

Explanatory Memorandum

Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] –Additional South East Queensland Regional Plan 2017 (SEQRP) Sites and Other Zoning Matters

Public consultation version

November 2020



1. Short title

The amendment instrument to which this explanatory memorandum relates is the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* relating to additional *South East Queensland Regional Plan 2017* (SEQRP) sites and other zoning matters.

2. Type of local planning instrument

The proposed amendment to the *Sunshine Coast Planning Scheme 2014* constitutes a 'major amendment' in accordance with Schedule 1 of the *Minister's Guidelines and Rules* (July 2017) made under the *Planning Act 2016*.

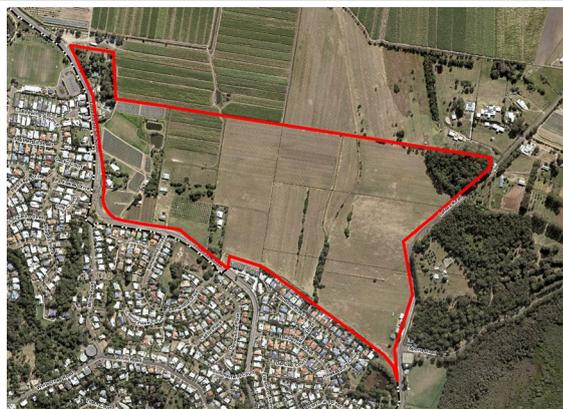
3. Entity making the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

The entity making the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* is the Sunshine Coast Regional Council.

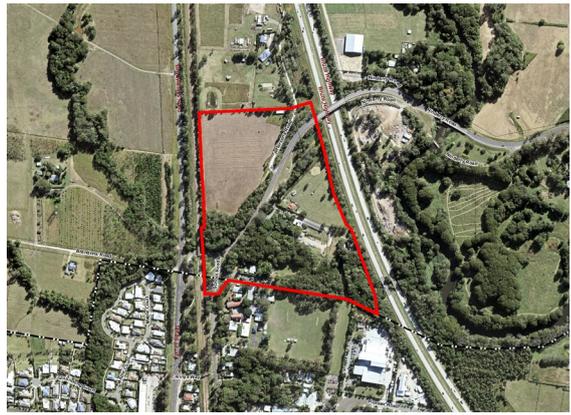
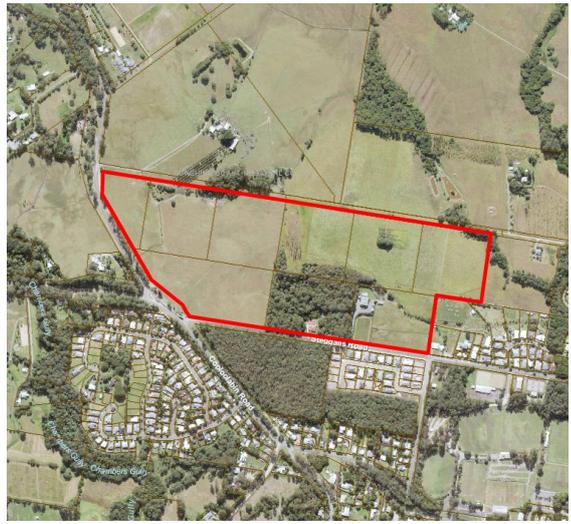
4. Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* applies to land described in **Table 4.1**.

Table 4.1 Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Bli Bli East	Lot 22 on RP26855; Lot 3 on SP314107 Lot 1 on RP207524 Lot 2 on RP207422 Lot 1 on RP158441 Lot 2 on SP179105 Lot 3 on RP220521 Lot 23 on RP209479 Lot 3 on SP100796	45 and 117 Lefoes Road, Bli Bli; 59, 61-65, 67-89 and 91 Thomas Road, Bli Bli; and 917, 931 and 951 Yandina-Bli Bli Road, Bli Bli	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Chevallum North	Lot 6 on RP845421 Lot 18 on SP313573	23 – 25 and 31 Sunridge Farm Road, Chevallum	Private	
Chevallum South	Former Lot 3 on RP57951	521 Chevallum Road, Chevallum	Private	
Forest Glen	Lot 2 on SP313571	7172 Bruce Highway, Forest Glen	Private	
Landsborough South	Lot 1 on RP171420 Lots 1 and 2 on SP217050 Lots 1 and 2 on RP213979 Lots 2-4 on RP183962 Lot 1 on RP185758 Lot 1 on RP171421 Lots 1-3 on RP180992	46, 47, 52, 57, 62, 63, 66, 69, 75, 77, 79 and 81 Hardwood Road, Landsborough; and 10 White Gums Street, Landsborough	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Yandina North-East	<p>Lots 2 and 13 on RP913584</p> <p>Lot 4 on RP810295</p> <p>Lots 2, 5 and 7 on SP101470</p> <p>Lot 4 on RP208301</p>	<p>1, 20 and 28 Ninderry Road, BRIDGES</p> <p>7 Lalor Road, YANDINA</p> <p>Bruce Highway, YANDINA</p> <p>Ninderry Road, BRIDGES</p>	Private and State of Queensland	
Yandina North	<p>Lots 224 and 225 on C311561</p> <p>Lots 293 and 294 on C311603</p> <p>Lots 299, 300, 301, 302 on C311641</p> <p>Lot 342 on CG356</p>	<p>35-53, 55-73, 75-93, Brandons Road, YANDINA.</p> <p>47 -69, 81 Steggalls Road, YANDINA.</p> <p>14 Browns Creek Road, YANDINA.</p> <p>96 Cooloolabin Road, YANDINA</p>	Private	

5. Purpose of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* is to:-

- (a) make zoning changes and local plan area boundary changes relating to specific sites, in order to:
 - (i) respond to changes to the urban footprint under the *South East Queensland Regional Plan 2017*; and
 - (ii) better reflect existing development approvals or desired future land uses;
- (b) amend local plan provisions, where relevant, to provide more detailed planning outcomes in response to zoning and local plan area boundary changes; and
- (c) amend the growth management boundaries to reflect zoning and local plan area boundary changes.

6. Reasons for the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

Council has prepared the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* to respond to changes to the urban footprint under the *South East Queensland Regional Plan 2017* and to reflect the desired future use of land. The sites included in this amendment were part of a review process to determine which additional sites are suitable for inclusion in an urban zone at this time. In addition, a small number of other sites not related to changes to the urban footprint are included in this amendment to better reflect existing and approved land uses.

7. Details of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

The details of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* are outlined in **Table 7.1** below and **Appendix 1**.

Table 7.1 provides a summary of those aspects of the proposed amendment relating to assessment benchmarks.

Appendix 1 – Details of Proposed Amendment (Site Specific) provides further details on the site specific aspects of the proposed amendment.

Table 7.1 Summary of proposed amendment relating to assessment benchmarks

Planning Scheme Part	Summary of Amendment
Part 7 (Local Plans)	<p>Amend the Bli Bli local plan code, as follows:</p> <ul style="list-style-type: none"> • Revise and update the Context and setting statement to reflect the new area of Emerging community zoned land and to respond to more recent development that has occurred in the local plan area. • Reinforce the role of the existing Bli Bli Village local (full service) activity centre as the primary and dominant centre in the local plan area. • Remove overall outcome and performance outcome for the Local centre zone fronting Parklakes Drive recognising that, based on existing development, there is no further capacity for the expansion of centre activities at this location. • Include new overall outcomes, performance outcomes and acceptable outcomes in relation to the desired form and function of the new area of Emerging community zoned land (referred to as the 'Bli Bli Northern Village'), to ensure that development: <ul style="list-style-type: none"> – provides for a mixed use village neighbourhood that provides for a legible road network, visual connectivity within the site, coordinated provision of infrastructure, including a local park and an integrated flood storage and stormwater detention system; – provides for a local (not full service) activity centre that does not compete with the role and function of the Bli Bli Village Centre as the full service centre for the local plan area, and that is established along a new highly embellished main street, with a central public plaza; and – provides for a well serviced and integrated residential neighbourhood, comprising a medium density residential area, including low rise multi-storey development which addresses the main street and a low density residential area, which may include a retirement facility or relocatable home park. • Amend the Bli Bli Local Plan Elements Figure as detailed in Appendix 1. • Include a new Bli Bli Northern Village Master Plan as detailed in Appendix 1.
Part 7 (Local Plans)	<p>Amend the Forest Glen/Kunda Park/Tanawha local plan code, as follows:</p> <ul style="list-style-type: none"> • Amend the Forest Glen/Kunda Park/Tanawha Local Plan Elements Figure, as detailed in Appendix 1.
Part 7 (Local Plans)	<p>Amend the Landsborough local plan code, as follows:</p> <ul style="list-style-type: none"> • Include new or amended performance outcomes and acceptable outcomes for the proposed additional Low density residential zoned land in Precinct LAN LPP-2 (Landsborough Town East) in relation to lot sizes, nominating <i>secondary dwelling</i> and <i>dual occupancy</i> lots and ecological protection and connectivity requirements. • Amend the Landsborough Local Plan Elements Figure, as detailed in Appendix 1.

