



Information sheet

Sunshine Coast Planning Scheme 2014

Witta Road and Cooke Road, Witta - Proposed Site Specific Amendment

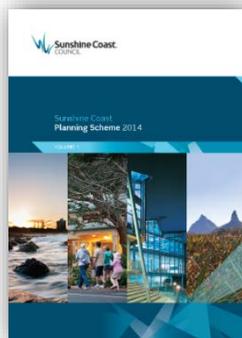
Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014*, referred to as the *Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Site Specific and Operational Matters*.

This information sheet provides details on a proposed site specific change to land at Witta Road and Cooke Road, Witta, 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 and overlay mapping for land at Witta Road and Cooke Road, Witta (Lot 2

on SP149236 and Lot 3 on SP149237) (the subject land) (refer to **Figure 1** below).

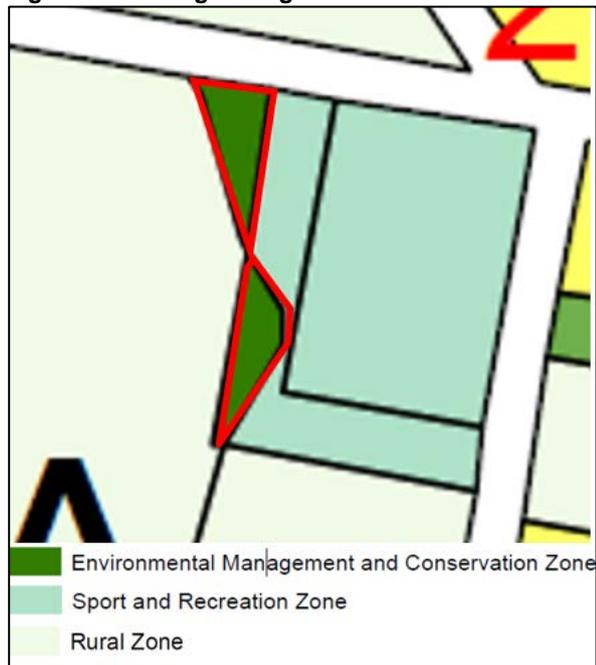
Figure 1: Aerial view of subject lots



Why is Council proposing the planning scheme amendment?

Under the *Sunshine Coast Planning Scheme 2014*, Lot 3 on SP149237 and Lot 2 on SP149236 are included in the Environmental management and conservation zone (as shown in **Figure 2** below).

Figure 2: Existing zoning



Lot 3 on SP149237 is under State ownership and identified as Reserve for Park and Recreation. Lot 3 is also identified in the Maleny Sport and Recreation Master Plan (adopted by Council in 2016), as forming part of the Witta Sportsground Master Plan area and intended to be used for training purposes.

Lot 2 on SP149236 is privately owned and directly adjoins Lot 4 on SP149237, which is under the same ownership and included in the Rural zone.

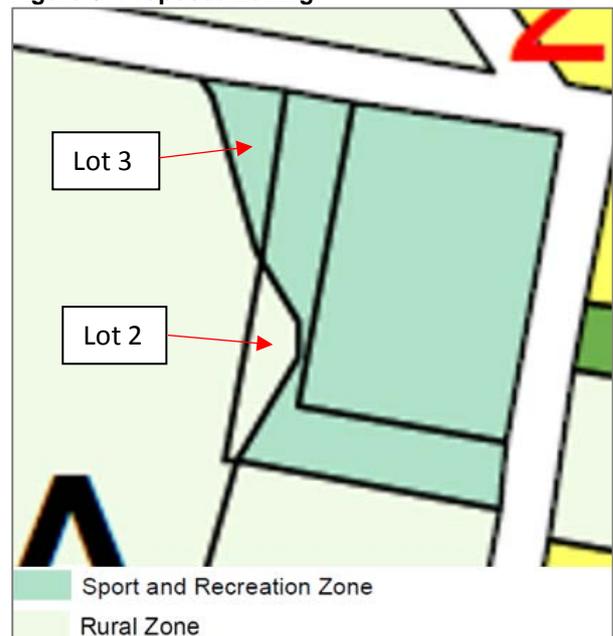
In 2002, Council approved a development application for Reconfiguring of a Lot (boundary realignment). The intent of this development approval was to provide for the expansion of the sportsground (into Lot 3 on SP149237) and to improve access to the creek for Lot 2 on SP149236.

