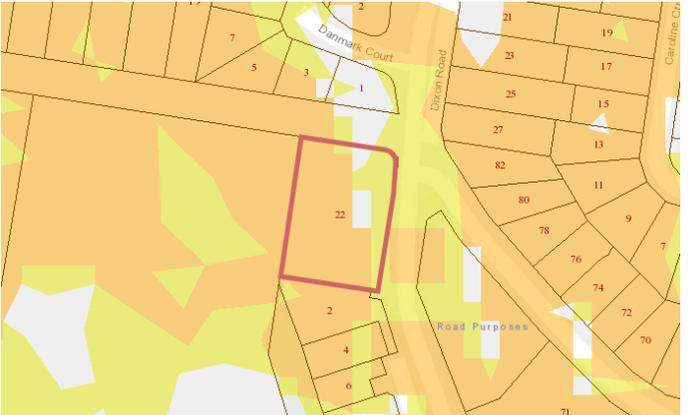
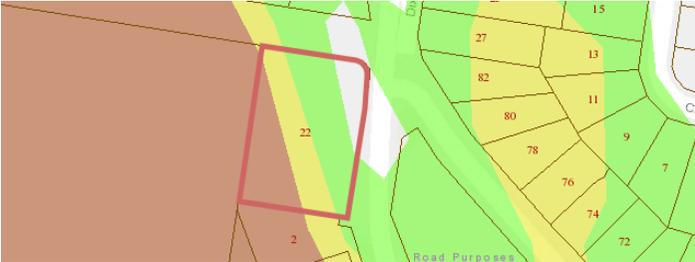
The land is also subject to a number of overlays, most notably the Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 - 2) (refer to **Figure 3**) and Bushfire hazard overlay (Medium bushfire hazard area) (refer to **Figure 4**).

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

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

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

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

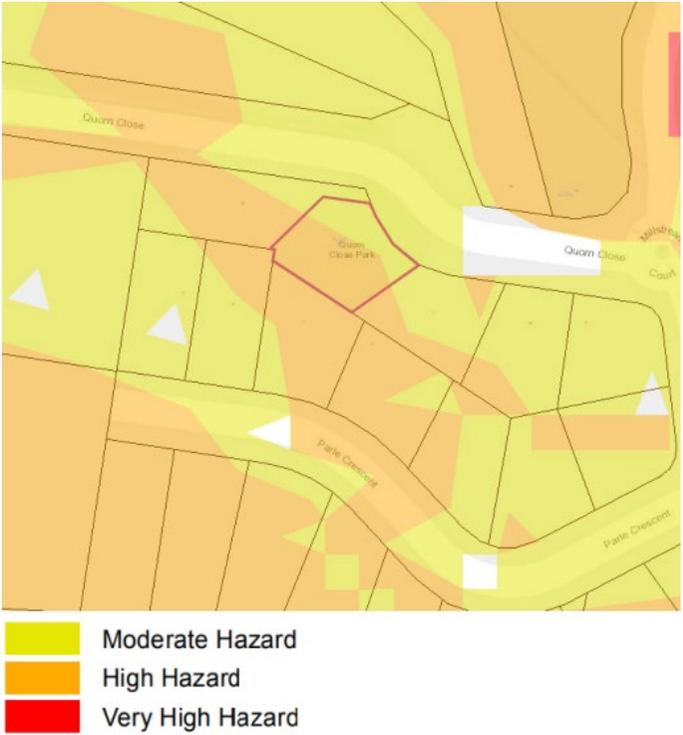
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4(a): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (Landslide)</p>  <p>Figure 4(b): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep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

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

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

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

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

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="365 236 1059 323">Figure 3(a): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (i) (Landslide)</p>  <p data-bbox="376 954 678 1066"> Moderate Hazard High Hazard Very High Hazard </p>	<p data-bbox="1070 236 1753 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="1070 355 1753 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="1070 675 1753 850">The site is also subject to a number of planning scheme overlays, most notably the Landslide hazard and steep land overlay, which indicates that the north-eastern half of the site is identified as a moderate landslide hazard and the south-western half of the site is identified as a high landslide hazard area, with a slope of 15-20% (refer to Figure 3(a) and 3(b)).</p> <p data-bbox="1070 858 1753 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="1070 1010 1753 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="1070 1185 1753 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>	

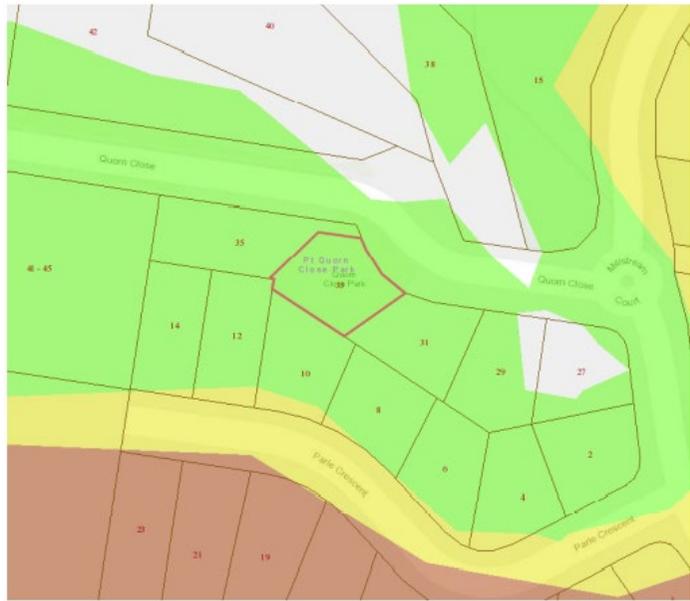
Site ID

Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 3(b): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (ii) (Steep land)



remove the 'greenspace' designation over Lot 2 on RP182878.

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

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