



## Proposed Planning Scheme Amendment – Additional SEQRP Sites and Other Zoning Matters

## Information sheet

### Sunshine Coast Planning Scheme 2014

### Landsborough

**Council is proposing an amendment to its planning scheme, which includes changes to the zoning and local plan provisions for specific sites located at Bli Bli, Chevallum/Forest Glen, Landsborough and Yandina.**

**This information sheet provides details on the proposed changes relating to Landsborough.**

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

The proposed amendment relates to land located on the south-eastern edge of Landsborough's existing urban area, generally bound by White Gums Street, Forestdale Road, Mellum Creek and the Beerwah East Major Development Area (refer **Figure 1**). The subject land comprises 14 lots with a total area of approximately 16 hectares.

**Figure 1: Location of subject land**



#### Why is Council proposing the amendment at Landsborough?

The *South East Queensland Regional Plan 2017* (SEQRP) includes the subject land in the Urban Footprint regional land use category.

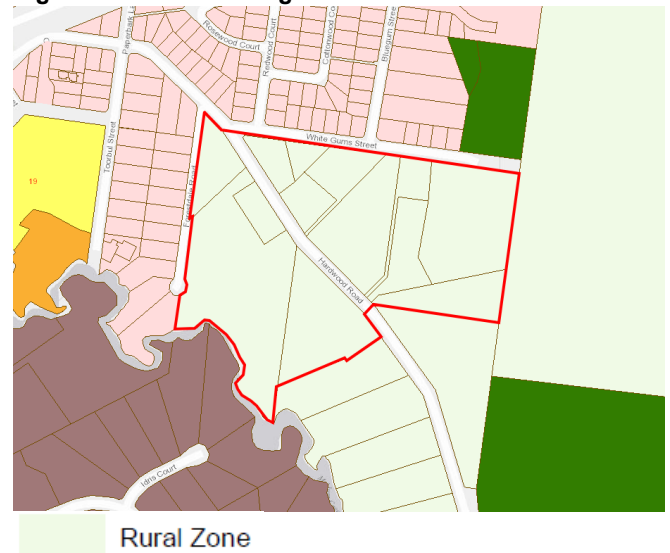
The Urban Footprint identifies the extent of land needed to accommodate the region's urban development needs to 2041. It is the responsibility of Council, through its planning scheme, to determine the most suitable zone for each land parcel within the SEQRP Urban Footprint.

The subject land adjoins Landsborough's existing urban area and provides a logical extension of the township to cater for future housing needs in Landsborough.

#### What is proposed in the amendment?

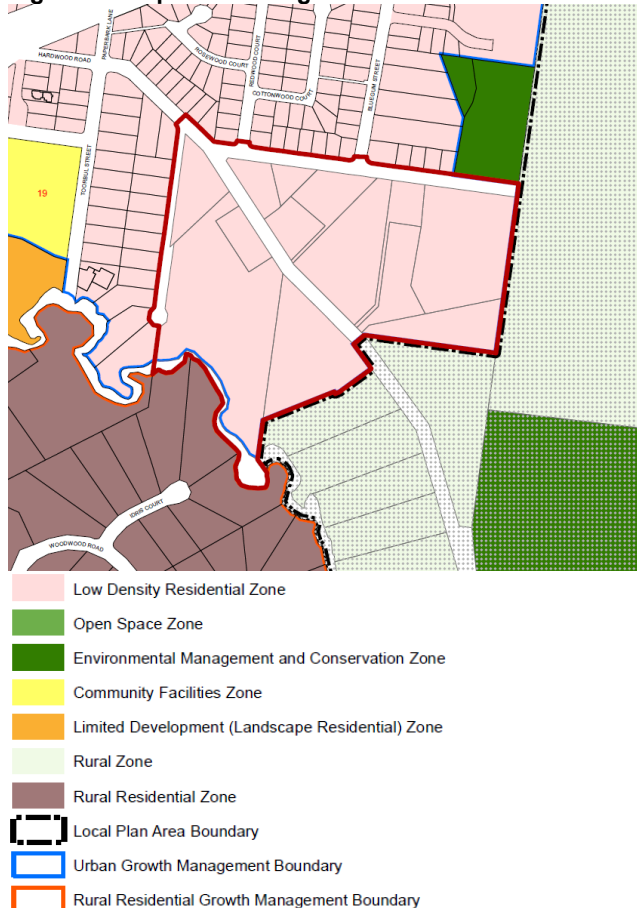
The subject land is currently included in the Rural zone under the *Sunshine Coast Planning Scheme 2014* (the planning scheme) (refer **Figure 2**).

**Figure 2: Current zoning**



The amendment proposes to change the zoning of the subject land from the Rural zone to the Low density residential zone and include the subject land in the planning scheme's Urban Growth Management Boundary (refer to **Figure 3 overleaf**).

**Figure 3: Proposed zoning**



It is also proposed to include the subject land in the Landsborough local plan area and in the Landsborough local plan precinct (LAN LPP-2 (Landsborough Town East)).

Specific provisions are proposed to be included in the Landsborough local plan code to guide future development of the subject land. The proposed provisions seek to ensure that development:

- creates a distinct residential neighbourhood by maintaining the low density residential character of the area through a minimum lot size of 800m<sup>2</sup>

and limiting dual occupancies and secondary dwellings to not exceed 5% and 20% of total lots respectively;

- responds to and retains environmental features, and enhanced ecological connectivity; and
- provides road, cycle and pedestrian connections within and external to the site.

Any future development of the subject land (e.g. subdivision) will require the lodgement of development applications that will be assessed by Council against these and other relevant provisions of the planning scheme.

### How can I find out more or make a submission?

The proposed amendment is on public consultation from **Monday, 2 November to Friday, 4 December 2020** (inclusive).

During the consultation period, a copy of the proposed amendment can be viewed and/or purchased at Council's Development Information Counter at 10 First Avenue, Maroochydore, and is also available for viewing at Council's administration buildings in Caloundra and Nambour and Council libraries.

The proposed amendment can also be downloaded from Council's website:

<https://haveyoursay.sunshinecoast.qld.gov.au/seqrp-sites>

Any person may make a written submission to Council about the proposed amendment during the consultation period.

Details on how to make a submission are available on Council's website. Submissions are to be received by Council no later than **4:30pm on Friday, 4 December 2020**.

**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)**