



Proposed Planning Scheme Amendment – Site Specific and Editorial Matters

Information sheet Sunshine Coast Planning Scheme 2014

Peregian Springs

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 Peregian Springs.

What land at Peregian Springs does the proposed amendment relate to?

The proposed amendment relates to land located on the corner of Peregian Springs Drive and Balgownie Drive, Peregian Springs.

What is proposed in the amendment at Peregian Springs?

58/114 and 59/114 Peregian Springs Drive, Peregian Springs

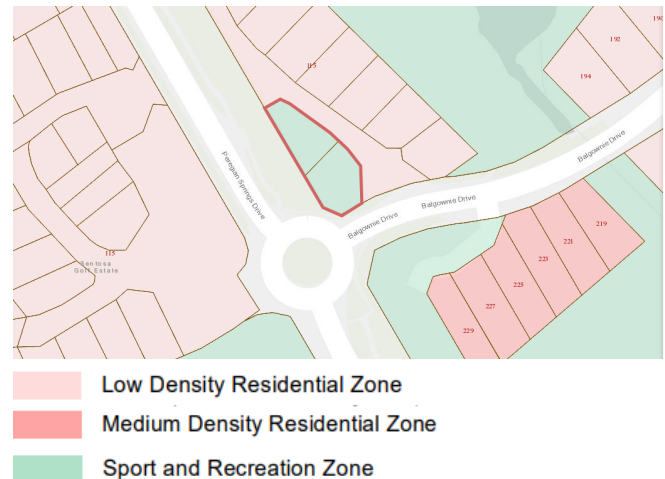
The proposed amendment relates to land located at 58/114 and 59/114 Peregian Springs Drive, Peregian Springs (legally described as Lots 58 and 59 SP155890) (refer **Figure 1**).

Figure 1: Land subject to proposed amendment



Under the Planning Scheme, the subject land is located in the Peregian South Local plan area and is currently included in the Sport and recreation zone (refer **Figure 2**).

Figure 2: Current Zoning



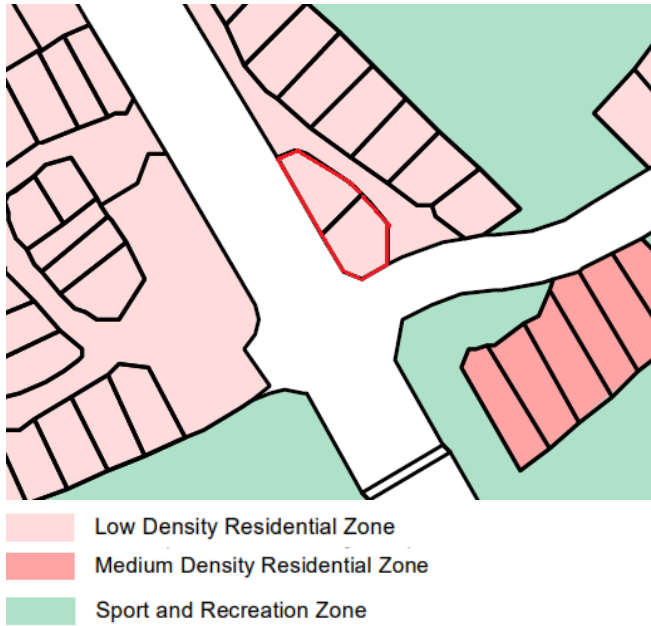
The land is located on the corner of Peregian Springs Drive and Balgownie Drive and forms part of a residential community development (Sentosa Golf Estate). The land is freehold and does not form part of the Sentosa Estate common property.

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.

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).

Having regard to the above, it is considered appropriate to reflect the current development approval over the subject land, being Lots 58 and 59 on SP155890, and include this land in the Low density residential zone (refer to **Figure 3** overleaf), which is consistent with the surrounding zoning. It is also proposed to amend Figure 7.2.24A (Peregian South Local Plan Elements) to remove the greenspace designation over the subject land to reflect the zoning change.

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 54 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