



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

Information sheet

Sunshine Coast Planning Scheme 2014

Bli Bli

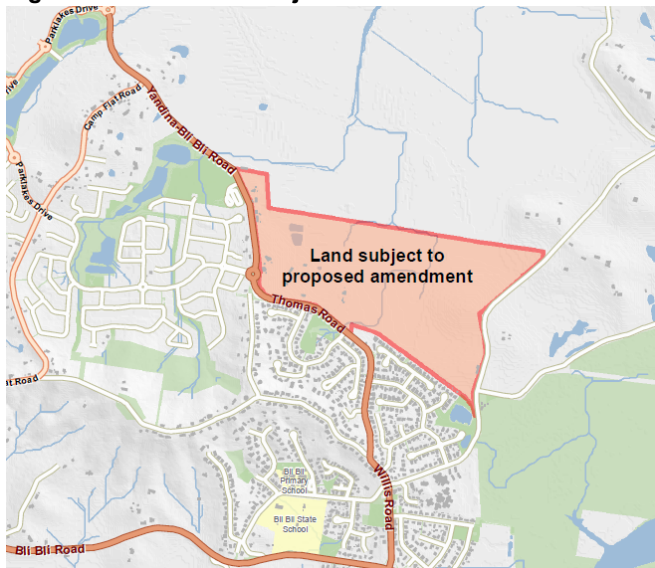
Council is proposing an amendment to its planning scheme, which includes changes to the zoning and local plan provisions for specific sites located at Bli Bli, Chevallum/Forest Glen, Landsborough and Yandina.

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

What land at Bli Bli does the proposed amendment relate to?

The proposed amendment relates to land located on the north-eastern edge of Bli Bli's existing urban area, generally bound by Yandina-Bli Bli Road, Thomas Road and Lefoes Road (refer **Figure 1** below). The subject land comprises 9 lots with a total area of approximately 80 hectares.

Figure 1: Location of subject land



Why is Council proposing the amendment at Bli Bli?

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

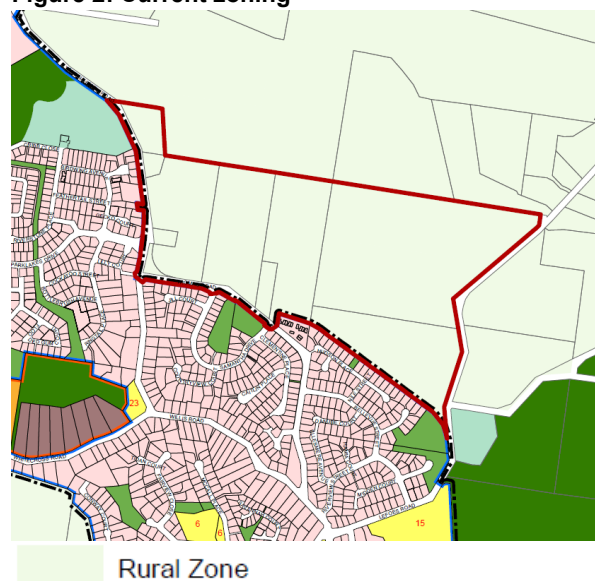
The Urban Footprint identifies the extent of land needed to accommodate the region's urban development needs to 2041. It is the responsibility of Council, through its planning scheme, to determine the most suitable zone for each land parcel within the SEQRP Urban Footprint.

The subject land adjoins Bli Bli's existing urban area and provides a substantial area of potentially developable land to cater for future housing needs in Bli Bli. Flooding is the main constraint applicable to the subject land, affecting the northern portion of the area, with over half of the land relatively unconstrained and potentially suitable for urban development.

What is proposed in the amendment?

