



## Proposed Planning Scheme Amendment – Site Specific and Editorial Matters

## Information sheet

### Sunshine Coast Planning Scheme 2014

## Yandina

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, Peregian South, Woombye and Yandina.

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

### What land at Yandina does the proposed amendment relate to?

The proposed amendment relates to land located at:

- Reo Place, Yandina; and
- Honeysuckle Place and Appleberry Place, Yandina.

### What is proposed in the amendment at Yandina?

#### Reo Place, Yandina

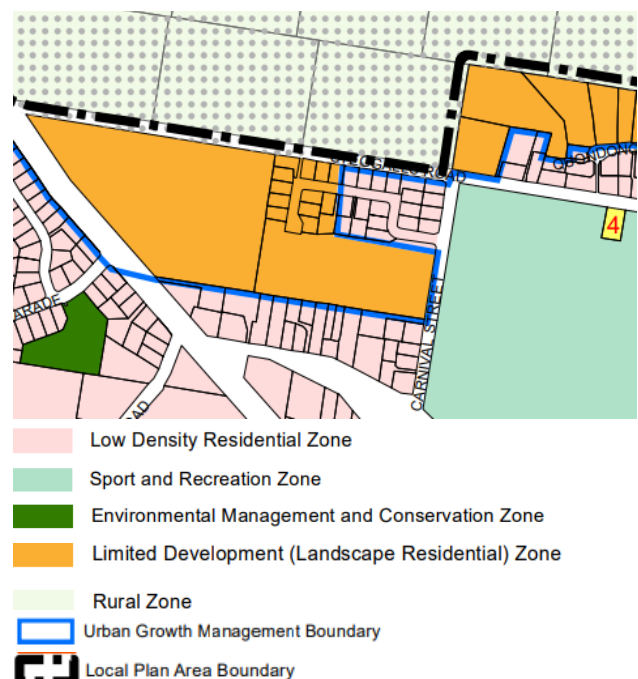
The land subject to the proposed amendment comprises 1, 20 to 30, 32 and 34 Reo Place, Yandina (legally described as Lots 13 to 24, 32 and 33 on SP300553) (refer to **Figure 1**).

**Figure 1: Land subject to proposed amendment**



Under the Planning Scheme, the subject land is located within the Yandina Local plan area and located outside of the Urban Growth Management Boundary. The subject land is currently included in the Limited development (landscape residential) zone and partially included in the Low density residential zone (refer to **Figure 2**).

**Figure 2: Current zoning**



Lot 33 on SP300553 is under Council ownership and identified for environmental purposes. The remaining other lots are privately owned and currently developed for low density residential uses.

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). The Development Permit also required the dedication of Lot 33 on SP300553 to Council for Environmental Reserve purposes. This development application was approved under the former *Maroochy Plan 2000*.

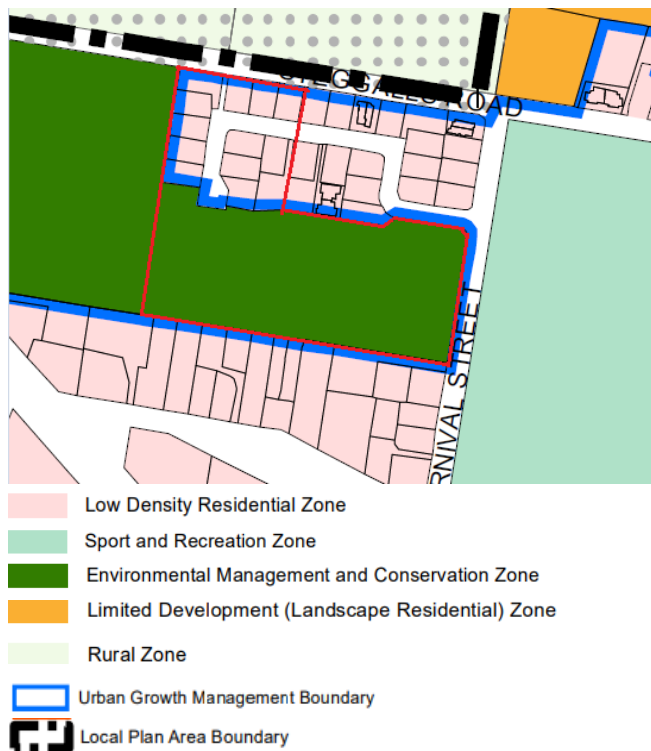
The lots have now been created and developed as per the Development Permit.

As the development is approved and developed for low density residential purposes, the Limited development (landscape residential) zone provisions are no longer appropriate. 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.

Therefore, it is proposed that Lots 13 to 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 (refer to **Figure 3**). It is also proposed that the Urban Growth Management Boundary be amended to reflect the proposed zoning changes.