Planning Scheme Part	Summary of Amendment
Part 7 (Local Plans)	<p>Amend the Yandina local plan code, as follows:</p> <ul style="list-style-type: none"> • Include a new overall outcome relating to the proposed Community facilities zoned land south of Brandons Road to ensure development is master planned, compatible with rural town character and provides an appropriate transition to adjacent rural areas. • Include new performance outcomes and acceptable outcomes for the proposed Low density residential zoned land north of Steggalls Road in relation to lot sizes, provision of pedestrian and cycle access, provision of necessary road network upgrades to service development and a requirement to provide appropriate landscape buffering and separation to rural land. • Include new performance outcomes relating to the proposed Community facilities zoned land south of Brandons Road to require development of the site to be master planned, protective of environmental features, compatible with rural town character and provide appropriate buffering and separation to rural land. • Include a new performance outcome and acceptable outcomes relating to development at 1 Ninderry Road, Bridges (Lot 2 on RP913584), specific to a Warehouse use (where for <i>caravan and boat storage</i>), requiring development to be temporary in nature and not impact on the rural character and scenic amenity of the locality. • Amend the Yandina Local Plan Elements Figure, as detailed in Appendix 1.

8. Compliance with the Planning Act 2016

In accordance with the Minister's Alignment Amendment Rules, the *Sunshine Coast Planning Scheme 2014* was amended for alignment with the *Planning Act 2016* on 3 July 2017. The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* does not materially affect this compliance.

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* has been prepared in accordance with:-

- Section 20 (Amending planning schemes under the Minister's rules) of the *Planning Act 2016*; and
- Minister's Guidelines and Rules* (July 2017) made under the *Planning Act 2016*.

9. Compliance with State planning instruments

At the time of the gazettal of the *Sunshine Coast Planning Scheme 2014* in May 2014, the Minister identified that the *South East Queensland Regional Plan 2009-2031* and the *State Planning Policy* were appropriately reflected in the planning scheme.

A new State Planning Policy (SPP) commenced on 3 July 2017 and a new Regional Plan, *ShapingSEQ South East Queensland Regional Plan 2017*, was released on 11 August 2017.

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* does not adversely affect the planning scheme's compliance with State planning instruments.

A review of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* has confirmed that the proposed amendment complies with the relevant aspects of the new State planning instruments. In accordance with Schedule 3 (Required Material) of the *Minister's Guidelines and Rules*, particular aspects of the proposed amendment that have been identified as potentially relevant to State planning instruments are detailed in **Table 9.1** below.

Table 9.1 Compliance with State planning instruments

Aspect of Proposed Amendment	State Interest	Summary of Compliance
All site specific amendments	South East Queensland Regional Plan 2017	The subject sites are all currently included in the Urban footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> . The proposed zoning changes are consistent with the intent of the <i>South East Queensland Regional Plan 2017</i> as they will provide for additional urban land supply within the Urban footprint.
All site specific amendments	State Planning Policy July 2017 – Planning for liveable communities and housing	The proposed amendment will provide for additional urban development to accommodate population growth, in a variety of locations, whilst also preserving the prevailing character of each site’s setting and providing for high levels of amenity and access to services, facilities and recreational opportunities. Amendments for the Bli Bli local plan area seek to provide for development of a scale that is compatible with the surrounding character of Bli Bli and provide high levels of streetscape character and amenity for existing residents of Bli Bli and for future residents of the Northern village.
All site specific amendments	State Planning Policy July 2017 – Planning for economic growth	The proposed amendment provides for logical extensions to existing urban areas of the Sunshine Coast and supports economic growth of the region.
All site specific amendments	State Planning Policy July 2017 – Planning for the environment and heritage	The subject sites are currently included in the Urban footprint under the <i>South East Queensland Regional Plan 2017</i> . The proposed amendment is consistent with the intent of the <i>South East Queensland Regional Plan 2017</i> as it will provide predominantly for additional urban land supply. Areas of significant environmental value will be protected through appropriate zoning, local plan provisions and existing overlays. The amendment has no material effect on the cultural heritage values of the Sunshine Coast.
All site specific amendments	State Planning Policy July 2017 – Planning for safety and resilience to hazards	The proposed sites have been reviewed for safety and resilience to hazards and are considered suitable for inclusion in an urban zone, subject to site specific constraints being addressed through existing overlays or, where necessary, local plan provisions.
All site specific amendments	State Planning Policy July 2017 – Planning for infrastructure	The subject sites are logical extensions to existing urban areas that are capable of being efficiently serviced with extension to existing services. Further, the proposed scale of development is not likely to have significant impacts on existing services and facilities.

10. Consultation with government agencies

During the preparation of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*, Council officers consulted, initially, with representatives from the former Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) to discuss the proposed amendment on 7 March 2019.

A briefing was then provided to representatives of the following agencies on 2 April 2019:

- Department of State Development, Manufacturing, Infrastructure and Planning;
- Department of Environment and Science;
- Department of Natural Resources, Mines, and Energy;
- Department of Agriculture and Fisheries;
- Department of Public Housing and Works; and
- Queensland Police Service.

In accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules (July 2017)*, Council sent a copy of the proposed amendment to the Planning Minister on 3 June 2019, for formal consideration of State interests and to seek approval for Council to proceed to public consultation.

11. Compliance with state imposed conditions

Council received approval from the Planning Minister by letter dated 13 May 2020, that Council may commence public consultation, subject to the following condition:

1. The council must remove the following sites from the proposed amendment:
 - (a) Landsborough North:
 - Lot 10 on RP144551;
 - Lot 1, 2, 3 and 4 on RP196184;
 - Lot 1 and 2 on RP186673;
 - Lot 4 and 5 on RP196179;
 - Lot 1 and 2 on RP204823;
 - Lot 259 on CG840; and
 - Lot 257 and 258 on SP280929.
 - (b) Yandina North
 - Lot 937 on C311485.

The proposed amendment has been changed to comply with the above Ministerial condition.

12. Public consultation

In accordance with the *Minister's Guidelines and Rules*, Council must undertake formal public consultation for a minimum of 20 business days during the process for making a 'major amendment' to the planning scheme, once the State interest review is complete. In this regard, by letter dated 13 May 2020, Council received advice from the Planning Minister that it may proceed to publicly consult on the proposed amendment, subject to a condition.

Further, the Planning Minister noted Council's communications strategy for the proposed amendment that includes the following:-

- formal public consultation on the proposed amendment for 20 business days;
- publishing a public notice in the Courier Mail (including the on-line version of the Sunshine Coast Daily) and on Council's website;
- written notice to affected and adjoining land owners, stating the purpose and general effect of the proposed amendment;
- release of an industry newflash; and

- a copy of the proposed *Sunshine Coast Planning Scheme 2014 No. [to be inserted]* Amendment Instrument and Explanatory Memorandum to be made available at Council's administration buildings in Nambour, Caloundra and Maroochydore and available for viewing and downloading on Council's website.

The Department's Communications Engagement Toolkit for Planning has been considered in the preparation of this communications strategy, which has been tailored to suit the likely community and stakeholder interest in this proposed planning scheme amendment.

