



## Chevallum/Forest Glen

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 Chevallum/Forest Glen.

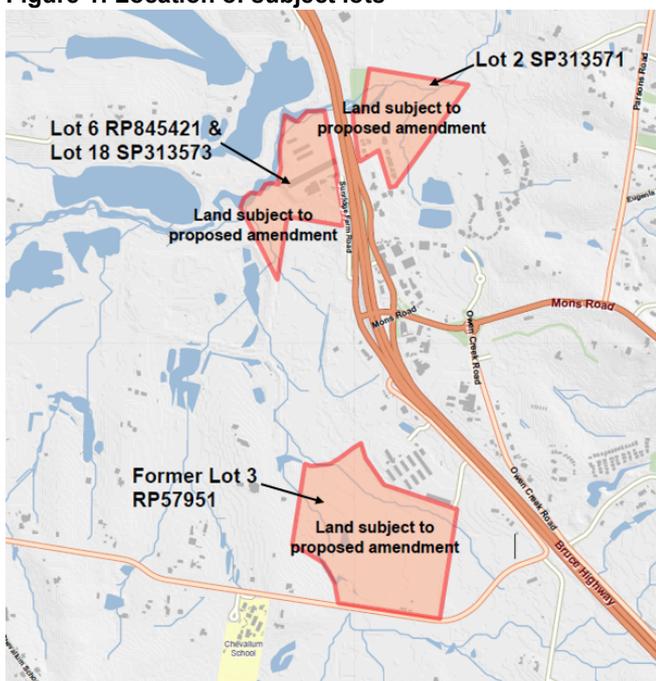
### What land at Chevallum/Forest Glen does the proposed amendment relate to?

The proposed amendment relates to land located at:

- 7172 Bruce Highway, Forest Glen (Lot 2 SP313571);
- 23-25 and 31 Sunridge Farm Road, Chevallum (Lot 6 RP845421 and Lot 18 SP313573); and
- 521 Chevallum Road, Chevallum (former Lot 3 RP57951).

Refer to **Figure 1** below.

**Figure 1: Location of subject lots**



### Why is Council proposing the amendment at Chevallum/Forest Glen?

Under the *South East Queensland Regional Plan 2017* (SEQRP), the subject lots are included in the Urban Footprint regional land use category.

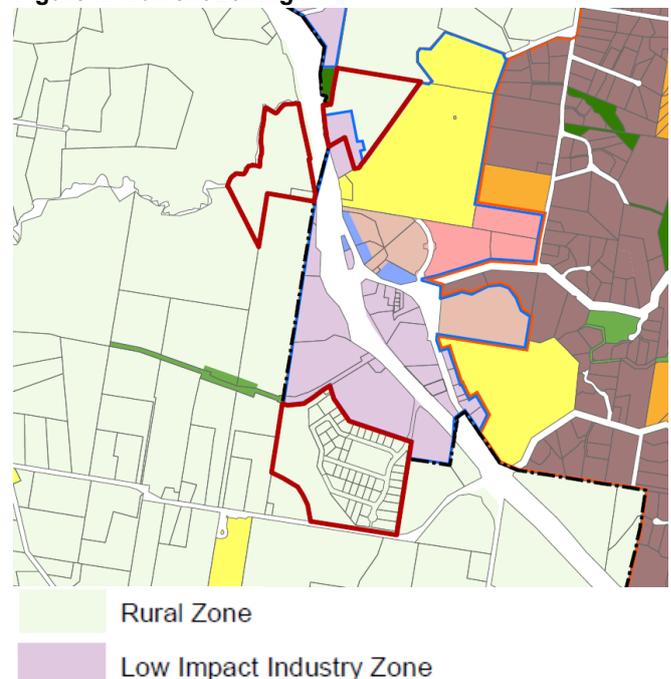
The Urban Footprint identifies the extent of land needed to accommodate the region's urban development needs to 2041. It is the responsibility of Council, through its planning scheme, to determine the most suitable zone for each land parcel within the SEQRP Urban Footprint.

Council is also proposing to make amendments to the subject lots to better reflect existing development approvals and desired future land use.

### What is proposed in the amendment?

Under the *Sunshine Coast Planning Scheme 2014* (the planning scheme), the subject lots are predominantly included in the Rural zone, with a portion of Lot 2 SP313571 currently included in the Low impact industry zone (refer **Figure 2**).

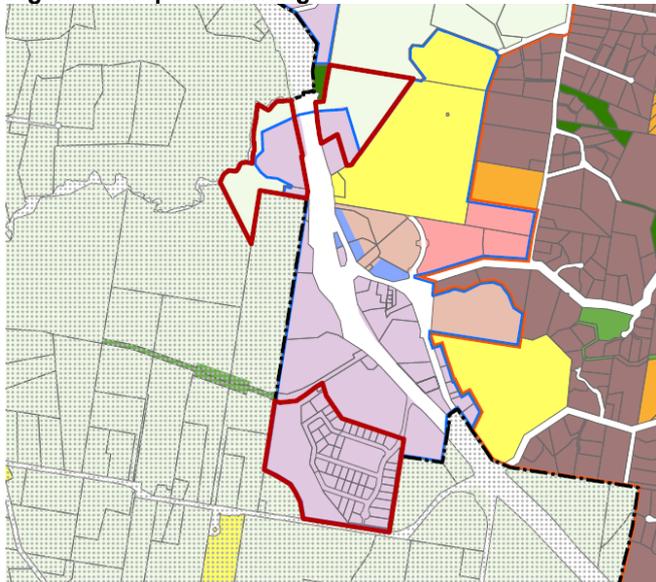
**Figure 2: Current zoning**



### 7172 Bruce Highway, Forest Glen (Lot 2 SP313571)

It is proposed to amend the zoning of Lot 2 SP313571 to better align the Low impact industry zone with the approved and developed industrial uses that currently exist on the lot (refer **Figure 3**).

**Figure 3: Proposed zoning**



- Medium Density Residential Zone
- Local Centre Zone
- Open Space Zone
- Environmental Management and Conservation Zone
- Low Impact Industry Zone
- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Rural Residential Zone
- Local Plan Area Boundary
- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary

### 23-25 and 31 Sunridge Farm Road, Chevallum (Lot 6 RP845421 and Lot 18 SP313573)

Lot 6 RP845421 and Lot 18 SP313573 (formerly the Sunridge Poultry Farm) are currently used for an industrial use, which predominantly comprises outdoor storage of heavy vehicles and associated equipment. The subject land is included in the Urban Footprint under the SEQRP 2017.

The amendment proposes to partially change the zoning of the subject land from the Rural zone to the Low impact industry zone to reflect the current industrial use and include this land in the planning scheme's Urban Growth Management Boundary. That part of the land, which is subject to flooding and environmental constraints, is proposed to be retained in the Rural zone (refer to **Figure 3**).

### 521 Chevallum Road, Chevallum (former Lot 3 RP57951)

In 2014, the Planning and Environment Court approved a development application for an industrial estate on former Lot 3 RP57951. More recently, the subject land has been developed in accordance with this approval.

The amendment proposes to change the zoning of the subject land from the Rural zone to the Low impact industry zone to be consistent with the Court Order and current development of the land for industrial purposes (refer **Figure 3**).

### 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)**