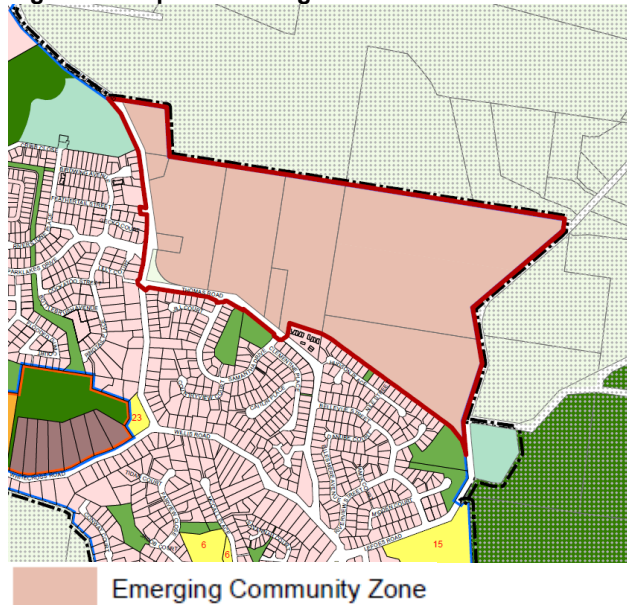
The subject land is currently included in the Rural zone under the *Sunshine Coast Planning Scheme 2014* (the planning scheme) (refer **Figure 2**).

Figure 2: Current zoning



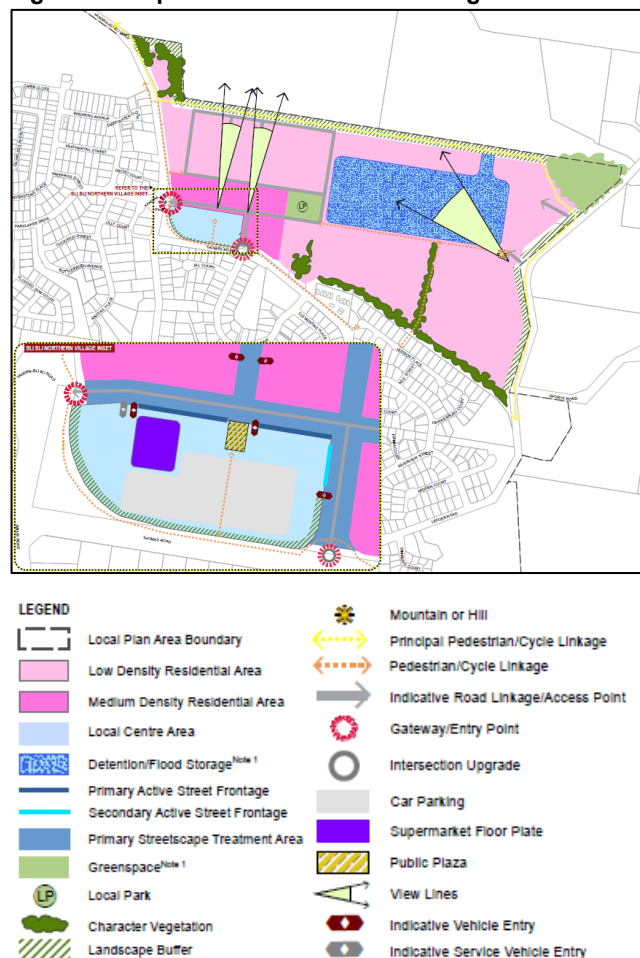
The amendment proposes to change the zoning of the subject land from the Rural zone to the Emerging community zone and include the land within the planning scheme's Urban Growth Management Boundary (refer to **Figure 3**).

Figure 3: Proposed zoning



It is also proposed to include the subject land (referred to as Bli Bli Northern Village) in the Bli Bli local plan area with specific provisions in the Bli Bli local plan code providing guidance on preferred land uses and development form, including a proposed Master Plan (refer **Figure 4**).

Figure 4: Proposed Bli Bli Northern Village Master Plan



The proposed provisions in the Bli Bli local plan code seek to ensure that development of this land provides:

- a mix of low to medium density residential uses that is compatible with the adjoining established low density residential area;
- a small local centre that does not detract from the role and function of the existing Bli Bli Village Centre but meets the neighbourhood shopping needs of the northern Bli Bli area;
- an integrated flood storage and stormwater detention system that emphasises the role of water as a key character element and lifestyle feature of the community, provides adequate flood immunity and avoids adverse off-site flood impacts; and
- a permeable road network and pedestrian and cycle connections within and external to the site.

The proposed Bli Bli Northern Village Master Plan (refer **Figure 4**) illustrates some of the key development outcomes sought for the subject land. The final form and extent of development is proposed to be subject to more detailed planning as part of an impact assessable development application that will include further community consultation.

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/segrp-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