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

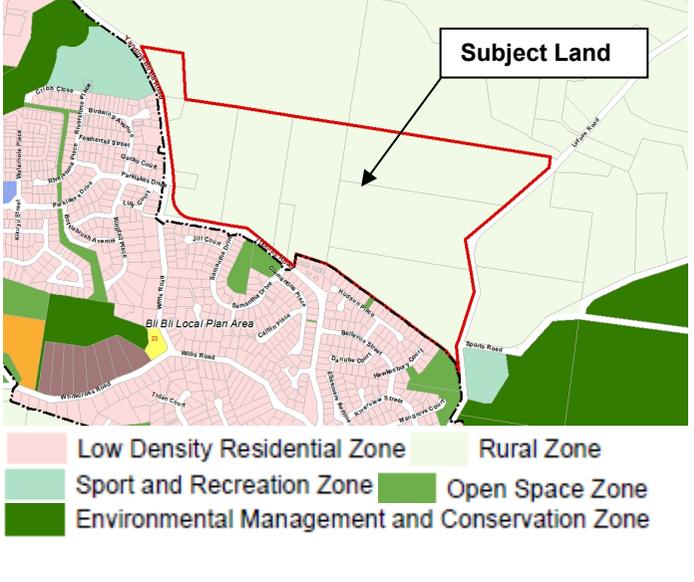
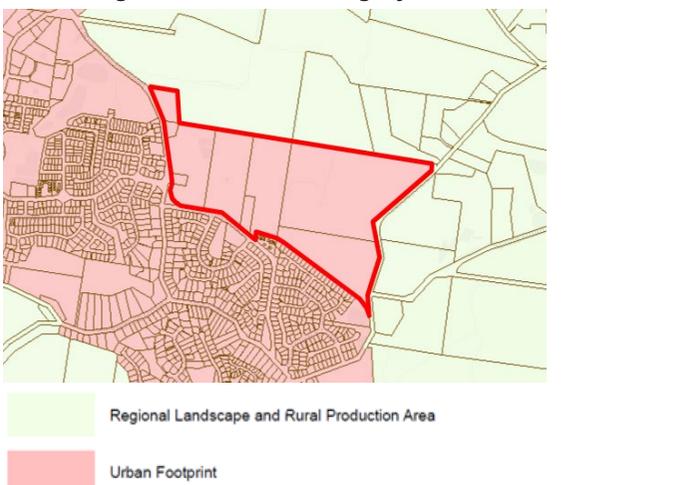
13. Consideration of public submissions

Following public consultation, Council will consider every properly made submission about the proposed amendment and may consider other submissions.

14. Background studies and reports

No additional background studies or reports have been prepared to inform the preparation of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*.

Appendix 1: Details of Proposed Amendment (Site Specific)

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
Bli Bli East	<p data-bbox="365 252 1059 308">Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p data-bbox="365 898 1059 954">Figure 2: Extract of South East Queensland Regional Plan 2017 – Regional Land Use Category</p> 	<p data-bbox="1070 252 1749 531">The subject land is located centrally in the Bli Bli Local Plan area, adjacent to Parklakes and the more established residential communities of Bli Bli. The land is currently included in the Rural zone under the <i>Sunshine Coast Planning Scheme 2014</i>, and comprises 9 lots with a total area of approximately 80 hectares (refer Figure 1). Approximately half of the lots within the subject land are currently utilised for rural living purposes, with single dwellings established. The four largest lots located in the eastern portion of the subject land are currently vacant.</p> <p data-bbox="1070 555 1749 643">Under the <i>South East Queensland Regional Plan 2017</i>, the whole of the subject land has been included in the Urban Footprint regional land use category (refer Figure 2).</p> <p data-bbox="1070 667 1749 834">Approximately 40% of the subject land is affected by the Flood hazard overlay (refer to Figure 3) under the <i>Sunshine Coast Planning Scheme 2014</i>. However, subject to appropriate on-site management of flooding and stormwater, the subject land provides an opportunity for urban development in a location of high demand for residential living.</p> <p data-bbox="1070 858 1749 1002">Due to its historic agricultural use, the subject land has largely been cleared of native vegetation. However, the subject land contains some small pockets of remnant vegetation and wetlands mapped under the Biodiversity, waterways and wetlands overlay (refer to Figure 4).</p> <p data-bbox="1070 1026 1749 1281">It is considered appropriate to include the subject land (referred to as the Bli Bli Northern Village) within an urban zone (i.e. Emerging community zone) given its inclusion in the Urban Footprint and the relative lack of environmental constraints. The proposed Emerging community zone will help ensure that future urban development within the Bli Bli Northern Village is subject to master planning to provide for an integrated and coordinated development outcome, particularly with respect to flooding, drainage and movement networks.</p> <p data-bbox="1070 1305 1749 1439">It is proposed that this zoning be supported by specific provisions in the Bli Bli local plan code that provide guidance on the preferred land use, urban form and structure of development within the Bli Bli Northern Village. In this regard, a master plan has been prepared to guide development within</p>	<p data-bbox="1760 252 2092 276">It is proposed that:</p> <ol data-bbox="1760 308 2092 1417" style="list-style-type: none"> 1. Lot 22, on RP26855, Lot 3 on SP314107, Lot 1 on RP207524, Lot 2 on RP207422, Lot 1 on RP158441, Lot 2 on SP179105, Lot 3 on RP220521, Lot 23 on RP209479 and Lot 3 on SP100796 are included in the Emerging community zone; 2. the Bli Bli local plan code is amended to include additional assessment benchmarks to reflect the subject land's inclusion in the Emerging community zone; 3. Figure 7.2.4A (Bli Bli local plan elements) is amended in relation to the following elements: <ol data-bbox="1805 986 2092 1417" style="list-style-type: none"> a. indicative road linkage/ access points; b. intersection upgrades; c. significant views; d. gateway/ entry point; e. key pedestrian/cycle linkage; f. greenspace; and g. local ecological linkage;

Site ID

Sunshine Coast Planning Scheme 2014

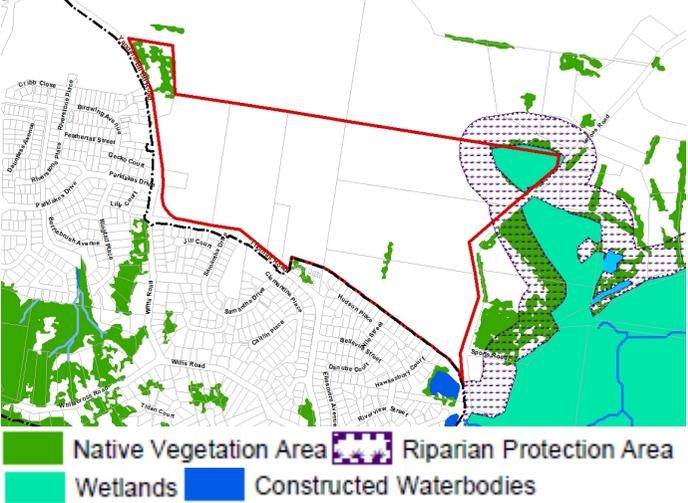
Summary

Proposed Amendment

Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Flood hazard overlay



Figure 4: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands overlay - OVM19C(i)



the subject land, which is intended to include a low density residential area, a medium density residential area and a new local (not full service) activity centre with up to 2,500m² of retail and commercial floorspace, designed to achieve an active, main street environment and community focal point.