Council is proposing to amend the current zoning of the subject land to better reflect existing and desired future land uses.

What are the details of the proposed amendment?

It is proposed to amend the zoning of Lot 3 on SP149237 from the Environmental management and conservation zone to the Sport and recreation zone and amend the zoning of Lot 2 on SP149236 from the Environmental management and conservation zone to the Rural zone (refer **Figure 3** below).

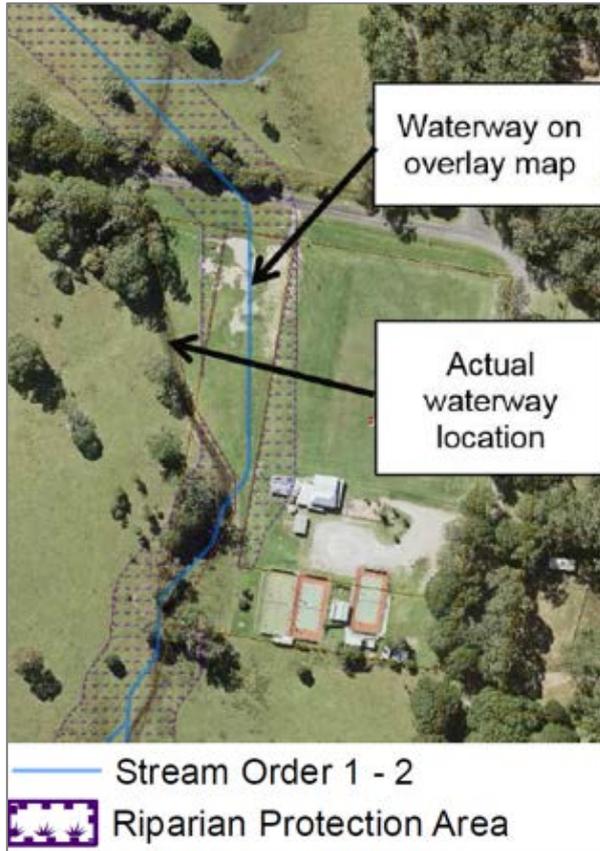
Figure 3: Proposed zoning



The amendment package also proposes to amend the Biodiversity, waterways and wetlands overlay map in the planning scheme for this area.

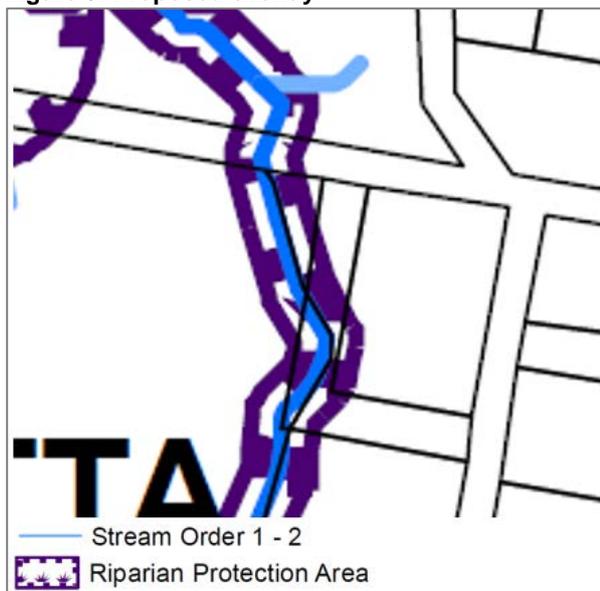
It has been identified that the location of the waterway shown on the Biodiversity, waterways and wetlands overlay map does not reflect the location of the waterway on the ground. The aerial photograph (see **Figure 4** over leaf) demonstrates that the waterway is actually located further to the west than shown on the overlay map.

Figure 4: Existing overlay



It is proposed to correct this anomaly by altering the waterway and riparian area elements on the Biodiversity, waterways and wetlands overlay map, as shown in **Figure 5** (below).

Figure 5: Proposed overlay



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