



Toorbul Street, Hardwood Road and Forestdale Road, Landsborough - Proposed Site Specific Amendment

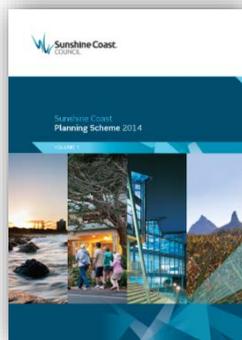
Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014*, referred to as the *Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Site Specific and Operational Matters*.

This information sheet provides details on a proposed site specific change to land at Toorbul Street, Hardwood Road and Forestdale Road, Landsborough, 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 zone provisions for land at Toorbul Street, Hardwood Road and Forestdale Road, Landsborough (the subject land) (identified in **Figure 1** over leaf).

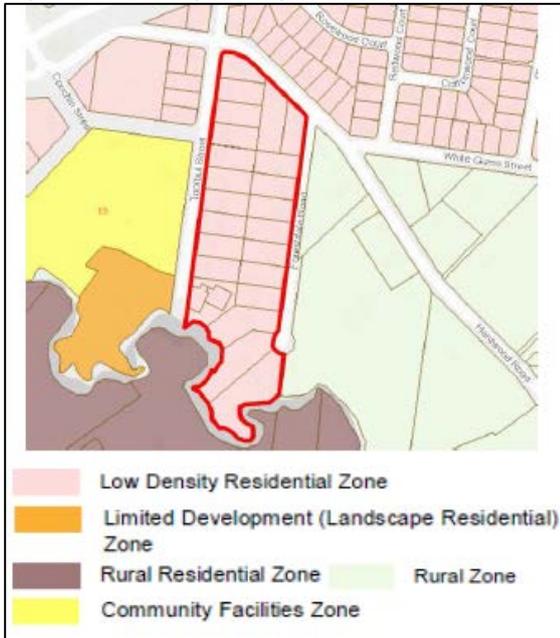
Figure 1: Aerial view of subject land



Why is Council proposing the planning scheme amendment?

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is located within the Landsborough local plan code and included in the Low density residential zone (as shown in **Figure 2** below). The area is characterised by low set dwelling houses on relatively large lots.

Figure 2: Existing zoning



In the Landsborough local plan code, a minimum lot size of 1,000m² applies to the subject land. Under the planning scheme, low density residential areas in which relatively larger lot sizes are intended to be maintained, have generally been included in the Protected Housing Area Precinct. However, these provisions do not currently apply to

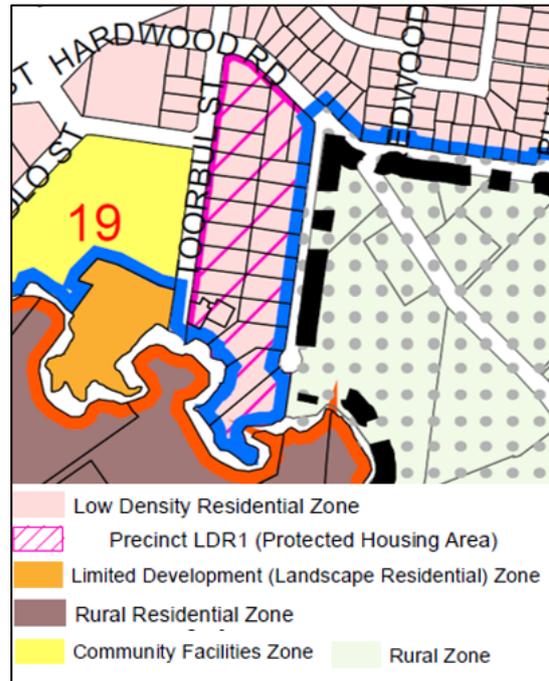
the subject land, which is inconsistent with the way other similar areas have been treated in the planning scheme.

As a result, Council is proposing to amend the planning scheme to include the subject land in the Protected Housing Area Precinct, to protect the existing character and amenity of the area and discourage the establishment of dual occupancies and other residential activities such as residential care facilities and retirement facilities.

What are the details of the proposed amendment?

It is proposed to retain the subject land in the Low density residential zone but include the subject land in Precinct LDR1 (Protected housing area) (as shown in **Figure 3** below).

Figure 3: Proposed Protected Housing Area Precinct



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