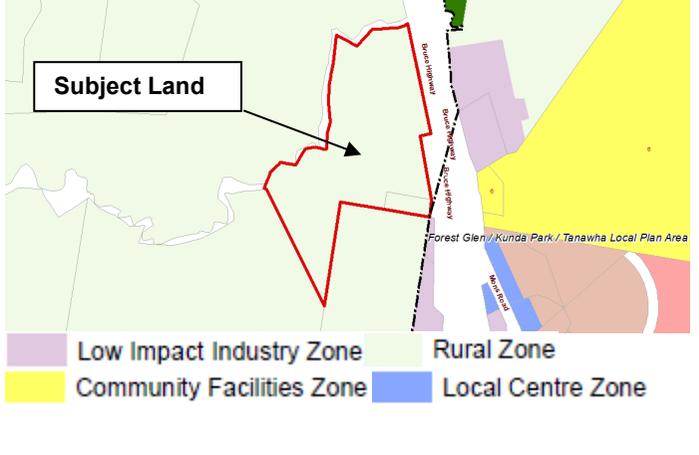
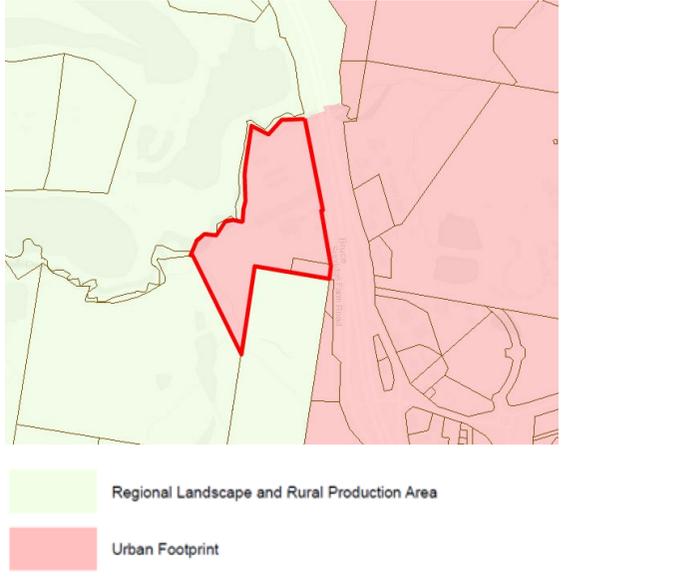
Low density residential development surrounding the local centre and medium density residential development is intended to provide for a range of lot sizes and housing forms that are compatible with the prevailing residential character of Bli Bli.

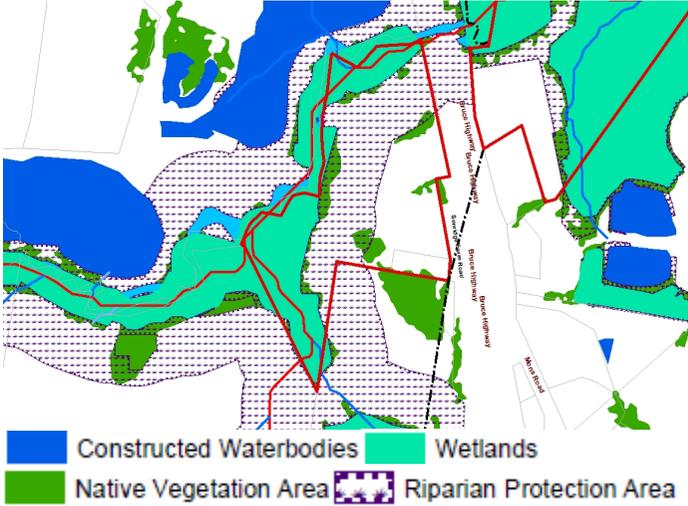
To reflect the relatively higher scale and intensity of development in the proposed local centre area and medium density residential area in the Bli Bli Northern Village, allowance for some additional building height (up to 12 metres) in these locations is considered appropriate.

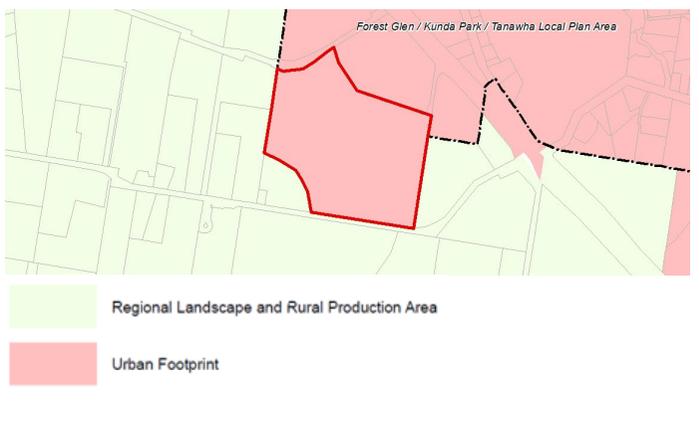
The development area is intended to support and make provision for a public pathway that extends the Nambour to Coolool recreational trail and trail extension from the Bli Bli Village Centre to Parklakes and Parklakes II, by running along the northern and eastern boundaries of the subject land.

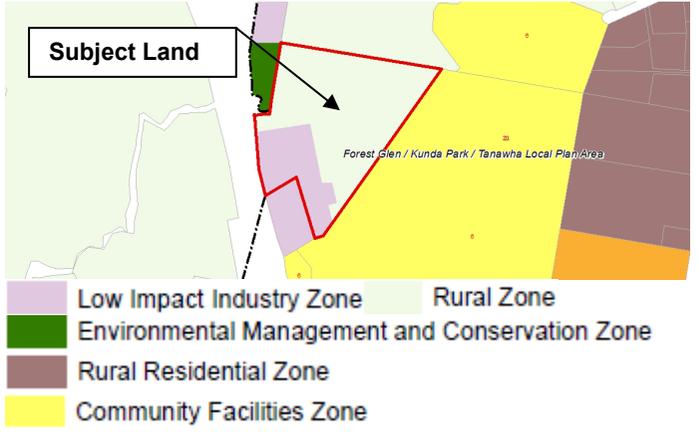
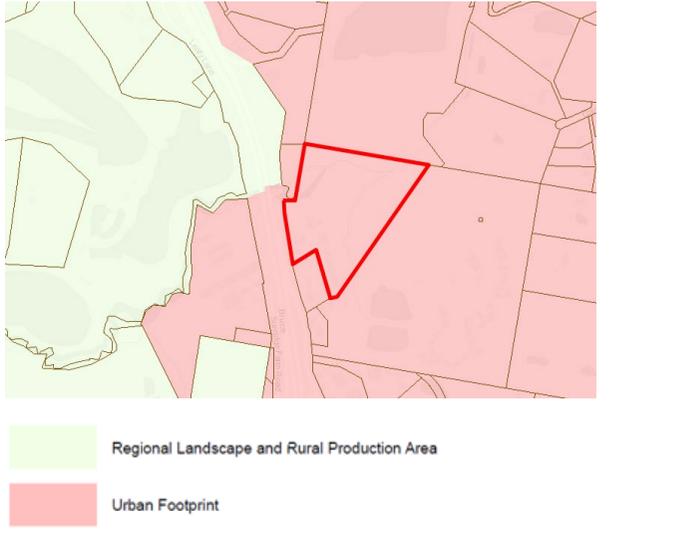
The proposed zoning change will also require consequential amendments to other parts of the planning scheme, particularly in relation to the Local plan area boundary and Urban Growth Management Boundary.

4. a new figure (Figure 7.2.4B Bli Bli Northern Village Master Plan) is included in the Bli Bli local plan code to illustrate the desired urban form and structure for the Bli Bli Northern Village;
5. a specific site note is included on the Height of buildings and structures overlay map for Bli Bli (Overlay Map OVM19H), to allow for a maximum building height of 12 metres for development in the local centre area and medium density residential area; and
6. consequential amendments are made, as required, to other parts of the planning scheme for consistency with the above amendments.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
Chevallum North	<p data-bbox="365 252 1064 308">Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p data-bbox="365 786 1064 842">Figure 2: Extract of South East Queensland Regional Plan 2017 – Regional Land Use Category</p> 	<p data-bbox="1075 252 1742 387">The subject land is currently included in the Rural zone under the <i>Sunshine Coast Planning Scheme 2014</i> (refer Figure 1) but has subsequently been included in the Urban Footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p data-bbox="1075 419 1742 579">The larger (10.7 hectare) northern lot (Lot 18 on SP313573) was formerly the Sunridge Poultry Farm and is currently used for an industrial use, which predominantly comprises outdoor storage of heavy vehicles and associated equipment. The smaller (4,000m²) southern lot (Lot 6 on RP845421) is currently vacant and previously formed part of adjoining farm land.</p> <p data-bbox="1075 611 1742 882">The subject land is partly affected by both environmental and flood constraints mainly associated with Eudlo Creek (refer Figure 3 and Figure 4). As such, it is considered that only part of the subject land is suitable for urban development. Notwithstanding the flood extent shown in the Flood hazard overlay, Council's latest flood information indicates that the portion of the subject land occupied by the northern most building and hardstand area is not significantly affected by the 1% annual exceedance probability (AEP) flood event (including climate change to 2100).</p> <p data-bbox="1075 914 1742 1026">It is therefore proposed that only the part of the subject site which is located generally outside (e.g. up to 0.5m inundation depth) of the latest flood information for the 1% AEP future climate flood event be included in an urban zone.</p> <p data-bbox="1075 1058 1742 1249">In consideration of the subject land's inclusion in the Urban Footprint, proximity to the Bruce Highway, the existing industrial use of the land and adjacency to existing Low impact industry zoned land, it is considered appropriate that part of the subject land be included in the Low impact industry zone and the residual part of the site that is relatively more constrained be retained in the Rural zone.</p> <p data-bbox="1075 1281 1742 1385">The proposed zoning change will also require consequential amendments to other parts of the planning scheme, particularly in relation to the Local plan area boundary and Urban Growth Management Boundary.</p>	<p data-bbox="1753 252 2087 276">It is proposed that:</p> <ol data-bbox="1753 308 2087 1409" style="list-style-type: none"> 1. Lot 6 on RP845421 is included wholly in the Low impact industry zone; 2. part of Lot 18 on SP313573 is included in the Low impact industry zone and the residual part of the lot is retained in the Rural zone; 3. the Urban Growth Management Boundary is amended to include that part of the subject land proposed to be included in the Low impact industry zone; 4. the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary is amended to include the subject land within the local plan area; 5. the Forest Glen/Kunda Park/Tanawha local plan elements figure is amended to include a local ecological linkage along Eudlo Creek; and 6. other consequential amendments are undertaken, as required, to other parts of the planning scheme for consistency with the above amendments.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p data-bbox="367 236 1048 292">Figure 3: Extract of <i>Sunshine Coast Planning Scheme 2014</i> – Biodiversity, Waterways and Wetlands Overlay</p>  <p data-bbox="367 735 1048 810"> ■ Constructed Waterbodies ■ Wetlands ■ Native Vegetation Area Riparian Protection Area </p> <p data-bbox="367 855 1048 911">Figure 4: Extract of <i>Sunshine Coast Planning Scheme 2014</i> – Flood Hazard Overlay</p>  <p data-bbox="367 1315 768 1345"> ■ Flooding and Inundation Area </p>		

