



Information sheet

Sunshine Coast Planning Scheme 2014

52 Marakari Crescent, Mt Coolum – Proposed Site Specific Amendment

Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014*, referred to as the *Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Site Specific and Operational Matters*.

This information sheet provides details on a proposed site specific change to land at 52 Marakari Crescent, Mt Coolum as part of that amendment.

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.



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, 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*.

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 amendments are proposed?

Council is currently considering a package of proposed planning scheme amendments relating to site specific and operational matters.

The purpose of these amendments is to:-

- (a) amend the zones, overlays and/or precincts relating to a number of specific sites in the localities of Buderim, Chevallum, Dicky Beach, Eerwah Vale, Golden Beach, Kenilworth, Kunda Park, Landsborough, Little Mountain, Maleny, Mount Coolum, Pelican Waters, Witta and Woombye;
- (b) amend the zone and the Height of buildings and structures overlay for a number of specific sites relating to Educational establishments, Retirement facilities and Residential care facilities, in locations across the planning scheme area;
- (c) reduce the number of building height increments in the Height of buildings and structures overlay, which applies to the entire planning scheme area, which will result in minor changes to the applicable building height limit for certain sites; and
- (d) address other operational matters to improve the clarity and efficiency of the planning scheme.

How does the proposed amendment relate to my area?

The proposed amendment package includes a change to the zoning of land at 52 Marakari Crescent, Mt Coolum (Lot 223 on RP163095) (the subject land) (identified in **Figure 1** over leaf).

Figure 1: Aerial view of subject land



Why is Council proposing the planning scheme amendment?

Under the Sunshine Coast Planning Scheme 2014, the subject land is currently included in the Rural zone (as shown in **Figure 2** below).

Figure 2: Current zoning

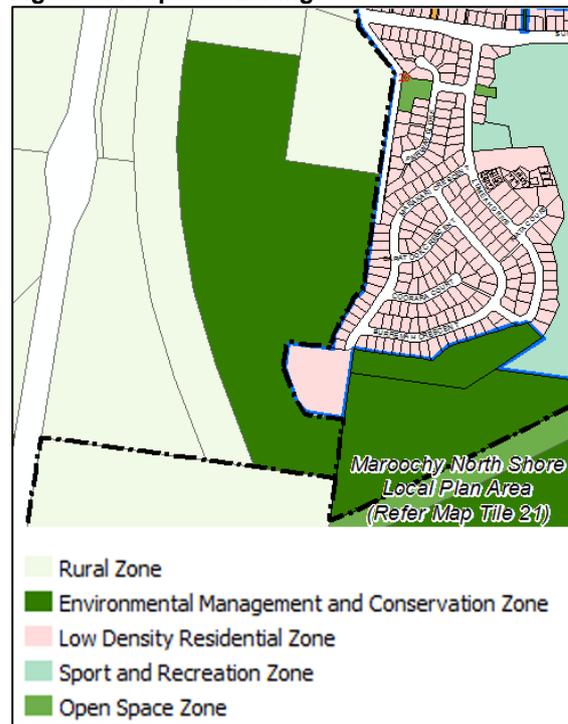


A small part of the subject land is elevated and relatively unconstrained, with some potential for future urban development given its proximity to the adjoining low density residential area and access to services. Marakari Crescent, which abuts the subject land, also has potential to connect to the elevated unconstrained part of the subject land and complete a logical extension to the existing residential area.

What are the details of the proposed amendment?

It is proposed to split-zone the subject land to include the relatively unconstrained part (approximately 2.2 hectares) in the Low density residential zone and the balance of the land in the Environmental management and conservation zone (as shown in **Figure 3** below).

Figure 3: Proposed zoning



In connection with the proposed zoning change, Council and the land owner have entered into an infrastructure deed which requires the owner to transfer to Council that part of the subject land to be included in the Environmental management and conservation zone (approximately 29.4 hectares) for environmental purposes. This is considered to represent a substantial community benefit and will add to the network of environmental reserves in the Mount Coolum area.

It is also proposed to provide for a minimum lot size of 400m² and an average lot size of 500m² for that part of the site to be included in the Low density residential zone. This is intended to reflect contemporary development practice (e.g. provide for a range of lot sizes) and responds to the relatively unconstrained nature of this part of the subject land.

Need further information?

Further details on the proposed planning scheme amendment (full amendment documentation) can be 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 planning scheme amendment. Submissions must be received by Council no later than **4:30pm on Friday, 7 September 2018**.

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

