



Information sheet

Sunshine Coast Planning Scheme 2014

Proposed Caloundra Centre Master Plan Planning Scheme Amendment – Overview

Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014*, referred to as the *Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Caloundra Centre Master Plan*.

This information sheet is provided for residents and landowners potentially affected by the proposed amendment and provides a general overview of the purpose and effect of the proposed amendment.

Additional information sheets are available that provide further details and explanation about the proposed changes relating to building height and zones.

Further information on the planning scheme amendment process can be found on the Department of State Development, Manufacturing, Infrastructure and Planning website.

<https://planning.dsdmip.qld.gov.au/planning/better-planning/local-planning>

What are the reasons for the proposed amendment?

Following extensive consultation on the *Draft Caloundra City Centre Master Plan (September 2016)* and consideration of the feedback received, the *Caloundra Centre Master Plan* was adopted by Council on 23 March 2017. A copy is available on council's website.

What is a planning scheme?

In Queensland, a planning scheme is an important regulatory document that guides growth, land use and development in a local government area. On 14 April 2014, council adopted the *Sunshine Coast Planning Scheme 2014*. The *Sunshine Coast Planning Scheme 2014* integrates and balances the economic, social and environmental needs and aspirations of the community to provide an orderly approach to land use and change.



The *Caloundra Centre Master Plan* seeks to support and encourage future development in the Caloundra Centre, building on its existing strengths, and in keeping with the vision of Caloundra as a 'city of beaches' with spectacular views to the Glass House Mountains and a relaxed coastal character.

Key aspects of the *Caloundra Centre Master Plan* include:

- encouraging residential development as part of mixed use development to support Bulcock Street;
- creating a new town square and community hub with vibrant links to Bulcock Street and Bulcock Beach;
- creating a new gateway into Caloundra;
- providing new transport initiatives to connect to and within Caloundra; and
- providing for the redevelopment of several council owned sites as transformative projects to revitalise the Caloundra Centre.

What is a planning scheme amendment?

The *Sunshine Coast Planning Scheme 2014* is a living document and is amended from time to time in response to feedback, local area planning, changing community needs and legislative changes to ensure it is up to date and operating effectively. The process for amending a planning scheme is prescribed in the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

The *Caloundra Centre Master Plan* also contains an action plan which details a range of implementation measures, including planning scheme amendments.

The proposed amendment currently subject to public consultation has been prepared to help implement the vision and strategies of the *Caloundra Centre Master Plan* and to address a small number of other matters related to development in the Caloundra Centre.

What amendments are proposed?

Council has prepared a proposed amendment to the *Sunshine Coast Planning Scheme 2014*, which applies to land within the southern part of the Caloundra Local Plan Area (as shown in the red outline in **Figure 1**).

The proposed amendment has been prepared to facilitate the land use outcomes sought by the *Caloundra Centre Master Plan* and respond to a small number of other matters related to development in the Caloundra Centre, including amendments to:-

- (a) the Caloundra Local Plan Area Zone Map (Zone Map ZM45) relating to a small number of specific sites;
- (b) the Caloundra Local Plan Area Height of buildings and structures overlay map (Overlay Map OVM45H) relating to a large number of sites within the Caloundra Centre;
- (c) the Caloundra Local Plan Precincts Map (Local Plan Map LPM45);
- (d) section 7.2.6 Caloundra local plan code, including Figure 7.2.6A (Caloundra Local Plan Elements);
- (e) the tables of assessment in section 5.5 (Categories of development and categories of assessment – material change of use) and section 5.9 (Categories of development and categories of assessment – local plans, Caloundra local plan); and
- (f) section 9.4.8 Transport and parking code, Figures 9.4.8(A) and 9.4.8(C), to reflect proposed new road and public transport routes.

Need further information?

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

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

The website also provides details on how to make a written submission about the proposed amendment. Submissions must be received by Council no later than **4:30pm on Friday, 9 November 2018**.

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

Figure 1: Area subject to proposed amendment