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Chevallum South</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Figure 2: Extract of South East Queensland Regional Plan 2017 – Regional Land Use Category</p> 	<p>The subject land is currently included in the Rural zone under the planning scheme (refer Figure 1) but is included in the Urban Footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>The subject land has been approved, via Court Order, for industrial development (MCU11/0076) and substantial site works have been undertaken in accordance with an Operational Works approval (OPW16/0104).</p> <p>Relevantly, the Operational Works approval provides for the filling of land proposed to be used for industrial uses to achieve the required flood immunity and the balance of the land used as a flood balance area (i.e. stormwater detention lakes).</p> <p>As such, it is considered appropriate to reflect the current development approvals over the subject land and include this land in the Low impact industry zone, which is also consistent with the zoning of adjoining industrial land to the north of the subject land.</p> <p>The proposed zoning change will also require consequential amendments to other parts of the planning scheme particularly in relation to the Local plan area boundary and Urban Growth Management Boundary.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> Former Lot 3 on RP57951 is included in the Low impact industry zone; the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and the Urban Growth Management Boundary is amended to include the subject land within these boundaries; the Forest Glen/Kunda Park/Tanawha local plan elements figure is amended to include a local ecological linkage along the boundary of the subject land adjacent to Eudlo Creek; and other consequential amendments are undertaken, as required, to other parts of the planning scheme for consistency with the above amendments.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
Forest Glen	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Figure 2: Extract of South East Queensland Regional Plan 2017 – Land Use Category</p> 	<p>Lot 2 on SP313571 (the subject land) is currently partly included in the Rural zone and partly in the Low impact industry zone under the planning scheme (refer Figure 1). The subject land is wholly included in the Urban Footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>The subject land has existing industrial uses generally located on that part of the land included in the Low impact industry zone. However, a prior development permit (MCU08/0022) approved part of the subject land currently included in the Rural zone for industrial purposes. This development approval has been acted upon.</p> <p>As such, it is proposed to amend the zoning of Lot 2 on SP313571 to better align the Low impact industry zone with the approved and developed industrial uses on the lot.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. the Low impact industry zone applying to part of Lot 2 on SP313571 is amended to fully include the existing approved industrial uses on the subject land; 2. the Urban Growth Management Boundary is amended to include the additional land proposed to be included in the Low impact industry zone; and 3. other consequential amendments are made, as required, to other parts of the planning scheme for consistency with the above amendments.

Site ID

Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Landsborough South

Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning

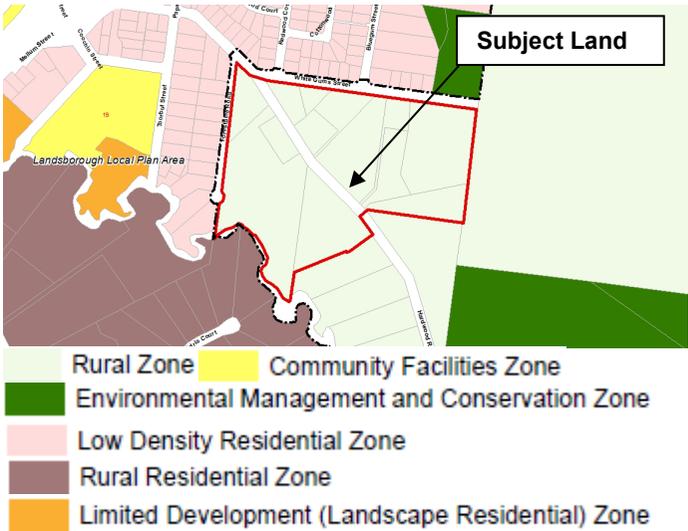


Figure 2: Extract of South East Queensland Regional Plan 2017 – Regional Land Use Category



Currently located within the Rural zone, the subject land is located directly adjacent to the eastern boundary of the Landsborough local plan area (refer **Figure 1**). The subject land has been wholly included within the Urban Footprint regional land use category under the *South East Queensland Regional Plan 2017* (refer **Figure 2**).

The subject land comprises 13 individually owned lots with a total area of approximately 16 hectares, and is located approximately one kilometre from the Landsborough local centre. Mellum Creek forms the southern boundary of the subject land, with a rural residential estate located beyond. The Beerwah State Forest is located directly to the east and forms part of the Beerwah East Major Development Area (MDA) designated under the *South East Queensland Regional Plan 2017*. Relevantly, the subject land is bordered by the Landsborough Town East local plan precinct to the north and west (refer **Figure 3**).

A variety of rural and semi-industrial type uses are currently located within the subject land in close proximity to existing dwellings. This current land use arrangement reflects the subject land’s historic rural zoning and location on the periphery of Landsborough township. However, the presence of the Beerwah East MDA, which if developed, will provide regionally significant residential and employment outcomes, provides an opportunity for the subject land to transition into residential uses.

The subject land is relatively unconstrained; however, portions of the land contain ecological features mapped by the Biodiversity, waterways and wetlands overlay (refer **Figure 4**). It is considered that any adverse impacts can be avoided or mitigated through sensitive subdivision design, with guidance from local plan elements and provisions as well as existing overlay code provisions.

The subject land is noted as containing a section of the SEQwater Northern Pipe Interconnector, which traverses the subject land in a north-south alignment (refer **Figure 5**). While this may restrict the ability to construct dwellings or otherwise potentially reduce development yields in the vicinity of this pipeline, it is considered this constraint can be resolved

It is proposed that:

1. Lots 1 and 2 on SP217050, Lot 1 on RP171421, Lots 1 and 2 on RP213979, Lot 1 on RP171420, Lots 1, 2 and 3 on RP180992, Lot 1 on RP185758, Lots 2, 3 and 4 on RP183962 are included within the Low density residential zone and are included within the existing local plan precinct, LAN LPP-2 (Landsborough Town East);
2. the Landsborough local plan code is amended to include suitable provisions to ensure development within local plan precinct, Precinct LAN LPP-2 (Landsborough Town East):
 - a. includes a new minimum lot size of 800m² for lots created between Forestdale Road and Hardwood Road;
 - b. nominates secondary dwelling and dual occupancy lots on a plan of development;
 - c. contributes to the provision of cycleways and