**Figure 3: Proposed Zoning**



### **Honeysuckle Place and Appleberry Place, Yandina**

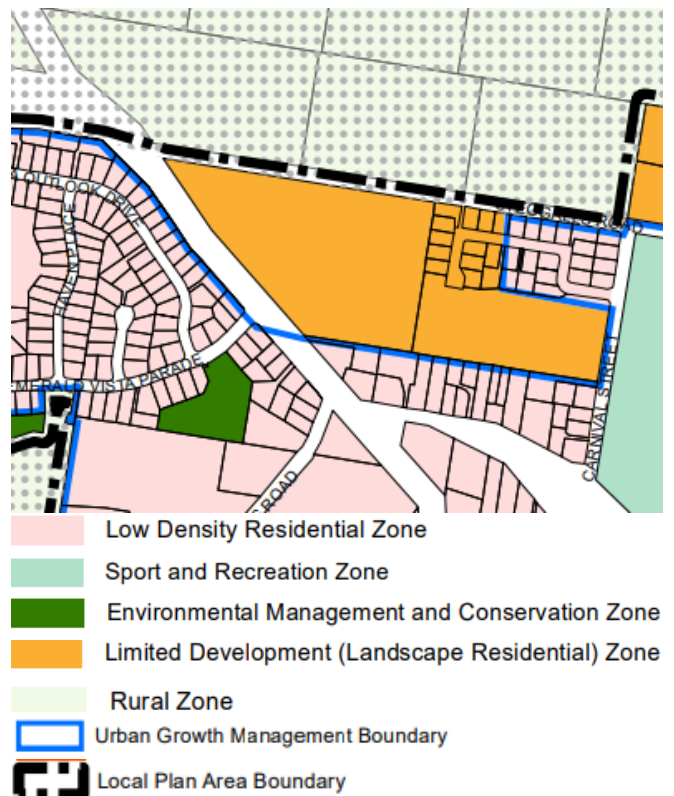
The land subject to the proposed amendment comprises 3 to 16, 18 and 20 Honeysuckle Place and 1, 6, 8, 10, 12 and 14 Appleberry Place, Yandina (legally described as Lots 1 to 23 and 100 on SP300553) (refer to **Figure 4**).

**Figure 4: Land subject to proposed amendment**



Under the Planning Scheme, the subject land is located within the Yandina Local plan area and located outside of the Urban Growth Management Boundary. The subject land is currently included in the Limited development (landscape residential) zone (refer to **Figure 5**).

**Figure 5: Current Zoning**



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 Development Permit also required the dedication of land identified as Environmental Reserve on the approved plans to be transferred to Council for Bushland Park purposes. This development application was approved under the former *Maroochy Plan 2000*.

The lots have now been created and the related plan sealing, and titling was registered with the Titles Office in October 2021.

Lot 100 on SP327995 is under Council ownership and identified for environmental purposes (bushland park). The remaining lots are privately owned and intended for residential purposes.

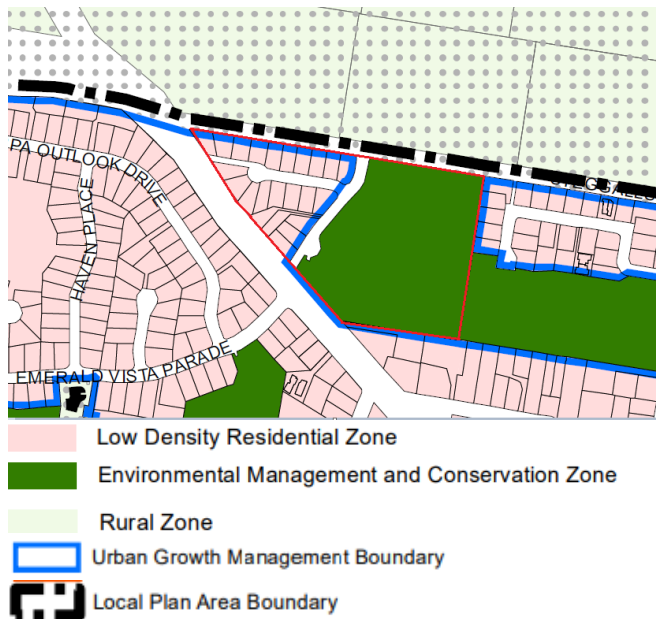
As the development is approved for low density residential purposes, the Limited development (landscape residential) zone provisions are no longer appropriate. It is considered reasonable that the Planning Scheme appropriately reflects the approved and intended land uses over the land.



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 (refer to **Figure 6**).

It is also proposed that the Urban Growth Management Boundary be amended to reflect the proposed zoning changes.

**Figure 6: 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](mailto:planningscheme@sunshinecoast.qld.gov.au).**