



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

Information sheet

Sunshine Coast Planning Scheme 2014

Yandina

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 Yandina.

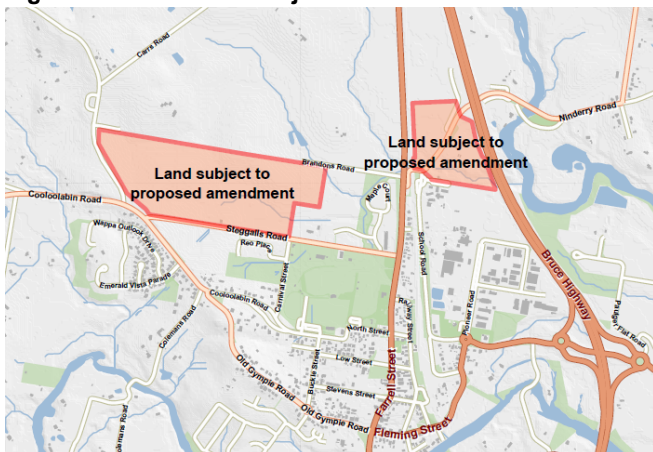
What land at Yandina does the proposed amendment relate to?

The proposed amendment relates to land located on the northern edge of Yandina's existing urban area, generally bound by Brandons Road, Steggalls Road and Browns Creek Road. The subject land comprises 9 lots with a total area of approximately 36 hectares.

The proposed amendment also relates to land located along Ninderry Road, north of the Yandina Primary School.

Refer to **Figure 1** below.

Figure 1: Location of subject land



Why is Council proposing the amendment at Yandina?

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

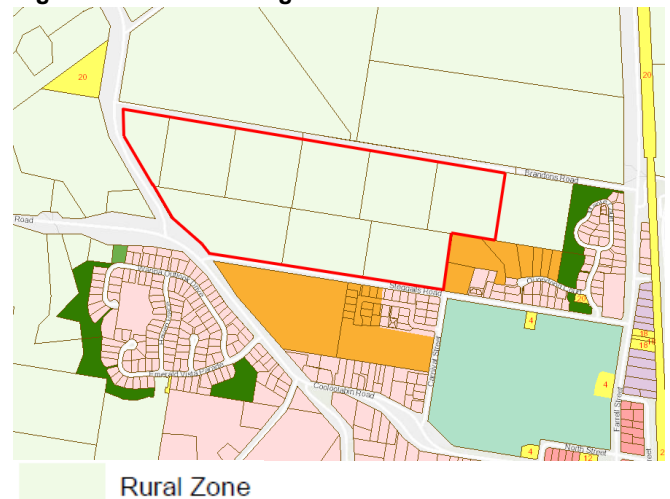
Council, through its planning scheme, to determine the most suitable zone for each land parcel within the SEQRP Urban Footprint.

The land between Brandons Road and Steggalls Road (subject land) adjoins Yandina's existing urban area and provides a logical extension of the existing township to cater for future housing needs in Yandina.

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 include a portion in the Low density residential zone, a portion in the Community facilities zone (annotated for a Residential care facility/Retirement facility) and one lot (Lot 294 C311603), which is constrained by significant vegetation, in the Limited development (Landscape residential) zone (refer to **Figure 3** overleaf).

It is also proposed to include the subject land in the Yandina local plan area (including the Urban Growth Management Boundary) and include specific provisions in the Yandina local plan code to guide future development on the subject land.

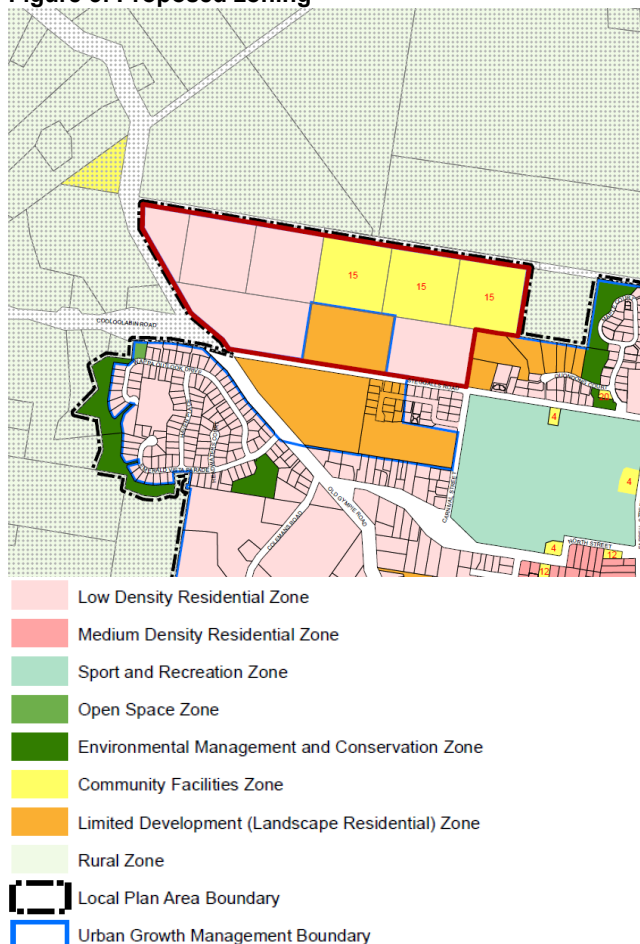
For the portion of the subject land proposed to be included in the Low density residential zone, the proposed provisions in the Yandina local plan code seek to ensure that development:

- provides lot sizes that are sympathetic to the character of nearby existing residential areas (that seeks to achieve an average lot size of at least

800m²) and predominantly used for single household detached housing;

- provides road, cycle and pedestrian connections within and external to the site;
- provides appropriate landscape buffering and separation to nearby agricultural land and rural uses; and
- addresses flooding constraints that apply to part of the subject land.

Figure 3: Proposed zoning



For the portion of the subject land proposed to be included in the Community facilities zone, the proposed provisions in the Yandina local plan code seek to ensure that development:

- is of a scale and intensity that is compatible with the traditional rural town character;
- occurs in accordance with an approved master plan;
- responds to and retains environmental features, including significant vegetation and other ecological important areas; and
- provides appropriate landscape buffering and separation to nearby agricultural land and rural uses.

The amendment also proposes to include land along Ninderry Road (refer to **Figure 4**) in the Yandina local plan area with specific provisions in the Yandina local plan code for 1 Ninderry Road (Lot 2 on RP913584), to provide for the temporary development of a warehouse, where for caravan and boat storage.

Figure4: Aerial view



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