Site ID

Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Local Plan Precinct Mapping

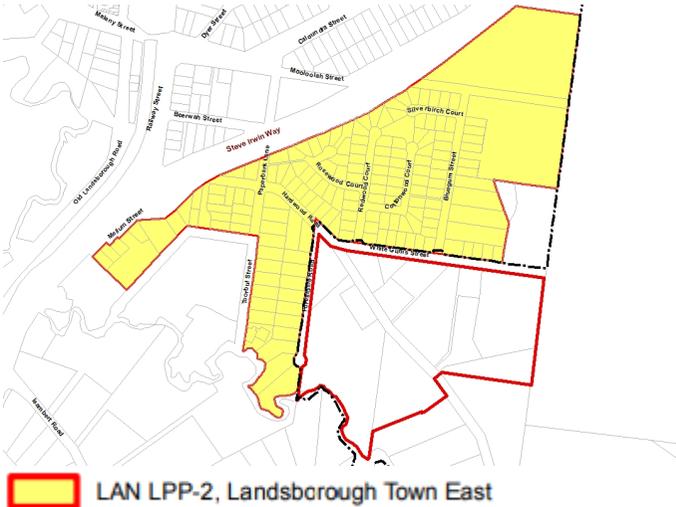
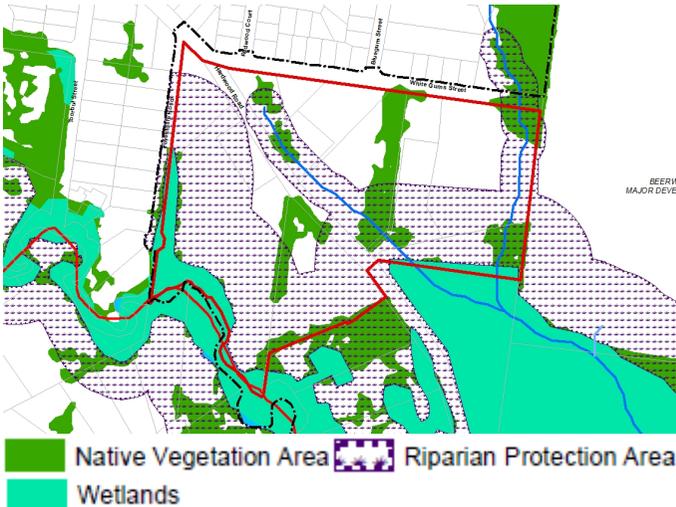


Figure 4: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay



through future development assessment processes with the Regional Infrastructure Overlay currently identifying this pipeline.

Given the subject land’s adjacency to the existing urban area of Landsborough, and proximity to the Beerwah East MDA, it is considered appropriate to include the subject land within the Low density residential zone.

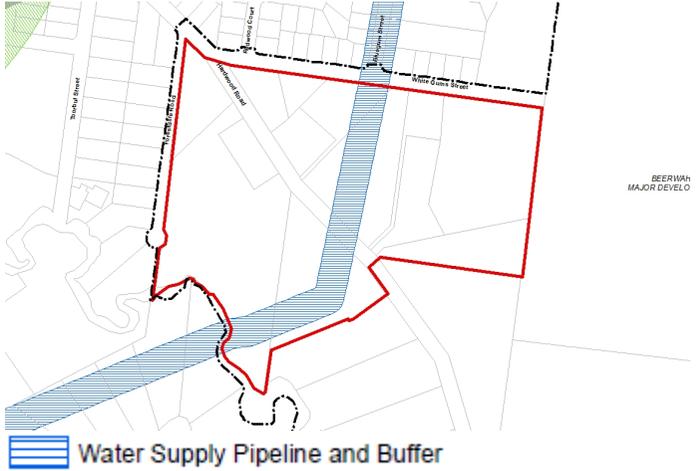
Further, the subject land’s adjacency to the existing Landsborough Town East (LAN LPP-2) local plan precinct provides an opportunity to extend this precinct in order to ensure that future development of the subject land occurs in a manner that accords with the existing urban fabric and character of this area.

It is proposed that this zoning be supported by specific local plan elements and local plan precinct provisions to provide guidance on preferred lot sizes, pedestrian linkages and protection of environmental features.

Furthermore, the subject land presents an opportunity to provide a significant ecological linkage between the Racemosa Environmental Reserve located to the south and areas of environmental significance to the north of the subject land. In this regard, it is proposed to include a requirement to provide a 25m wide buffer along the eastern boundary to serve this function.

The proposed zoning change will also require consequential amendments to other parts of the planning scheme particularly in relation to the Local plan area boundary and Urban Growth Management Boundary.

- pedestrian paths linking the subject land to the Landsborough town centre; and
- d. responds to environmental features located within the subject land and provides for enhanced ecological connectivity to areas adjacent to the subject land;
- 3. consequential amendments are made, as required, to other parts of the planning scheme for consistency with the above amendments.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 5: Extract of Sunshine Coast Planning Scheme 2014 – Regional Infrastructure Overlay</p> 		
<p>Yandina North-East</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p> 	<p>The subject land is currently included in the Rural zone (refer Figure 1) and is also included in the Urban Footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>Portions of the land are subject to mapped planning scheme overlays, including the Biodiversity, waterways and wetlands overlay (refer Figure 3), the Flood hazard overlay (refer Figure 4) and the Regional infrastructure overlay (refer Figure 5).</p> <p>Whilst the subject land is considered physically suitable for industrial development, there are existing sensitive land uses located on the portion of the subject land to the south-east of Ninderry Road (i.e. Spirit House Restaurant and dwelling houses).</p> <p>Land use conflicts are difficult to resolve once land is included in an urban zone and considering there is no immediate demand for industrial development, it is not intended that this land be included in an urban zone at this time. Having said this, that part of the subject land to the north-west of Ninderry Road (being Lot 2 on RP913584 at 1 Ninderry Road, Bridges) may</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lots 2 and 13 on RP913584, Lots 2, 5 and 7 on SP101470, Lot 4 on RP810295 and Lot 4 on RP208301 are included within the Yandina local plan area boundary; 2. the Yandina local plan code is amended to include an additional performance outcome and acceptable outcome that provides for <i>caravan and boat storage</i> on land north of Ninderry Road and within the Yandina local plan area boundary, subject to appropriate buffering;

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Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 2: Extract of South East Queensland Regional Plan 2017 – Regional Land Use Category

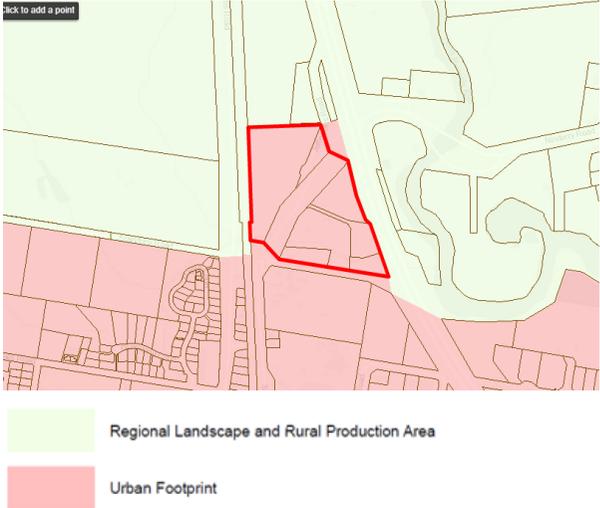
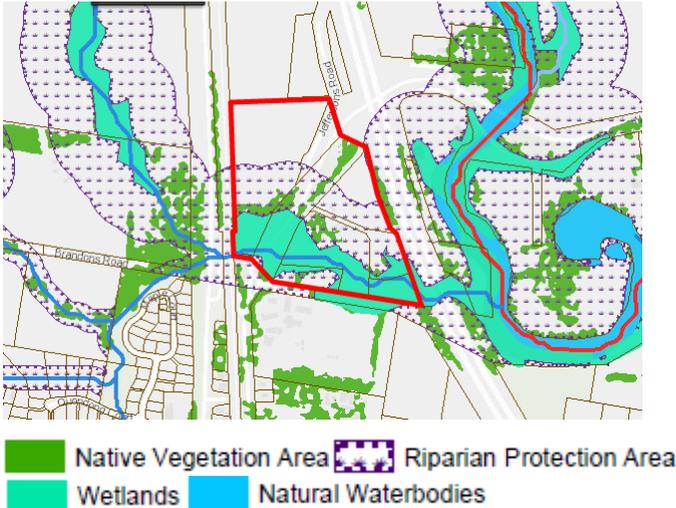


Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay



be suitable for an interim low impact industrial use, subject to amenity and ecological considerations.

