

**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 Site Specific and Operational Matters.

**2. Type of local planning instrument**

The proposed amendment to the *Sunshine Coast Planning Scheme 2014* constitutes a 'major amendment' in accordance with Section 2.3A.4 of *Statutory guideline 01/16: Making and amending local planning instruments*.


**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]* generally applies to the planning scheme area. However, aspects of the planning scheme amendment affect particular land parcels as described in **Table 4.1**.




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

Property Description	Address	Ownership Category	Map of Subject Land
Lot 13 on RP863238	179 West Eumundi Road, Eerwah Vale	Council	

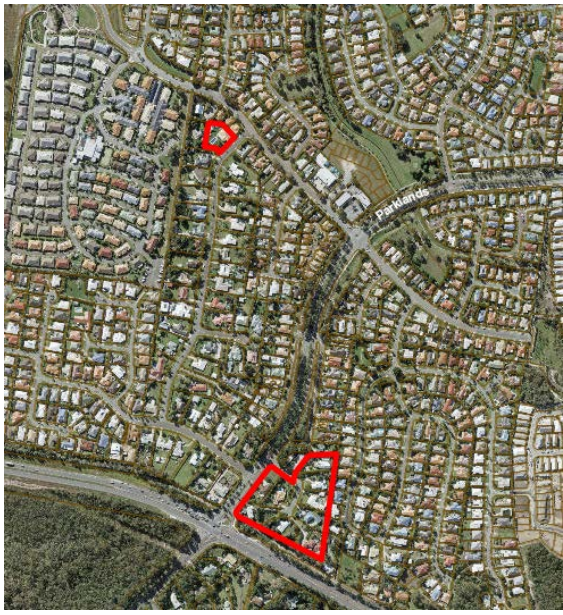


Property Description	Address	Ownership Category	Map of Subject Land
<b>Lot 223 on RP163095</b>	52 Marakari Crescent, Mt Coolum	Private	
<b>Lot 2 on RP43739, Lot 1 and Lot 4 on RP91447</b>	Charles Street, Kenilworth	Private	
<b>Lot 10 on SP261670 and Lot 2 on RP136003</b>	Diddillibah Road, Woombye and 93-145 Diddillibah Road, Road, Woombye	Council	
<b>Lot 3 on RP881294</b>	22 McKenzie Road, Woombye	Private	






Property Description	Address	Ownership Category	Map of Subject Land
<p><b>Lot 4 on RP199535</b></p>	<p>251 Bridge Creek Road, Maleny</p>	<p>Private</p>	
<p><b>Lot 5 on RP227605</b></p>	<p>7069 Bruce Highway, Chevallum</p>	<p>Private</p>	
<p><b>Lot 4 and Lot 5 on SP228202, Lot 6 and Lot 7 on SP228203</b></p>	<p>585, 615 and 617 Old Maroochydore Road and 1-13 Hobbs Road, Kunda Park</p>	<p>State</p>	
<p><b>Lot 4 on MCH3566</b></p>	<p>316 Witta Road, Witta</p>	<p>Council</p>	


Property Description	Address	Ownership Category	Map of Subject Land
<p><b>Lot 2 on SP149236 and Lot 3 on SP149237</b></p>	<p>Witta Road and Cooke Road, Witta</p>	<p>Private and State</p>	
<p><b>All land within Precinct BUD LPP-1, Gloucester Road South</b></p>	<p>Gloucester Road, Buderim</p>	<p>Private</p>	
<p><b>Lots 7 - 11 on RP182932, Lots 2 - 6 on RP182933, Lots 12 - 14 on RP182934, Lots 15 - 19 on RP182935, Lots 20 - 23 on RP182936 and Lot 0 GTP1831</b></p>	<p>1, 3, 5, 7, 9, 11, 13, 15, 17, 19 and 21 Toorbul Street, 28 and 36 Hardwood Road and 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 Forestdale Road, Landsborough</p>	<p>Private</p>	



Property Description	Address	Ownership Category	Map of Subject Land
<p><b>Lot 63 on RP854185 and Lots 1 - 9 on RP842053</b></p>	<p>32 Homestead Drive and 3 to 10 Manor Court, Little Mountain</p>	<p>Private</p>	
<p><b>All land within the Precinct CAW LPP-1, Homestead Drive</b></p>	<p>Homestead Drive, Discovery Drive and Manor Court, Little Mountain</p>	<p>Private</p>	
<p><b>All land within the Protected Housing Area of the Low density residential zone within the suburb of Dicky Beach</b></p>	<p>Ann Street, Ngungun Street, Bell Street, Stanley Street, Bott Street, Sutherland Street, Trundle Street, Mellum Court, Cooroora Street, Coonowrin Street, Coolum Street, Lyon Street, Ulm Street, Kalandra Court, Bray Street, Lawley Street, Macdonald Street, Henzell Street, Rooke Street, Neill Street, Mackay Street and Wilson Avenue</p>	<p>Private</p>	

Property Description	Address	Ownership Category	Map of Subject Land
<b>Lots 2 - 4 on RP97821</b>	Caloundra Road, Little Mountain	Private	
<b>Lot 1 on RP97821</b>	55 Caloundra Road, Little Mountain	Private	
<b>Lot 4 on RP65165</b>	22 Landsborough Parade, Golden Beach	Private	



Property Description	Address	Ownership Category	Map of Subject Land
Lot 603 on SP221893	Pelican Waters Boulevard	Private	
Refer Appendix 2. for land affected by the Height of buildings and structures overlay and zoning amendments for Educational establishments, Residential care facilities and Retirement facilities.			
Refer Appendix 3. for land affected by the Height of buildings and structures overlay increment review.			

## 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) amend the zoning, overlays, precincts and/or planning scheme provisions relating to a number of specific sites (described in **Table 4.1** and **Appendix 1**), in order to:-
  - (i) better reflect existing or desired future land uses or character considerations;
  - (ii) respond to Council land acquisitions and property-related matters; and
  - (iii) respond to identified mapping anomalies;
- (b) amend the zoning and the Height of buildings and structures overlay for a number of specific sites for Educational establishments, Retirement facilities and Residential care facilities (described in **Appendix 2**);
- (c) amend the building height increments (rationalisation of increments) within the Height of buildings and structures overlay (described in **Appendix 3**); and
- (d) address other operational matters to improve the clarity and efficiency of the planning scheme.

## 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]* in response to representations received from internal and external stakeholders seeking an amendment to the zoning, precincts or overlays relating to a number of specific sites (including educational establishments, retirement facilities and residential care facilities) and to address a range of operational matters to improve the clarity and efficiency of the planning scheme.

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

The details of the proposed amendment to the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* are outlined in **Table 7.1** below and **Appendix 1**, **Appendix 2** and **Appendix 3**.