



Proposed Planning Scheme Amendment – Site Specific and Editorial Matters

Information sheet Sunshine Coast Planning Scheme 2014

Woombye

Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014* (the Planning Scheme), which includes changes to the zoning, maximum building height, local plan precincts/elements and/or planning scheme provisions for specific sites located at Buderim, Maroochydore, Mooloolaba, Peregrin South, Woombye and Yandina.

This information sheet provides details on the proposed changes relating to specific sites in Woombye.

What land at Woombye does the proposed amendment relate to?

The proposed amendment relates to land located at 49 Countryview Street, 2 Boomerang Court, 3, 5, 6, 1/6, 2/6, 7 to 14 Boomerang Court, and 29, 31 to 45, 1/45, 2/45 and 46 Paynter Park Drive, Woombye (legally described as Lots 68 to 70 and Lot 901 on SP311630, Lots 1 to 7, 9 to 21, 23, 24, 902, 903 on SP311620, Lots 0, 1 and 2 on SP319218 and Lots 0, 1 and 2 on SP330299) (refer to **Figure 1**).

Figure 1: Land subject to proposed amendment



What is proposed in the amendment at Woombye?

Under the Planning Scheme, the subject land is located within the Woombye Local plan area and located outside the Urban Growth Management Boundary. The subject land is currently included in the Rural zone (refer to **Figure 2**).

Figure 2: Current Zoning



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).

The lots have now been created with the related plan sealing and titling registered with the Titles Office in October 2020. Development of these lots for residential purposes has also commenced. As such, it is considered reasonable that the planning scheme zoning appropriately reflects the development approval.

It is proposed that the land intended to be developed for residential uses (Lots 0, 1 and 2 on SP319218, Lots 0, 1 and 2 on SP330299 and Lots 1 to 21, 23, 24 on SP311620 and Lots 68 to 70 on SP311630) be included in the Low density residential zone, which is consistent with the

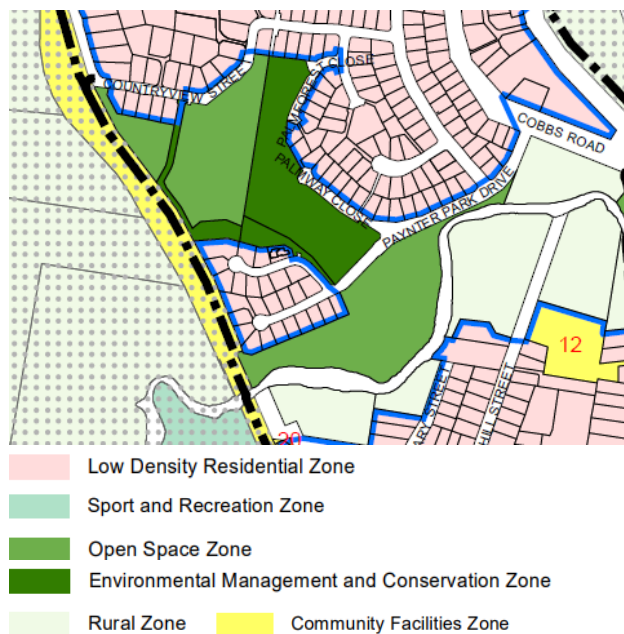
prevailing zoning in the Woombye Local Plan Area (refer to **Figure 3** overleaf).

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 for Bushland Park purposes, it is proposed that this land is included in the Environmental management and conservation zone.

The balance of former Lot 122 (Lot 903 on SP311620) has been transferred to Council 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.

It is also proposed to amend the Urban Growth Management Boundary and the Woombye Local Plan Elements to reflect the proposed zoning changes.

Figure 3: Proposed Zoning



How can I find out more or make a submission?

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

For further details on the proposed amendment (full documentation) can be:

- viewed and/or purchased at Council's Development Information Counter at 10 First Avenue, Maroochydore;
- viewed at Council's administration buildings in Caloundra and Nambour; and
- downloaded from Council's website: <https://haveyoursay.sunshinecoast.qld.gov.au>

Any person may make a written submission to Council about the proposed amendment during the public consultation period. The website also provides details on how to make a submission. Submissions are to be received by Council no later than **4:30pm on Monday, 19 December 2022**.

For further information, please contact Council's Strategic Planning Branch on (07) 5420 8953 or email planningscheme@sunshinecoast.qld.gov.au.