In order to retain this portion of the subject land for potential future industrial uses, it is considered that the site should be limited to a use which does not require permanent buildings or infrastructure, such as outdoor storage. Anecdotally, there is increasing demand for the storage of personal recreational vehicles and the like (e.g. caravans and boats), which this site may be suited to accommodate.

As such, it is proposed to retain the subject land in the Rural zone but include it in the Yandina Local Plan Area boundary.

It is also proposed that the Yandina local plan code is amended to include a new performance outcome and acceptable outcome to provide for *caravan and boat storage* for that part of the subject land to the north-west of Ninderry Road (Lot 2 on RP913584 at 1 Ninderry Road, Bridges). However, in consideration of the proposal to retain this land in the Rural zone and potential for land use conflicts, it is not proposed that the level of assessment is changed from impact assessment for such a use.

The proposed amendment will also require consequential amendments to other parts of the planning scheme particularly in relation to the Yandina local plan area boundary.

- 3. the Yandina local plan elements figure is amended to include a landscape buffer element to the transport corridors adjacent to Lot 2 on RP913584; and
- 4. consequential amendments are made, as required, to other parts of the planning scheme for consistency with the above amendments.

Site ID

Sunshine Coast Planning Scheme 2014

Summary

Proposed Amendment

Figure 4: Extract of Sunshine Coast Planning Scheme 2014 – Flood Hazard Overlay

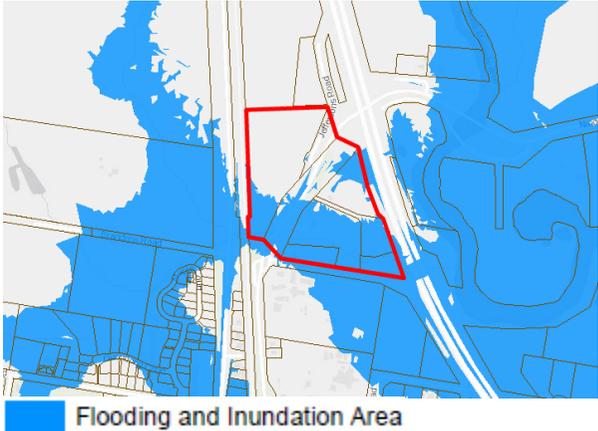
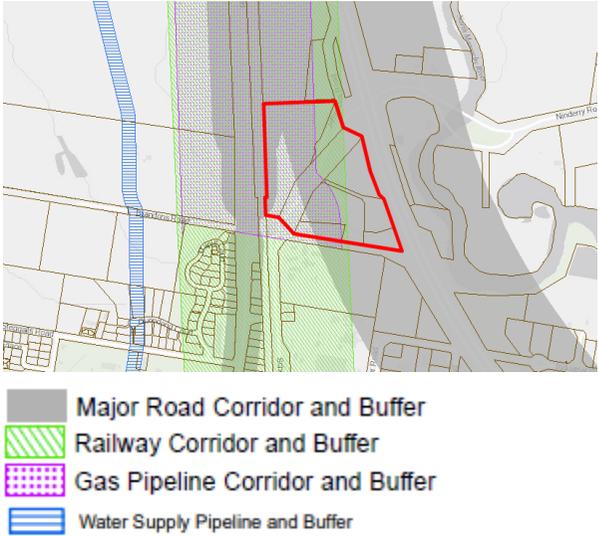
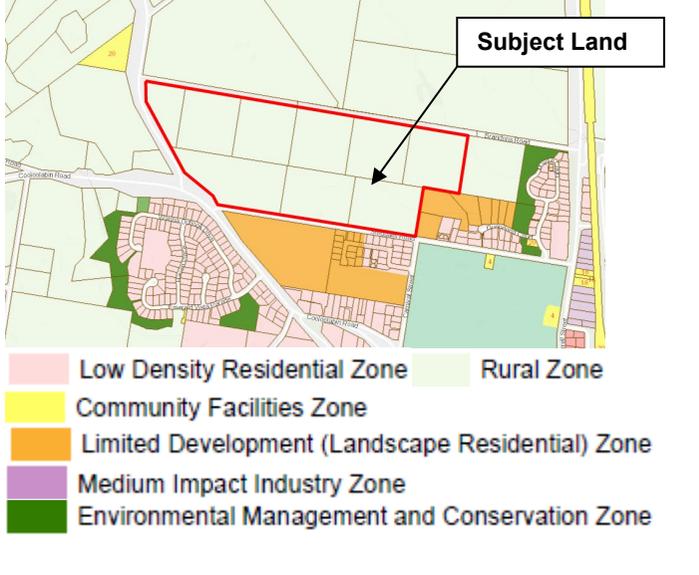
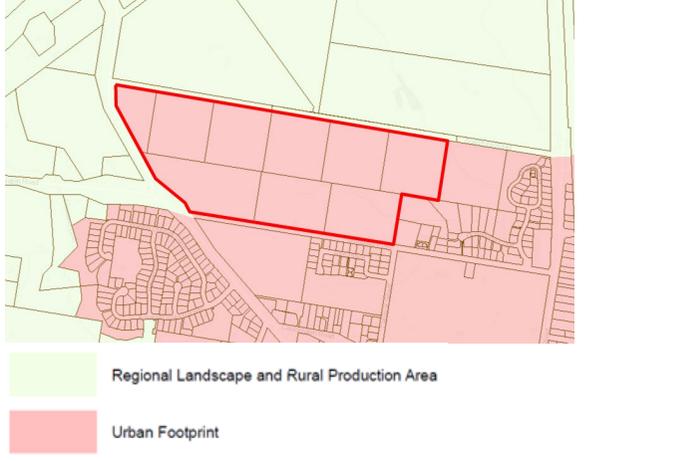
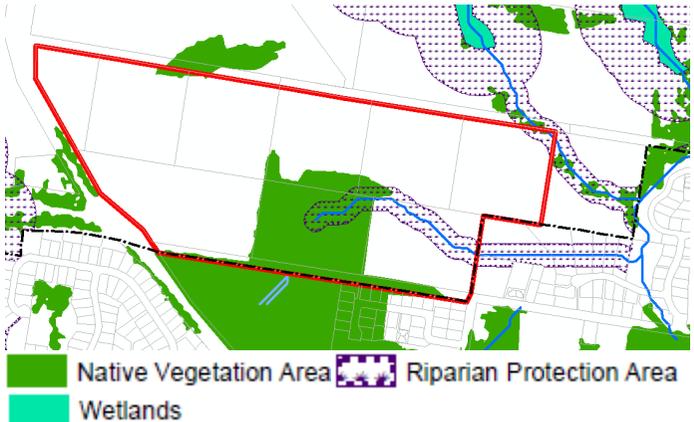
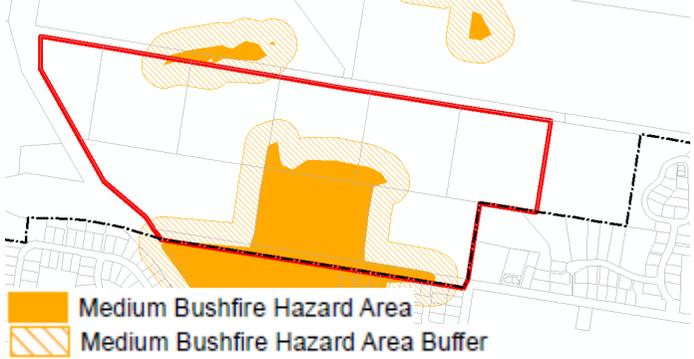
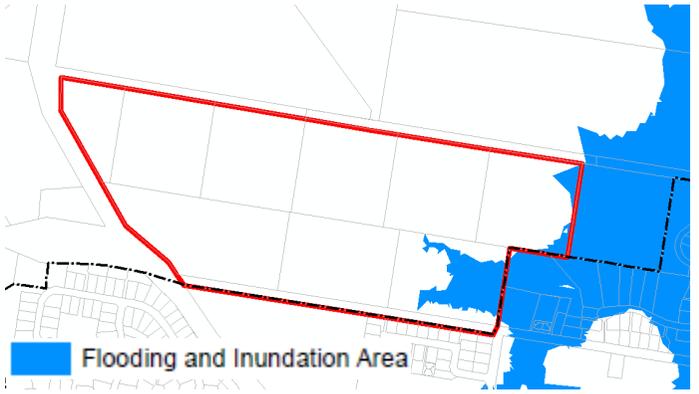
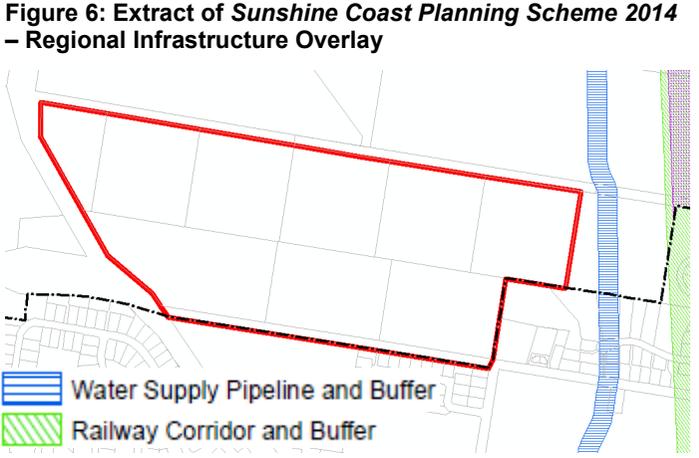


Figure 5: Extract of Sunshine Coast Planning Scheme 2014 – Regional Infrastructure Overlay



Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
Yandina North	<p data-bbox="365 252 1064 308">Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p data-bbox="365 914 1064 962">Figure 2: Extract of South East Queensland Regional Plan 2017 – Regional Land Use Category</p> 	<p data-bbox="1075 252 1742 443">Comprising 9 lots with a total area of approximately 36 hectares, the subject land is located immediately north of the Yandina local plan area, between Brandons Road to the north and Steggalls Road to the south (refer Figure 1). The subject land has been wholly included within the Urban Footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p data-bbox="1075 475 1742 555">The land is predominantly unconstrained; however, there are some localised exceptions, particularly with respect to vegetation, bushfire and flooding constraints.</p> <p data-bbox="1075 587 1742 810">Lot 294 on C311603 is mapped as being entirely subject to the <i>Native Vegetation Area</i> within the Biodiversity, waterways and wetlands overlay (refer Figure 3). To a lesser extent, 15-33 Brandons Road (Lot 937 on C311485) is also affected by riparian vegetation associated with a tributary of the North Maroochy River. It is noted that the Bushfire hazard overlay reflects the extent of <i>Native Vegetation Area</i> mapping (refer Figure 4), with a buffer area extending into adjacent lots.</p> <p data-bbox="1075 842 1742 1002">The presence of several cane drains across the subject land is also noted, which may contribute to localised flooding during storm events. Lot 293 on C311603 is also identified as being subject to the Flood hazard overlay; however, not to the extent that would completely preclude further development from occurring (refer Figure 5).</p> <p data-bbox="1075 1034 1742 1137">The subject land is considered to represent a logical extension to the Yandina local plan area, given its location immediately adjoining the existing local plan area and relative ease of infrastructure provision and accessibility.</p> <p data-bbox="1075 1169 1742 1305">Moreover, owing to the subject land’s historic use for agriculture, it is not highly fragmented and a number of lots are in common ownership. This further represents an opportunity to provide for a coordinated and integrated development outcome.</p> <p data-bbox="1075 1337 1742 1439">The subject land’s inclusion in the Urban Footprint also provides an opportunity for the provision of a retirement/aged care facility to service Yandina, with representations made to council in this regard. The three north-eastern most lots, 35-</p>	<p data-bbox="1753 252 2087 276">It is proposed that:</p> <ol data-bbox="1753 308 2087 1439" style="list-style-type: none"> <li data-bbox="1753 308 2087 499">1. Lot 293 on C311603, Lots 300, 301 and 302 on CC311641 and Lot 342 on CG356 are included in the Low density residential zone; <li data-bbox="1753 499 2087 746">2. Lots 224 and 225 on C311561 and Lot 299 on C311641 are included in the Community facilities zone and annotated 15. <i>Residential care facility/Retirement facility</i>; <li data-bbox="1753 746 2087 890">3. Lot 294 on C311603 is included in the Limited development (landscape residential) zone; <li data-bbox="1753 890 2087 1439">4. the Yandina local plan code is amended to include suitable provisions to ensure development within the Low density residential zone north of Steggalls Road: <ol data-bbox="1821 1114 2087 1439" style="list-style-type: none"> <li data-bbox="1821 1114 2087 1329">a. provides a configuration of lot sizes that are consistent within the character of the nearby existing residential areas; <li data-bbox="1821 1329 2087 1439">b. provides a transition in lot sizes to adjacent rural areas;

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay</p>  <p>Figure 4: Extract of Sunshine Coast Planning Scheme 2014 – Regional Infrastructure overlay</p> 	<p>53, 55-73 and 75-93 Brandons Road (Lots 224 and 225 on C311561, Lot 299 on C311641) are proposed to be included within the Community facilities zone, and annotated for a residential care/retirement facility.</p> <p>Given the extent and nature of constraints that apply to the site at 81 Steggalls Road (Lot 294 on C311603), it is proposed that this lot be included within the Limited development (landscape residential) zone. This zoning is consistent with similarly constrained land immediately to the south.</p> <p>The balance of the subject land (Lot 293, Lot 300, 301 and 302 on C311641, and Lot 342 on CG356) is proposed to be included within the Low density residential zone, with a requirement for a lot size to generally reflect surrounding residential land.</p> <p>It is proposed that the Low density residential zoned portion of the subject land is supported with specific local plan code provisions to:</p> <ul style="list-style-type: none"> • require an average lot size of 800m², be used for predominantly single detached housing and to provide for a transition to adjacent rural areas. This is in addition to the existing local plan minimum lot size requirement of 700m² for the Low density residential zone; • provide pedestrian and cycle links to the Yandina town centre; • provide a safe, interconnected road network to service development, including where identified by the amended local plan elements figure; and • provide appropriate buffering and separation to adjacent rural uses, including where identified by the amended local plan elements figure. <p>Similarly, it is also proposed that the portion of the subject land included within the Community facilities zone is also supported with specific local plan code provisions to:</p> <ul style="list-style-type: none"> • ensure the scale and intensity of development is compatible with rural town character; • ensure development of the site occurs in accordance with an approved master plan; 	<ul style="list-style-type: none"> c. minimises the risk to people and property from flood events; d. provides pedestrian and cycle links to the Yandina town centre; e. provides an appropriate road network including new connections specified on the local plan elements figure; and f. provides appropriate buffering and separation to nearby rural land; <p>5. the Yandina local plan code is amended to include an additional overall outcome, and suitable provisions to ensure development within the Community facilities zone south of Brandons Road:</p> <ul style="list-style-type: none"> a. is of a scale and intensity that is compatible with rural town character; b. occurs in a coordinated and efficient manner; c. responds to existing environmental features, including where identified

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 5: Extract of Sunshine Coast Planning Scheme 2014 – Flood Hazard Overlay</p>  <p>Figure 6: Extract of Sunshine Coast Planning Scheme 2014 – Regional Infrastructure Overlay</p> 	<ul style="list-style-type: none"> respond to and retain environmental features located on the site, including where identified by the amended local plan elements figure; and provide appropriate buffering and separation to adjacent rural uses, including where identified by the amended local plan elements figure. <p>The proposed zoning changes will also require consequential amendments to other parts of the planning scheme particularly in relation to the Local plan area boundary and Urban Growth Management Boundary.</p>	<p>on the local plan elements figure; and</p> <p>g. provides appropriate buffering and separation to nearby rural land;</p> <p>5. the Yandina local plan elements figure is amended to include the subject land within the Yandina local plan area and to:</p> <ol style="list-style-type: none"> include a <i>Landscape buffer</i> along the northern and western boundary of the subject land, where adjacent to Rural zoned land; include <i>Indicative road linkages</i> and <i>Access points</i>; and include <i>Local ecological links</i>; <p>6. consequential amendments are made, as required, to other parts of the planning scheme for consistency with the above amendments.</p>